AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, APRIL 5, 2022 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

- 1) MINUTES:
 - a) Minutes for the meeting held on March 22, 2022

2) PUBLIC HEARING

- a) CONDITIONAL USE PERMITS:
 - 1. Request of Iglesia Casa De Oracion Y Adoracion de Iglesia de Dios for a Conditional Use Permit, for one year, for a church, at Lots 7 and 8, Block 46, McAllen Addition Subdivision, Hidalgo County, Texas; 1217 Erie Avenue (CUP2022-0034).
 - 2. Request of Joanne Perez for a Conditional Use Permit, for one year, for a home occupation (office), at Lot 20, Ponderosa Park Phase VI Subdivision, Hidalgo County, Texas; 3505 Jonquil Avenue. (CUP2022-0037).
 - **3.** Request of Evon Ibarra for a Conditional Use Permit, for one year, for a portable building greater than 10 feet by 12 feet at Lot 38, Block 1, 5.0 Acres, C.E Hammond Subdivision, Hidalgo County, Texas; 1931 Pecan Boulevard. **(CUP2022-0038).**
 - 4. Request of Luby's Restaurant Coporation for a Conditional Use Permit, for one year, for a portable building greater than 10 feet by 12 feet at Lot C of Lot C Town & Country Subdivision Phase II, Hidalgo County, Texas; 4901 North 10th Street. (CUP2022-0039)
 - 5. Request of 70's Smoke Shop, LLC for a Conditional Use Permit, for one year, for a Vaporizer Store (smoke shop) at Lot 18, Lazy-A Ranch Addition, Hidalgo County, Texas; 1301 North 23rd Street Suite 1. (CUP2022-0042).

6. Request of J. Muniz Construction for a Conditional Use Permit, for life of the use, for a Guest House at Lot 4, The Estates at Orangewood North Subdivision, Hidalgo County, Texas; 308 Frontera Road. **(CUP2022-0047)**

b) REZONING:

- 1. Rezone from R-2 (duplex-fourplex) District to R-3A (multifamily apartments) District: 0.441 acres out of Lots 7 & 7A, Block 18, Altamira Subdivision, Hidalgo County, Texas; 2512 Beaumont Avenue. (REZ2022-0002)
- 2. Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 0.33 acres of out Lot 1, T-Rey Subdivision, Hidalgo County, Texas; 3612 State Highway 107. (REZ2022-0004)
- Rezone from R-3T (multifamily townhouse) District to C-3 (general business) District: 0.93 acres out of Whitewing Addition Subdivision No 2., Hidalgo County, Texas; 2624 North 24th Street. (REZ2022-0005)
- **4.** Rezone from C-3 (general business) District to R-3A (multifamily residential apartment) District: Lot 2, Bann Subdivision, Hidalgo County, Texas; 2401 Quince Avenue. (REZ2022-0006)

3) SITE PLAN:

a) Site Plan Approval for Lot 5, McAllen Towne Center; 3500 Nolana Avenue. (SPR2022-0008)

4) CONSENT:

 a) 7-11 (Ware Road) Subdivision, 1312 South Ware Road, Sunco Retail, LLC(SUB2022-0028)(FINAL)M&H

5) SUBDIVISIONS:

- A) Garcia Estates, 2901 Gumwood Avenue, Sonia Garcia/Erik J. Mora(SUB2020-0048)(REVISED PRELIMINARY)M&H
- **B)** Lakehurst Subdivision Lots 6A, 7A, & 8A; 5101 8 Mile Line, Sunni J. Miller & Ty Andrew Runge(SUB2021-0019)(PRELIMINARY EXTENSION)M&H
- C) Northwood Trails Block II & Block III Subdivision, 3300 Freddy Gonzalez Drive, Red Rock Real Estates Development Group, LTD(SUB2022-0031)(PRELIMINARY)QHA
- **D)** Sharyland Business Park No. 10 Subdivision, 6901 South Shary Road, Cascada Real Estate Operating L.P.(SUB2021-0149)(REVISED PRELIMINARY)QHA
- E) Yale Corner Subdivision, 10301 North 10th Street, A.V.L., LP.(SUB2022-0030)(PRELIMINARY)SEC
- F) Pioneer Estates Subdivision, 9400 North Shary Road, Javier Aldape(SUB2021-0066)(REVISED PRELIMINARY)MAS

- G) The Hills At Sharyland, 9200 North Shary Road, Javier Aldape(SUB2021-0067)(REVISED PRELIMINARY)MAS
- H) Paseo Del Angel Subdivision, 1401 East Yuma Avenue, Andres Zuniga(SUB2022-0035)(PRELIMINARY)NE
- I) Salinas Brothers Subdivision, 13401 North Los Ebanos Road, Juan Luis Salinas(SUB2022-0034)(PRELIMINARY)TE

6) INFORMATION ONLY:

a) City Commission Actions: March 28, 2022

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.

BOARD MEMBERS,

MINUTES FOR THE
3/22/2022 MEETING
WILL BE UPLOADED ON
MONDAY, APRIL 4, 2022.

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: March 21, 2022

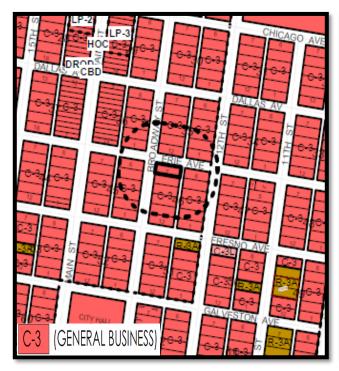
SUBJECT: REQUEST OF IGLESIA CASA DE ORACION Y ADORACION DE IGLESIA DE

DIOS FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A CHURCH, AT LOTS 7 AND 8, BLOCK 46, MCALLEN ADDITION SUBDIVISION, HIDALGO

COUNTY, TEXAS; 1217 ERIE AVENUE (CUP2022-0034).

DESCRIPTION:

The property is located on the south side of Erie Avenue, approximately 90 ft. east of South Broadway Street and is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions and surrounding land uses include medical offices, restaurants, bars, residences. A church is allowed in a C-3 zone with a conditional use permit and in compliance with requirements.





ANALYSIS:

The current tenant is applying for the Conditional Use Permit and is proposing to operate a church from the 2760 sq. ft. existing building. The proposed hours of operation are from 8:00 A.M. to 10:00 A.M Monday through Saturday and for special occasions on Sunday.

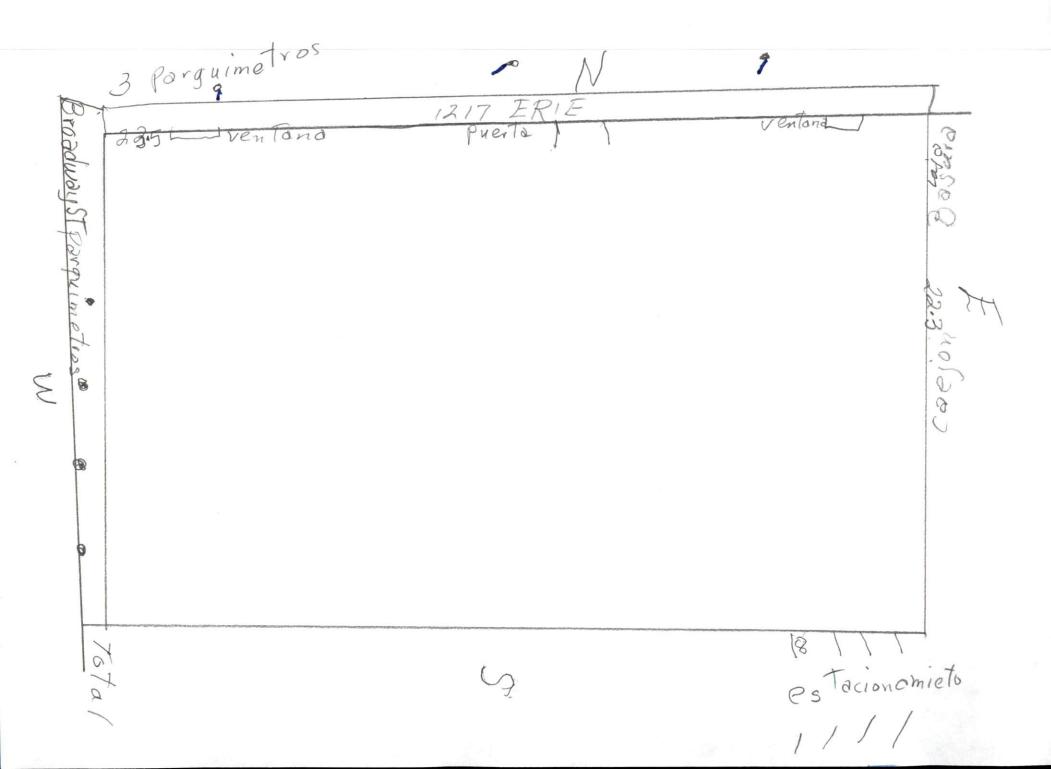
The Fire Department performed inspection and deemed the establishment to be in compliance. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The 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 Erie Ave and is approximately 100 ft East of Broadway St.
- The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the seating area of 12 seats, 3 parking spaces are required; 8 parking spaces are provided on site. The parking lot is in good condition and in compliance with city requirements.
- 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 main building shall be determined by the Building Inspections Department and shall maintain the existing seating capacity for the main sanctuary;

RECOMMENDATION:

Staff recommends approval of the request, for one year, subject to compliance with the Zoning Ordinance, limiting the seating capacity to 12, a parking agreement to comply with the parking requirements, and Fire and Health Departments requirements.

Rental 1717 Erie Ave South 1 AGP METER Window 30les Con3 Air Conditioner Restroom-Unit GONCA M Door WINdow Window North FEB 2 2/2022













Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: March 21, 2022

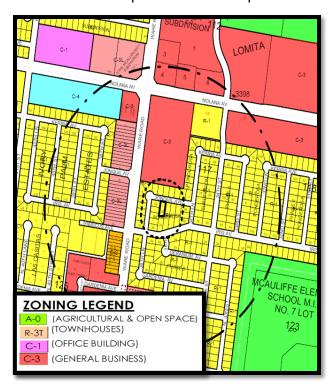
SUBJECT: REQUEST OF JOANNE PEREZ FOR A CONDITIONAL USE PERMIT, FOR ONE

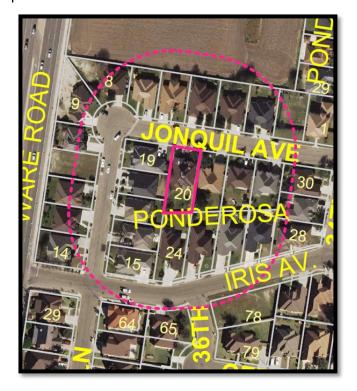
YEAR, FOR A HOME OCCUPATION (OFFICE), AT LOT 20, PONDEROSA PARK PHASE VI SUBDIVISION, HIDALGO COUNTY, TEXAS; 3505 JONQUIL

AVENUE. (CUP2022-0037).

DESCRIPTION:

The property is located on the south side of Jonquil Avenue, approximately 50 ft. east of 36th Lane off of Ware Rd and is zoned R-1 (Single-Family Residential) District. The adjacent zones are C-3 to the North and C-3L to the west across Ware Rd. The surrounding land uses include undeveloped land to the north and a row of commercial plazas to the West. A home occupation is allowed in a R-1 zone with a conditional use permit and in compliance with requirements.





ANALYSIS:

The customer is applying for the Conditional Use Permit and is proposing to operate a home office, from the 1975 square ft. existing building. The proposed hours of operation are from 8:00 A.M. to 5:00 P.M. Monday through Friday.

As per applicant, the office space would allow her to have access to a desk, copy machine, printer and her own personal computer. The resources in the office would be used solely to file and key in documents for the applicant's HVAC company.

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 occupation may not be operational until issuance of the certificate. The business must 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 at the residence;
- 2) One nameplate attached to the building not larger than two square feet is permitted in all districts except R-1 single-family residential district;
- 3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling. The applicant does not propose any alteration;
- 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, or service vehicles.
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the city traffic engineer. The applicant stated that there would be no customers visiting the subject property;
- 7) No retail sales (items can be delivered). The proposed use does not involve retail sales;
- 8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate the business;
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation is proposed to take place in the primary residential structure; and
- 10) The activity must take place at the location of which the permit was issued.

RECOMMENDATION:

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

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W Jonquil Are

House

3505 W Jongvil Ave MCAllen TX 78501 PEBELV MAR 01 2022 Mil No signage ledenor

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Electrical Company Administrative work

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- -desk
- printer
- fax
- -phone
- -filing cabinets
- remote work
- -no customer traffic

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Bedroom Closel Living	Kitchen	E
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Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: March 21, 2022

SUBJECT: REQUEST OF EVON IBARRA FOR A CONDITIONAL USE PERMIT,

FOR ONE YEAR, FOR A PORTABLE BUILDING GREATER THAN 10 FEET BY 12 FEET AT LOT 38, BLOCK 1, 5.0 ACRES, C.E HAMMOND SUBDIVISION. HIDALGO COUNTY. TEXAS. 1931 PECAN

BOULEVARD. (CUP2022-0038)

BRIEF DESCRIPTION:

The property is located along the south side of Pecan Boulevard, approximately 400 ft. west of Bicentennial Boulevard. The property is zoned C-1 (office building) District. The adjacent zoning is C-3 (general business) District to the north, and R-1 (single family residential) District to the west and south. Surrounding land uses include Rivera Funeral Home, McAllen Police Department, Pecan Village Apartments, and single-family residential. A portable building greater than 120 square feet is allowed in a C-1 District with a Conditional Use Permit and in compliance with requirements.





HISTORY:

This is an initial request by the applicant for a conditional use permit for the placement of the portable building.

REQUEST/ANALYSIS:

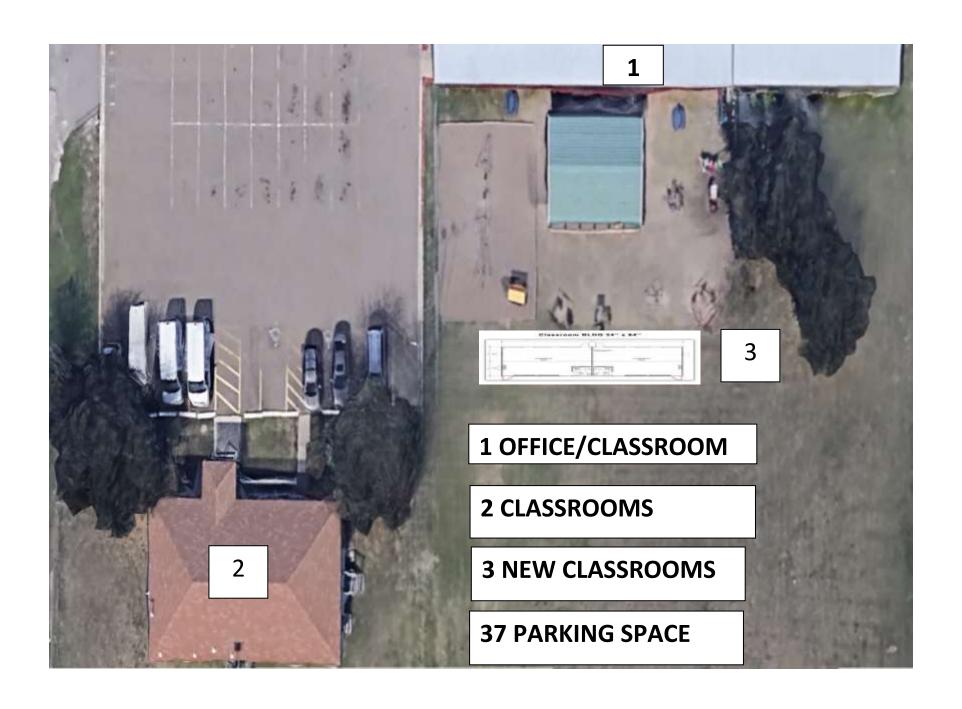
The applicant is currently operating a day care business using two existing permanent buildings as classrooms, and is proposing the placement of a new portable building for additional classrooms. The applicant is proposing to utilize the 64 feet by 23.6 feet

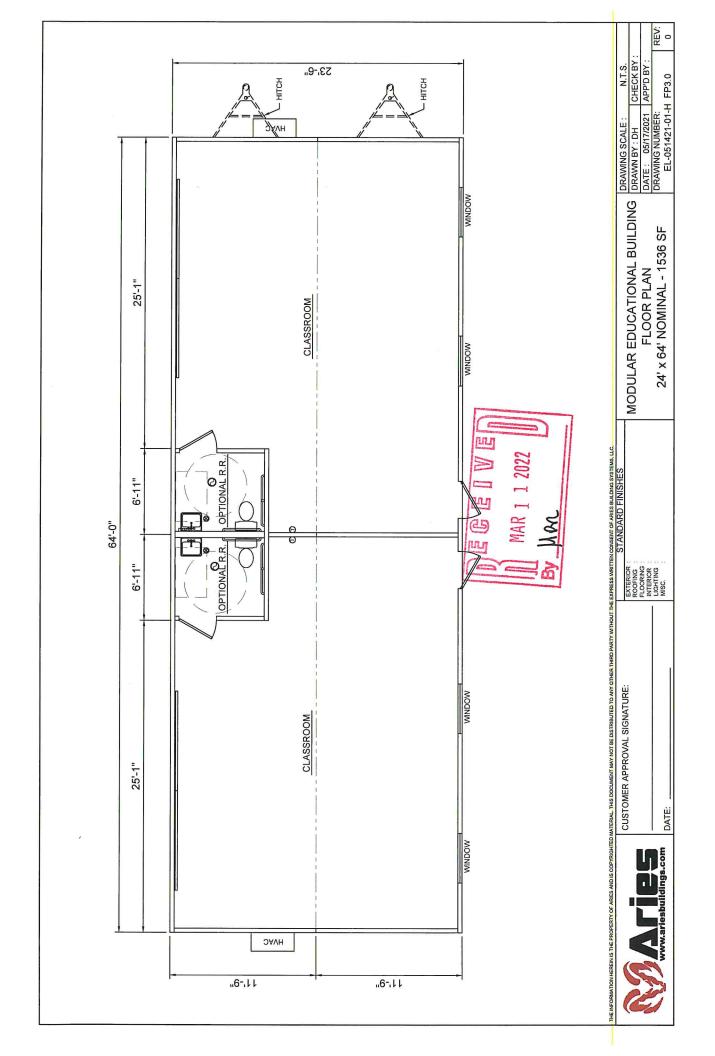
portable building on the property as two additional classrooms for the daycare business. The Fire Department is pending an inspection. The portable building must also meet the requirements set forth in Section 138-118(3) of the Zoning Ordinance as follows:

- 1) Portable buildings must not be used for living quarters. The building will be used for office 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 Pecan Boulevard;
- The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. The property is the location for El Buen Pastor Lutheran Church and has an existing parking lot with 37 parking spaces which will also be used for the daycare business since the hours of both uses do not conflict.
- 4) Must provide for garbage and trash collection and disposal;
- 5) Must be connected to an approved water distribution and sewage disposal system;
- 6) No form of pollution shall emanate beyond the immediate property line of the permitted use; and no outside storage of equipment or material.
- 7) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

RECOMMENDATION:

Staff recommends approval of the request, subject to Section 138-118(3) of the Zoning Ordinance, Building Permit and Fire Department requirements.





Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: Marco 21, 2022

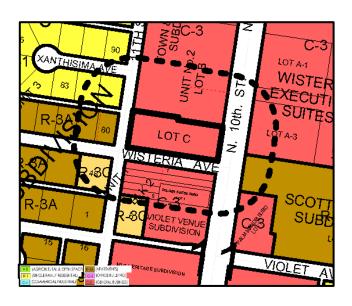
SUBJECT: REQUEST OF LUBY'S RESTAURANT CORPORATION FOR A CONDITIONAL

USE PERMIT, FOR ONE YEAR, FOR A PORTABLE BUILDING GREATER THAN 10 FEET BY 12 FEET AT LOT C OF LOT C TOWN & COUNTRY SUBDIVISION PHASE II, HIDALGO COUNTY, TEXAS, 4901 NORTH 10^{TH}

STREET. (CUP2022-0039)

BRIEF DESCRIPTION:

The subject property is located at the northwest corner of North 10th Street and Wisteria Avenue. The property is zoned C-3 (general business) District, and the adjacent zoning is C-3 District to the north and south, and R-3A (multifamily residential apartment) District to the east and west. Surrounding land uses include El Divino Restaurant, Quip's N Quotes, Office Depot, 9 Round Kickbox, medical offices, single family residential and multifamily. A portable building is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.





REQUEST/ANALYSIS:

The applicant is requesting a conditional use permit for a portable building measuring 45 feet x 8 feet located at the rear of the property, and proposed to be used as a storage area for frozen turkeys during Thanksgiving season. The Fire Department has conducted an inspection, and this allows the CUP application process to continue. The restaurant has undergone a change in ownership

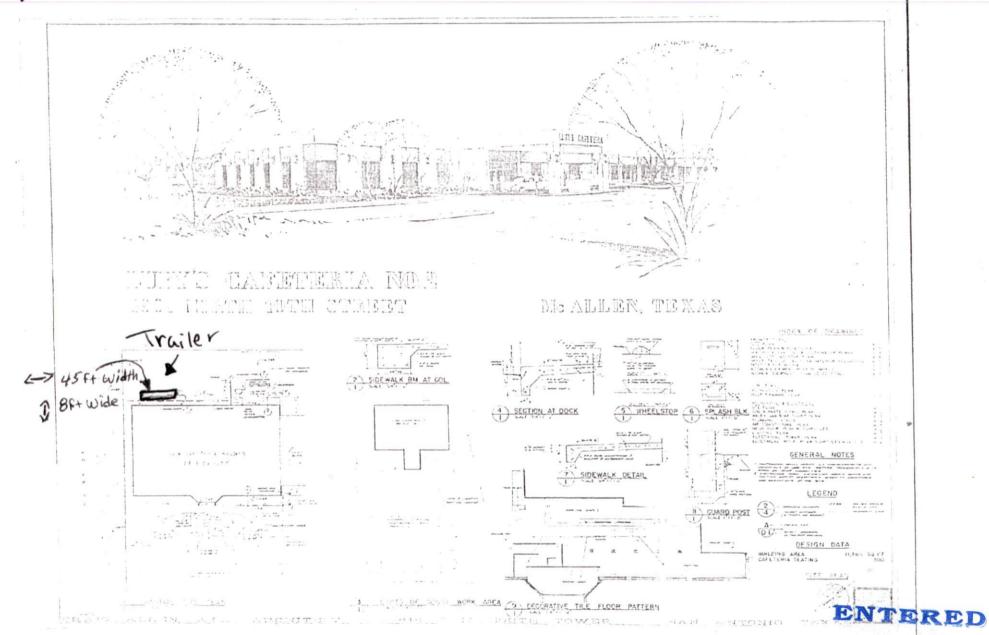
and the new owner is applying for the Conditional Use Permit to keep the portable building on site.

The portable building must also meet the requirements set forth in Section 138-118(3) of the Zoning Ordinance as follows:

- 1) Portable buildings must not be used for living quarters. The portable building will be used as a storage building only;
- 2) Must be located in such a manner as to have access to a public right-of-way within 200 ft. The property has access to west side of 10th Street and north side of Wisteria Avenue;
- The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. The parking lot has to be paved and striped according to Section 138-400 of the Zoning Ordinance;
- 4) Must provide garbage and trash collection and disposal;
- 5) No form of pollution shall emanate beyond the immediate property line of the permitted use; and
- Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

RECOMMENDATION:

Staff recommends approval of the request, subject to Sections 138-118(a)(3) and 138-400 of the Zoning Ordinance, Fire and Building Departments requirements.



MAR 0 2 2022

Initial:___



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: March 21, 2021

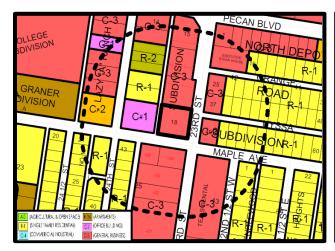
SUBJECT: REQUEST OF 70'S SMOKE SHOP, LLC FOR A CONDITIONAL USE

PERMIT, FOR ONE YEAR, FOR A VAPORIZER STORE (SMOKE SHOP) AT LOT 18, LAZY-A RANCH ADDITION, HIDALGO COUNTY, TEXAS;

1301 NORTH 23RD STREET, SUITE 1. (CUP2022-0042)

BRIEF DESCRIPTION:

The subject property is located at the northwest corner of of 23rd Street, and Maple Avenue. The proposed used is located within a commercial plaza with the name of Santa Monica. The subject property is zoned C-3 (general business) District. The adjacent zoning is R-1 (single-family residential) District to the northwest and southwest, and C-1 (office building) District to the West. There is C-3 district to the north, east, and south. A vaporizer store is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.





REQUEST/ANALYSIS:

The applicant is proposing to operate a retail vape and smoke shop, in a 450 square feet lease space, which is part of a multi-tenant commercial building. The hours of operation are Monday thru Sunday 11:00 a.m. – 11:30 p.m. The commercial plaza is a mixture of retail and liquor store. The proposed vape and smoke shop requires 2 parking spaces, 17 parking spaces are provided on site as part of a common parking area.

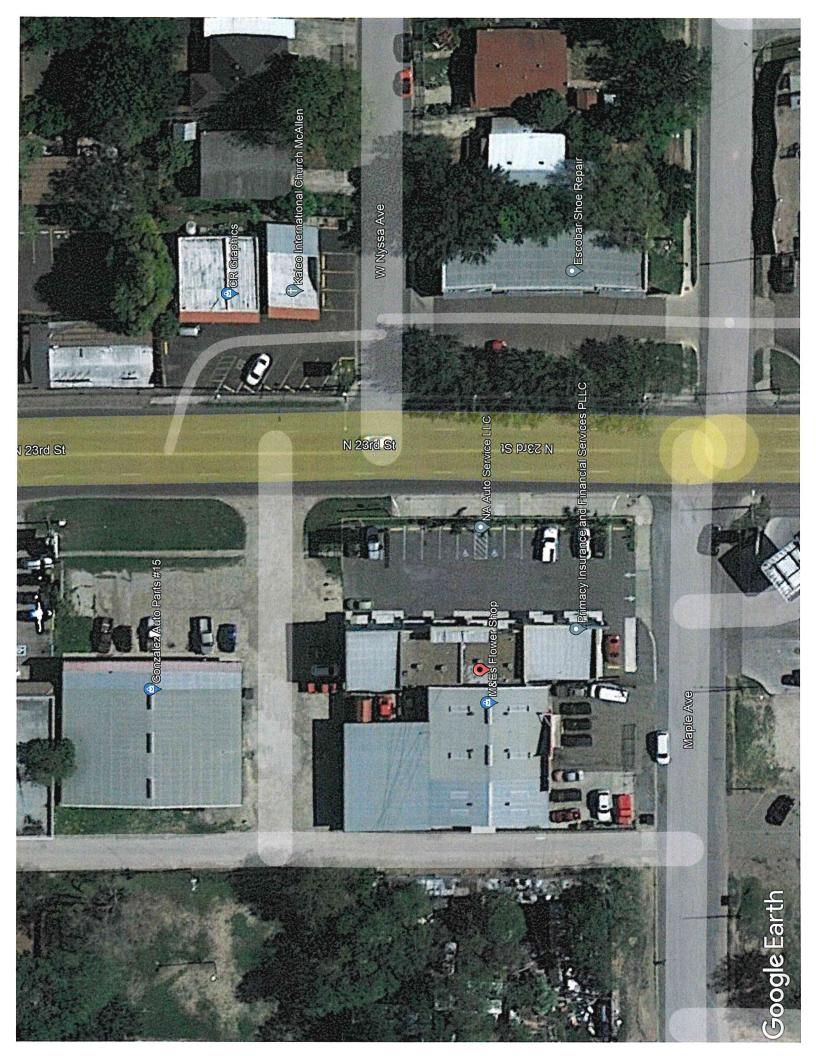
The Fire Department is pending inspection for the proposed business. The Planning

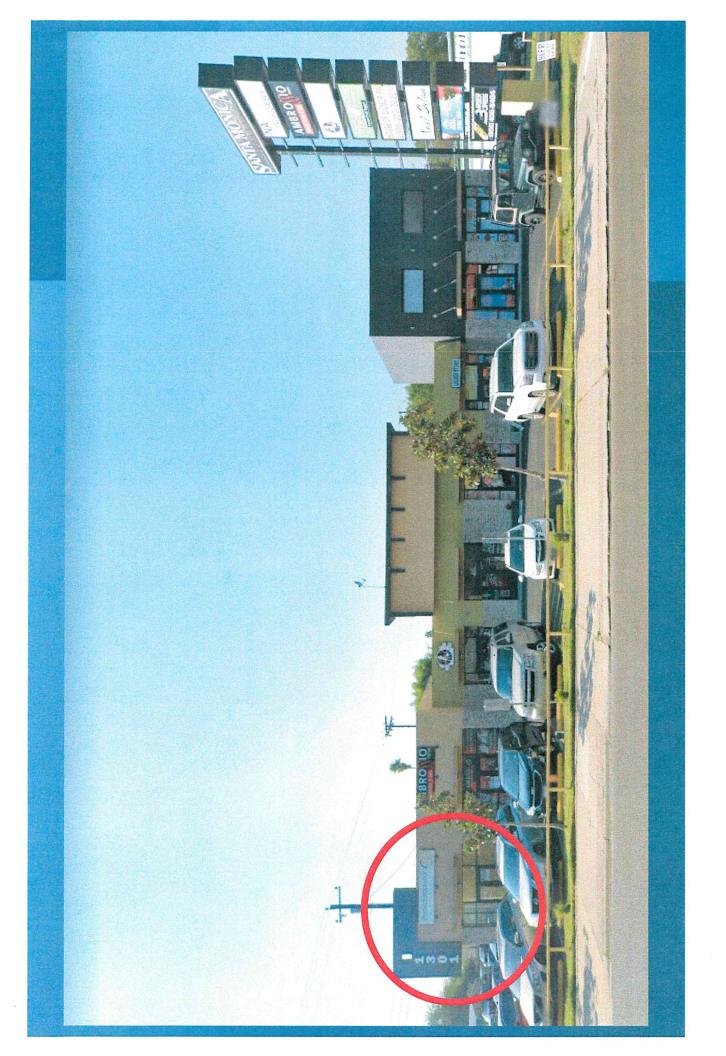
Department has received no concerns regarding the proposed use. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must comply with requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements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

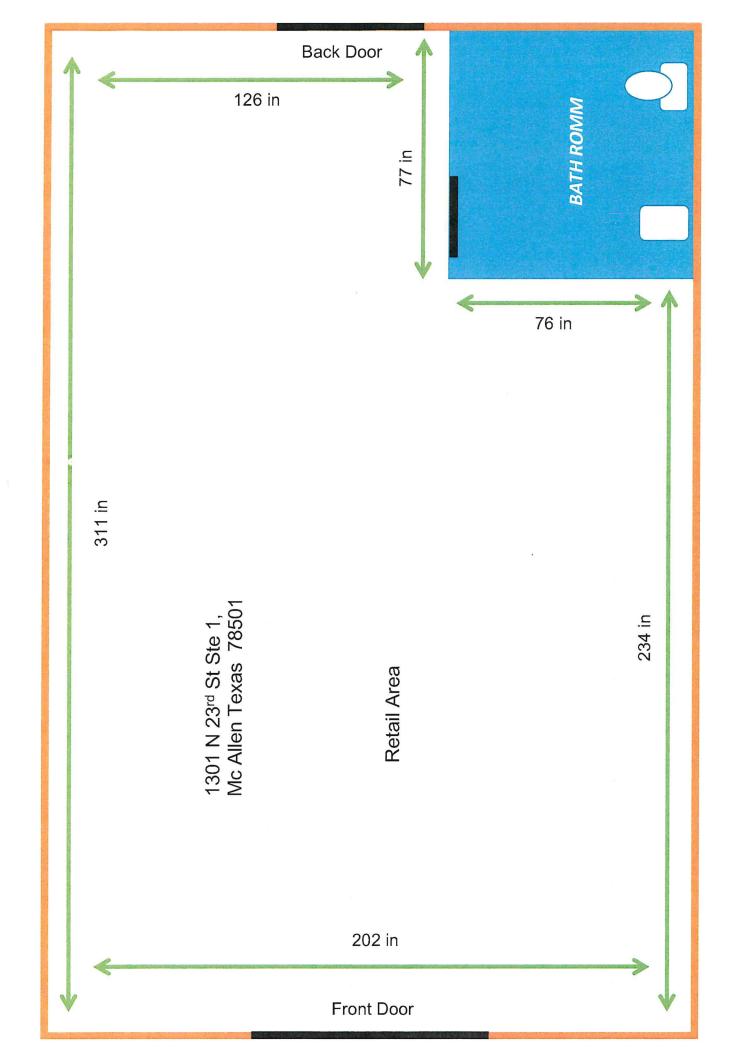
- 1) The property line of the lot of any of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 feet of a residential zone.
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along North 23rd Street.
- The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. The proposed 450 square feet vape and smoke shop requires 2 parking spaces; there are 17 total parking spaces provided as part of a common parking area, in compliance with parking requirements.
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances:
- The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review process.

RECOMMENDATION:

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









Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: March 25, 2022

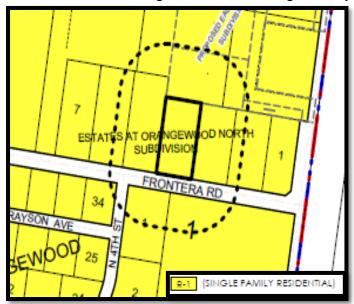
SUBJECT: Request of J. Muniz Construction for a Conditional Use Permit, for life of the use,

for a Guest House at Lot 4, The Estates at Orangewood North Subdivision, Hidalgo

County, Texas; 308 Frontera Road. (CUP2022-0047)

BRIEF DESCRIPTION:

The subject property is located along the north side of Frontera Road. The property is zoned R-1 (single-family residential) District. The house which will be used as the main use is currently under construction. A guest house is permitted in an R-1 (single-family residential) District with a Conditional Use Permit. The adjacent zoning is R-1 (single-family residential) District in all directions. Surrounding land uses are single-family residences and vacant land.





HISTORY:

The Estates at Orangewood North Subdivision was recorded on April 20, 2016. An application for the construction of a new home with a guest house was submitted with the Building Department on January 20, 2022. The applicant submitted an application for a Conditional Use Permit for a guest house on March 16, 2022.

REQUEST/ANALYSIS:

The proposed one-story guest house would be approximately 3,059 square feet in size in size, which includes one wine room, one game room, two study rooms, and two bathrooms. The study

room/guest room and game room area will be connected by a seamless roof and a covered porch.

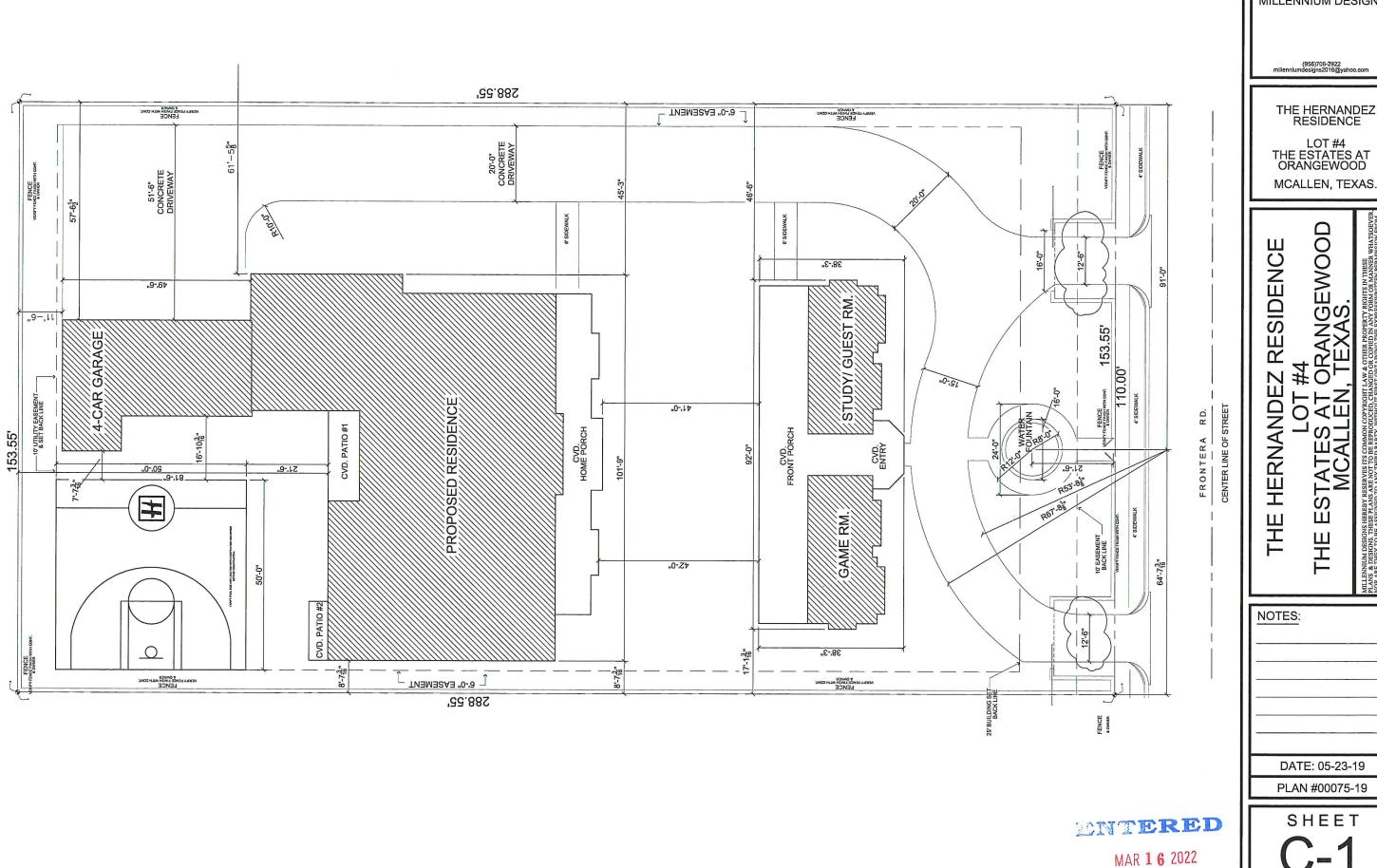
The guest house will be used for recreational purposes as per the applicant.

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

- 1) Only one guest house shall be permitted on the property;
- 2) The proposed use shall comply with setback requirements. The proposed structure's setbacks are in compliance;
- 3) The proposed use shall be connected to the same utilities as the primary residence;
- 4) Lot size must be a minimum 8,000 square feet. According to the Hidalgo County Appraisal District, the lot size is 44,306.85 square feet;
- 5) Separate driveways or garages for the proposed use shall not be permitted. Applicant is not proposing an independent driveway for the proposed guesthouse;
- 6) The proposed use shall not be rented;
- 7) The permit shall be revoked if money is ever paid for rent or utility expenses are shared with the proposed use.

RECOMMENDATION:

Staff recommends approval of the request, for life of the use, subject to compliance with requirements from Section 138-118(a)(5) of the Zoning Ordinance.



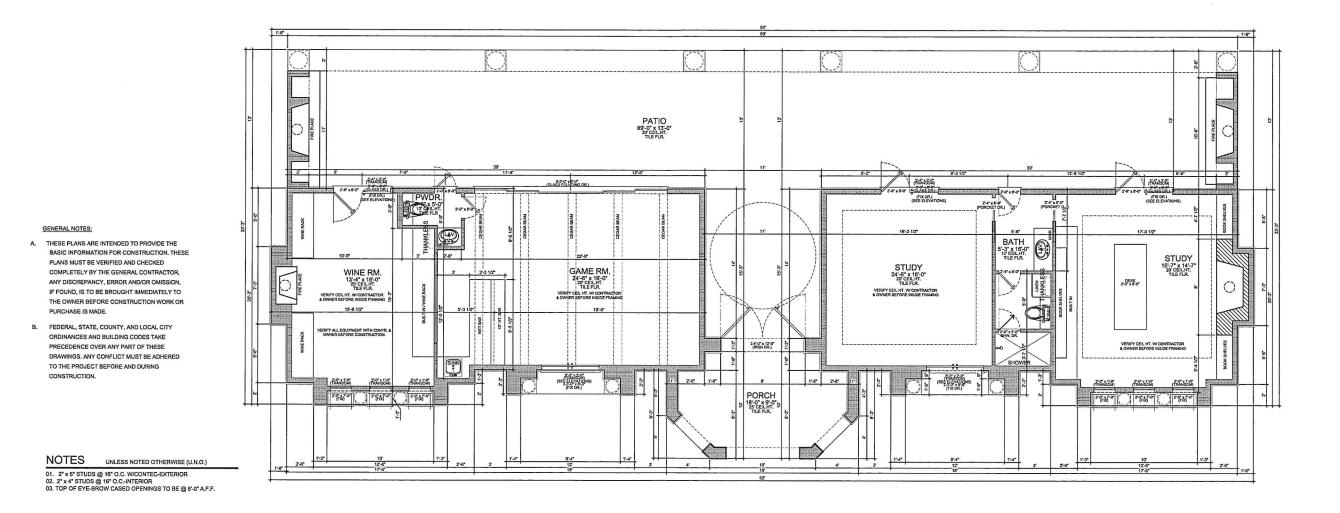
MILLENNIUM DESIGNS

THE HERNANDEZ RESIDENCE

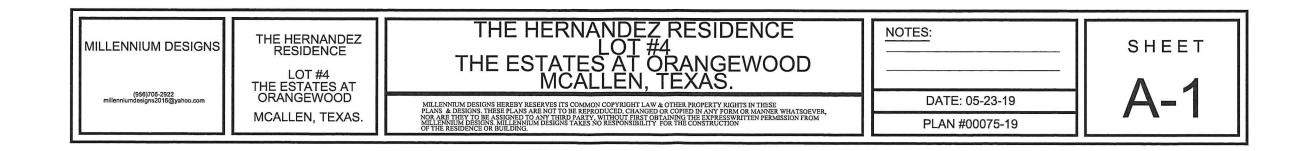
LOT #4 THE ESTATES AT ORANGEWOOD

COPYRIGHT LAW & OTHER PROPERTY RIGHTS IN THESE DUCED, CHANGED OR COURD IN ANY FORM OR MANNER WHATSOEVER THOUT FIRST OBTAINING THE EXPRESSIVATION PERMISSION FROM RESPONSIBILITY FOR THE CONSTRUCTION

Initial: OM



FLOOR PLAN FRONT ENTRY
SCALE: 1/4'=1'-0"





Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: March 21, 2022

SUBJECT: REZONE FROM R-2 (DUPLEX-FOURPLEX) DISTRICT TO R-3A (MULTIFAMILY

APARTMENTS) DISTRICT: 0.441 ACRES OUT OF LOTS 7 & 7A, BLOCK 18, ALTAMIRA SUBDIVISION, HIDALGO COUNTY, TEXAS; 2512 BEAUMONT

AVENUE. (REZ2022-0002)

LOCATION:

The property is located 200 ft. west of South 25th Street, approximately 590 ft. south of Highway 83. The tract consists of two lots and has 165 ft. of frontage along Beaumont Avenue for a lot size of 19,209.96 sq. ft.

PROPOSAL:

The applicant is requesting to rezone the property to R-3A (multifamily apartments) District in order to construct apartments. The prosed subdivision (Hilda's Ropa Usada) was approved in preliminary form at the P&Z Meeting of March 2, 2021. A feasibility plan has not been submitted.

ADJACENT ZONING:

The adjacent zoning is R-2 (duplex-fourplex) District to the east, west, and south, and C-4 (light industrial) District to the north.





The property is currently vacant. Surrounding land uses include single-family residences, duplexes, mobile houses and vacant land.

COMPREHENSIVE PLAN:

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 and Auto Urban Commercial which is comparable to C-1 to C-3 Districts.

DEVELOPMENT TRENDS:

The development trend for this area along Beaumont Avenue is single-family and multifamily.

HISTORY:

The tract was zoned R-2 (duplex- fourplex) District during the comprehensive zoning in 1979. In 2017, a rezoning attempt to change from R-2 District to R-3A District was submitted for this property, however this case was withdrawn before Planning and Zoning Commission acted on the request.

Lots to the west and northeast were rezoned to C-4 District in 1980, 2000 and 2003.

ANALYSIS:

The requested zoning does not conform to the Auto Urban Single Family and Auto Urban Commercial land use designation and it does not follow the character of the area along Beaumont Avenue of single-family residence use.

Beaumont Avenue is a local street with 60 ft. of ROW, 30 ft. of pavement with curb and gutter and no sidewalks.

The maximum number of dwelling units based on 0.4441 acres is 19 one-bed room units, 15 two-bedroom units or 12 three-bedroom units. Number of allowable units may change upon recordation of the plat.

Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit might be required prior to building permit issuance.

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

RECOMMENDATION:

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

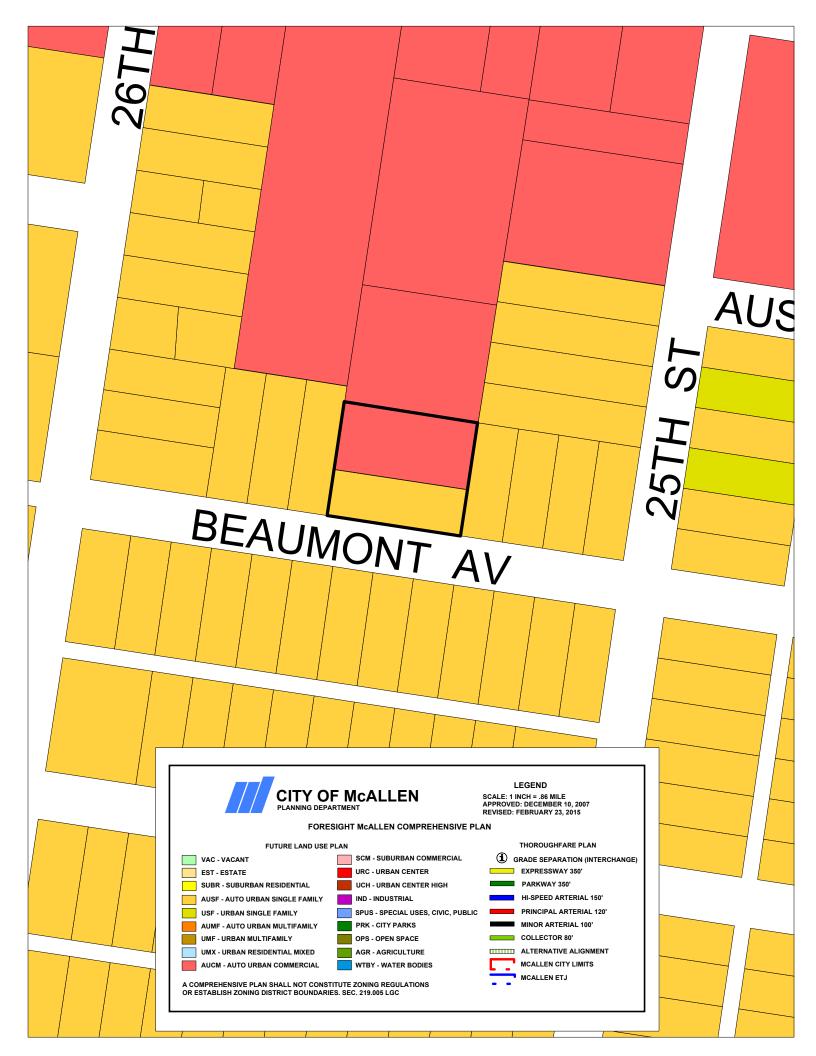


EXHIBIT "A"

METES AND BOUNDS

A 0.441 OF AN ACRE TRACT OF LAND, CONSISTING OF ALL OF LOTS 7 AND 7A BLOCK 18, ALTAMIRA SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 5, PAGE 12, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, LOCATED ON THE NORTH SIDE OF BEAUMONT AVENUE APPROXIMATELY 230 FEET WEST OF SOUTH 25TH STREET, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

THE POINT OF COMMENCEMENT (P.O.C) BEING A FOUND NO. 4 REBAR (N: 16599754.32, E: 1066788.86) ON THE APPARENT EXISITING SAID BEAUMOMT AVENUE NORTH RIGHT-OF-WAY LINE FOR THE APPARENT SOUTHWEST CORNER OF LOT 20, OUT OF ALTAMIRA SUBDIVISION (RECORDED IN VOLUME 5, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND FOR THE SOUTHEAST CORNER OF SAID LOT 7 AND OF SAID 0.441 OF AN ACRE TRACT, ALSO BEING THE POINT OF BEGINNING THE POINT OF BEGINNING (P.O.B.) OF SAID 0.441 OF AN ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, N 81° 42' 23" W, WITH THE SAID EXISITING BEAUMOMT AVENUE NORTH RIGHT-OF-WAY LINE THE APPARENT, AND THE APPARENT SOUTH LOT LINE OF SAID LOT 7 AND OF SAID 0.441 OF AN ACRE TRACT, A DISTANCE OF 165.00 FEET TO A FOUND NO 4 REBAR FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 7 AND OF SAID 0.441 OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 09° 32' 16" E, WITH THE APPARENT WEST LOT LINE OF SAID LOT 7, A DISTANCE OF 56.87 FEET PASSED THE COMMON LOT LINE OF SAID LOT7 AND LOT 7A AND OF SAID 0.441 OF AN ACRE TRACT, A DISTANCE OF 56.87 FEET PASSED THE COMMON CORNER OF LOTS 7 AND 7A, CONTINUING FOR A TOTAL DISTANCE OF 116.88 FEET TO A FOUND NO 4 REBAR FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 7A AND OF SAID 0.441 OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81° 25' 31" E, WITH THE APPARENT NORTH LOT LINE OF SAID LOT 7A AND OF SAID 0.441 OF AN ACRE TRACT, A DISTANCE OF 164.66 FEET TO A FOUND NO 4 REBAR FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 7 AND OF SAID 0.441 OF AN ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, S 08° 22' 43" W, WITH THE APPARENT ADJOINING WEST LOT LINE OF SAID LOT 20, AND THE APPARENT EAST LOT LINE OF SAID LOT 7A AND OF SAID 0.441 OF AN ACRE TRACT, A DISTANCE OF 60.01 FEET PASSED THE SAID COMMON LOT LINE OF SAID LOT 7A AND LOT 7, CONTINUING FOR A TOTAL DISTANCE OF 116.06 FEET TO A FOUND NO. 4 RE-BAR ON THE SAID BEAUMONT AVENUE EXISTING NORTH RIGHT-OF-WAY LINE FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 20 AND SOUTHEAST CORNER OF SAID 0.441 OF AN ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 0.441 OF AN ACRE OF LAND, MORE OR LESS.

Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 Feet

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON AUGUST 31, 2021. SEE ACCOMPANIED SURVEY PLAT OF SAID 0.441 OF AN ACRE TRACT OF LAND.

Homero Suis Future February 17, 2022

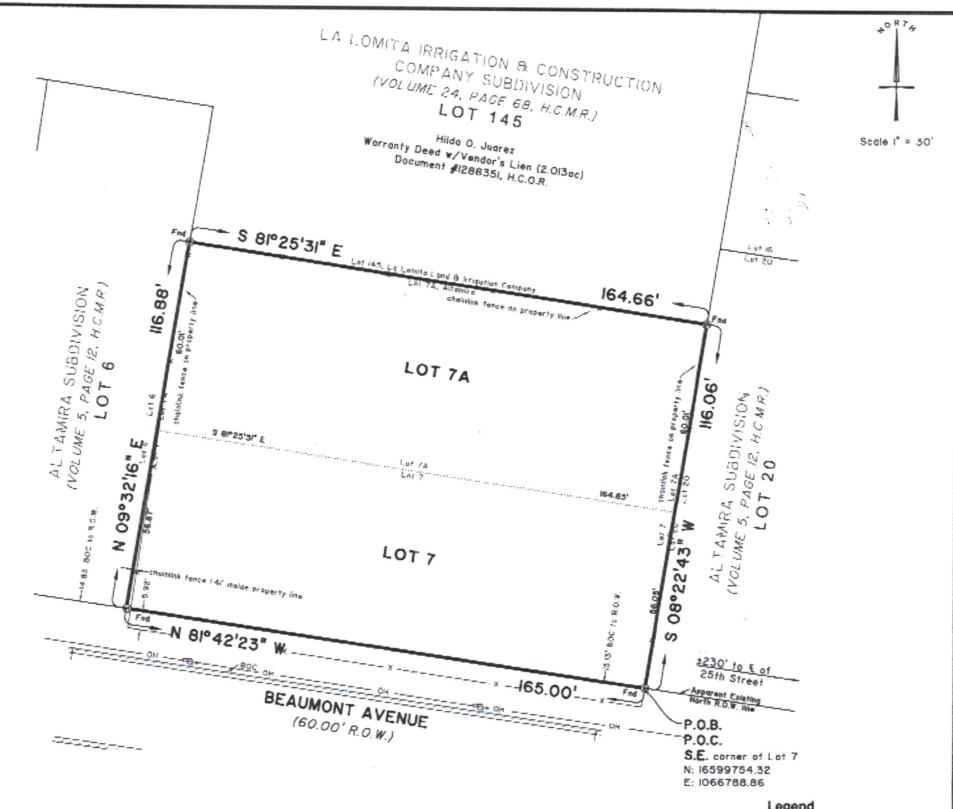
Homero Luis Gutierrez - R.P.L.S. NO. 2791

Date



HOMERO LUIS GUTTERR

S



SURVEY PLAT SHOWING
ALL OF LOTS 7 AND 7A (0.441-0F AN ACRE),
BLOCK 18, ALTAMIRA SUBDIVISION,
VOLUME 5, PAGE 12, H.C.M.R.
AND 0.087-OF AN ACRE OUT OF LOT
145, LA LOMITA IRRIGATION AND
CONSTRUCTION COMPANY
SUBDIVISION,
CITY OF MCALLEN,
HIDALGO COUNTY, TEXAS,
VOLUME 24, PAGE 67-68, H.C.D.R.

(See Exhibit "A" for Metes and Bounds description)

Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 Feet.
 Survey was prepared without the benefit of a title policy, which may show additional easements affecting this lot. Surveyor is advising the recipient of this plat that additional easements may be on this lot.

Survey is valid only if print has electronic seal and original signature or electronic signature if authorized by Survey.

 Edsements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. I. Existing underground irrigation pipes have easements which require Irrigation Districts direction to establish width & locations.

 This conveyance is made further subject to all rights, easements, contracts and liens in favor of the irrigation system under which such land is located.

Homero L. Gutierrez did not research or prepare a title report or abstract of title on the above property.

 Building, zoning, platting and/or regulatory laws and/or ordinances at any municipal and/or other governmental authority will apply.
 The existence if any underground are lines as allowed and the control of the control of

The existence, if any underground gas lines or other underground utilities not shown on this survey should be thoroughly
investigated by the owner prior to any construction on this site. The Surveyor has limited his investigation of underground
utilities on this site to that which can be seen.

9. Surveyor's statement: The property corners of the tract surveyed were staked out based on the best fit of manuments found for this property and others within the immediate vicinity, taking into account the intent of the surveyors' original foot steps. A survey of the original mother tracts to correctly establish minor discrepancies that were found in the property corners would not be a feasible option for the parties concerned. The client has been made aware of any discrepancies found and the respective action taken to stake out his property as per the found and set monuments shown hereon:

Flood Zone "C" - Areas of minimal flooding. (No shading) Community Panel No. 480343 0005C

Map Revised: November 2, 1982

General Notes:

FEB 24 2022

Legend H.C.M.R. Hidalgo County Map Records H.C.D.R. Hidalgo County Deed Records Right-of-Way R.O.W. Southeast Found No. 4 Rebor Set No. 4 Rebar w/plastic Set cap stamped 2791 BOC Back of curb Found No. 4 Rebor Existing chainlink fence Existing overhead power line Existing power pole

Asphalt pavement

I, Homero L. Gutierrez, a registered professional land surveyor in the State of Texas, hereby state that this survey is true and was correctly made on the ground on IZ/I7/2020 under my direction, that the existing improvements on the ground are as shown, and that there are no visible encreachments, profrusions, apparent conflicts and visible easements, except as shown hereon.



Homero Luis Gutierrez, RPLS No. 2791 Date: 01/06/2022

HOMERO L. GUTIERREZ

P.O. Box 548 McAllen, Texas 78505

(956) 369-0988 DATE: 01/06/2022

DATE: 10/22/2021 JOB No.: ATC21-001

Doc-2773271

GFNOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Date:

December 16, 2016

Grantor:

Leticia Reyes and husband, Sergio Adame

Grantor's Mailing Address:

713 S. 25 ½ St. W. McAllen, Texas 78501 Hidalgo County

Grantee:

Hilda O. Juarez, a single person

Grantee's Mailing Address:

1015 Red River St. Mission, Texas 78572 Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lots 7 and 7A, Block 18, of ALTAMIRA, an Addition to the City of McAllen, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 5, Page 12, Map Records of Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

- A. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 5, Page 12, Map Records Hidalgo County, Texas.
- B. Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 1.
- C. Easements or claims of easements which are not a part of the public record.
- D. Oil and Gas Lease in favor of Ralph E. Fair recorded in Volume 137, Page 442, Oil and Gas Lease Records of Hidalgo County Texas.
- E. All rights, titles and interests in and to all portions of the proposed insured land lying within a drainage ditch, drainage pipe, drainage line, a canal or an irrigation line as may be claimed in fee by Hidalgo County Irrigation District No. 1.
- F. Standby fees, taxes and assessments by any taxing authority for the year 2017 and subsequent years.

1

Doc-2773271

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

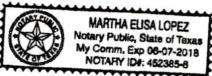
Leticia Reyes
Sergro Adame

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on December 30, 2016, by Leticia

Reyes.



Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on December 30, 2016, by Sergio

Notary Public State of Toyon

PREPARED IN THE OFFICE OF:

GF#201999 BV
WINGATE LAW OFFICES, PLLC
7000 NORTH 10TH STREET
2ND FLOOR, STE. C5
McALLEN, TEXAS 78504
(TITLEDOCS\201999-WD\ag)

AFTER RECORDING RETURN TO:

Hilda O. Juarez 1015 Red River St. Mission, Texas 78572



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: March 23, 2022

SUBJECT: REZONE FROM A-O (AGRICULTURAL- OPEN SPACE) DISTRICT TO C-3

(GENERAL BUSINESS) DISTRICT: 0.33 ACRES OUT OF LOT 1, T-REY SUBDIVISION, HIDALGO COUNTY, TEXAS; 3612 STATE HIGHWAY 107.

(REZ2022-0004)

LOCATION:

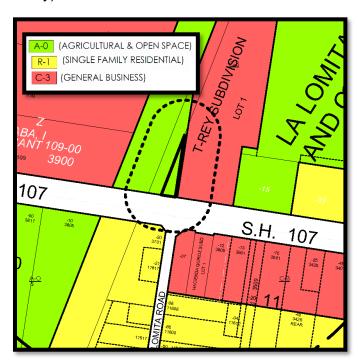
The property is located north of State Highway 107, approximately 1,170 ft. east of North Ware Road. The tract has 79.60 ft. of frontage along State Highway 107 for tract size of 14,374.8 sq. ft.

PROPOSAL:

The applicant is requesting to rezone the property to C-3 (general business) District in order to match the current zone of the rest of the Lot. No proposed use was specified.

ADJACENT ZONING:

The adjacent zoning is C-3 District to the north, east and south, A-O District to the west and R-1(single-family) District to the south.





LAND USE:

The property is currently vacant. Surrounding land uses include single-family residences, Car lots,

Tractor sales, drainage ditch and vacant land.

COMPREHENSIVE PLAN:

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Commercial and City Parks, which is comparable to C-1 to C-3 Districts and A-O District respectively.

DEVELOPMENT TRENDS:

The development trend for this area along State Highway 107 is general business.

HISTORY:

The tract was initially zoned A-O (agriculture and open space) District upon annexation in May of 1995. In 2005, a rezoning attempt to change from A-O District to C-3 District was submitted and approved by the City Commission regular meeting of March 14, 2005. A portion of the now platted T-Rey Subdivision was left out of the rezoning request.

A city initiated rezoning for the tract west of the subject property was submitted to rezone from A-O District to C-3 District in 2015 and approved by city Commission meeting on December 14, 2015.

A Property to the east of the subject property under the 2015 City initiated Zoning, was requested to change from A-O District to C-3; the Planning and Zoning Board, however disapproved the request of C-3 Zone and alternately recommended approval of R-1 District to accommodate the current use of the property.

ANALYSIS:

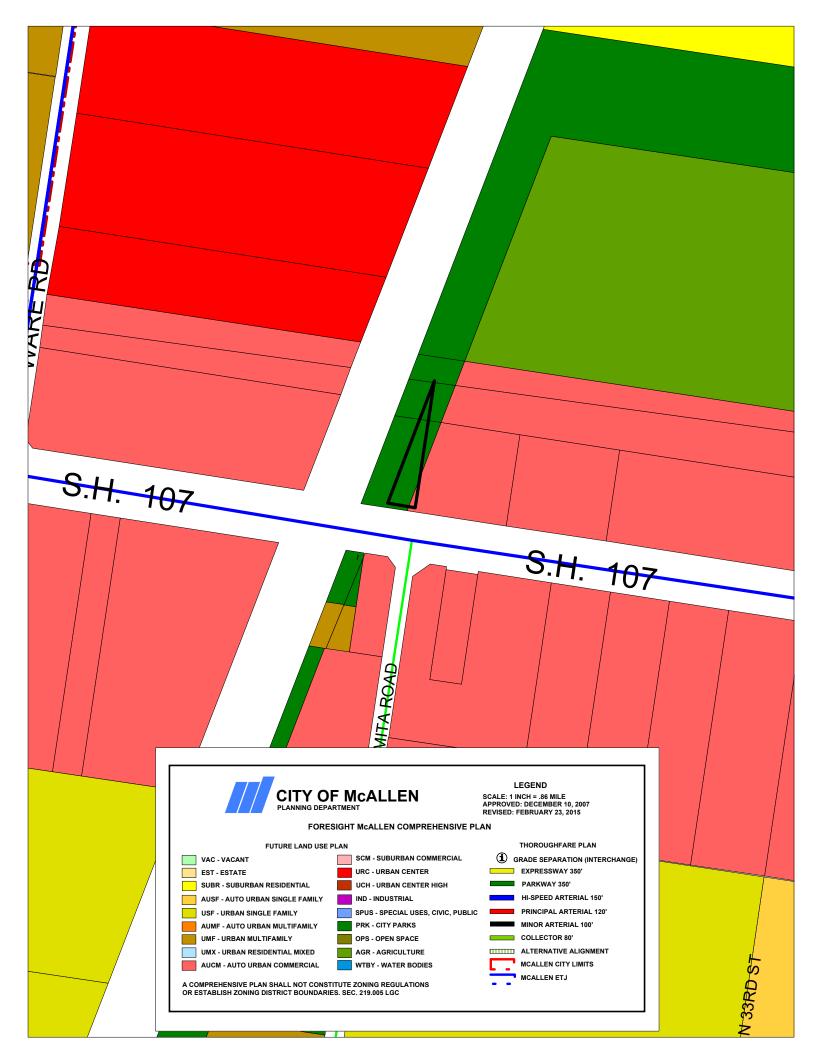
The requested zoning does conform to the Auto Urban Commercial land use designation but does not conform with the City Parks designation, however a bigger area of the request changed is dedicated to the Commercial land use, additionally, it does follow the character of the area along State Highway 107.

State Highway 107 is designated a as a high sped arterial with 170 ft. ROW, 6 travel lanes, a median, bicycle lanes and curb and gutter.

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

RECOMMENDATION:

Staff recommends approval of the rezoning request to C-3 (general business) District



"EXHIBIT A" METES AND BOUNDS DESCRIPTION 0.33 ACRES OF LAND LOT 1, T-REY SUBDIVISION HIDALGO COUNTY, TEXAS



LLC

A tract of land containing 0.33 acres of land situated in Hidalgo County, Texas being a part or portion of **LOT 1, T-REY SUBDIVISION**, map reference: Document Number 2119481, Map Records, Hidalgo County, Texas, and said 0.33 acres of land also being also more particularly described as follows;

BEGINNING on the southwest corner of said Lot 1 and the North right-of-way line of State Highway 107, for the Southwest corner of this tract;

THENCE N 21° 07' 41" E, along the West line of said Lot 1, a distance of 367.04 feet, for the Northernmost corner hereof;

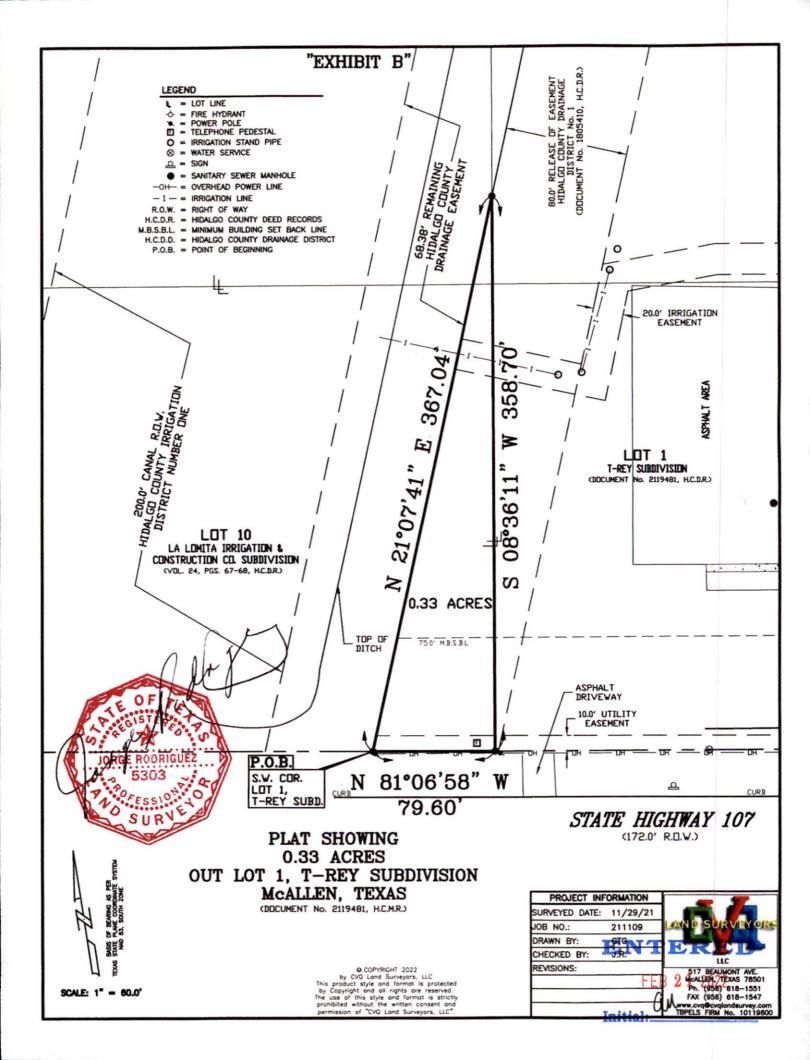
THENCE S 08° 36' 11" W, a distance of 358.70 feet to the North right-of-way line of said State Highway 107, for the Southeast corner hereof;

THENCE N 81° 06' 58" W, along the North right-of-way line of said State Highway 107, a distance of 79.60 feet, to the **POINT OF BEGINNING**, containing 0.33 acres of land, more or less.

Bearing basis as per TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, South Zone.



ENTERED



Hidalgo County Arturo Guajardo Jr. **County Clerk** Edinburg, Texas 78540

Document No: 3287904

Billable Pages:

Recorded On: December 02, 2021 01:40 PM

Number of Pages: 4

*****Examined and Charged as Follows*****

Total Recording: \$ 44.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Record and Return To:

Document No:

3287904

Simplifile

Receipt No:

20211202000239

5072 North 300 West

Recorded On:

December 02, 2021 01:40 PM

Deputy Clerk:

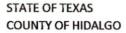
OF HIDALSO

Tania Rivera

PROVO UT 78589

Station:

CH-1-CC-K23



I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr. County Clerk Hidalgo County, Texas





NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Date: NOVEMBER 19, 2021

Grantor: R-DIAZ PI

R-DIAZ PROPERTIES FAMILY, LTD. PARTNERSHIP, a Texas limited

partnership

Grantor's Mailing Address: 2504 W. BUSINESS 83

MISSION, TEXAS 78572 HIDALGO COUNTY

Grantee:

MEZA HOMES, INC.

Grantee's Mailing Address:

1618 E. GRIFFIN PARKWAY

MISSION, TEXAS 78572 HIDALGO COUNTY

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable

consideration.

Property (including any improvements):

All of T-REY SUBDIVISION, an addition to the City of McAllen, Hidalgo County, Texas, as per map or plat thereof recorded under Document No. 2119481, Map Records of Hidalgo County, Texas, reference to which is here for all purposes.

Reservations from Conveyance:

NONE

Exceptions to Conveyance and Warranty:

- Restrictive Covenants recorded in Document No. 2119481 Map Records, Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2021, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of any Municipal and/or other Governmental Authority.
- e. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation
 District No. 1 and/or drain ditch pursuant to applicable sections of the Texas Water Code.
- f. Easements and reservations as shown according to the map or plat thereof recorded under Document No. 2119481, Map Records of County, Texas.
- g. Rights or claims by Hidalgo County Irrigation District No. 1 to any portion of property lying within canal easements and/or rights of way located on the property
- h. Right of Way Easement dated June 2, 1939 from Pablo Champion and wife, Isabel Champion to the State of Texas, recorded in Volume 460, Page 119, Deed Records of Hidalgo County, Texas.
- Drainage Easement dated December 29, 1988 from Hidalgo County Irrigation District No. 1 to Hidalgo County Drainage District No. 1, recorded in Volume 2697, Page 496, Official Records of Hidalgo County, Texas.
- j. Easement dated January 25, 1989 from Narcisco Saenz to Hidalgo County Drainage District No. 1, recorded in Volume 2706, Page 386, Official Records of Hidalgo County, Texas and release of easement dated August 28, 2007, filed under Clerk's File No. 1805410, Official

Records of Hidalgo County, Texas and correction thereof filed under Clerk's File No. 1818671, Official Records of Hidalgo County, Texas.

- k. Easement and Right of Way dated December 14, 1993 from Narcisco Saenz to Magic Valley Electric Cooperative, Inc., filed under Clerk's File No. 359269, Official Records of Hidalgo County, Texas.
- Easement as reserved in Deed dated July 17, 2003 from Hidalgo County Irrigation District Number One to Goldstar Holdings, filed under Clerk's File No. 1224339, Official Records of Hidalgo County, Texas.
- m. Conveyance of Water Rights dated March 29, 2005 from Reynaldo Diaz to the City of McMullen, filed under Clerk's File No. 1481943, Official Records of Hidalgo County, Texas.
- n. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated June 25, 1981, by and between Hidalgo County Irrigation District No. 1, as Lessor, and The Midway Oil Corporation, as Lessee, recorded October 21, 1981 at Volume 406, Page 823, Oil and Gas Lease Records of Hidalgo County, Texas.
- Terms, conditions and stipulations of Unitization Agreement dated November 16, 1983, recorded in Volume 1927, Page 808, Official Records of Hidalgo County, Texas.
- p. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated November 6, 2001, recorded January 23, 2002 at 1044294, 1044295 and 1044296, of the Official Records of Hidalgo County, Texas, which document contains the following language "For Grantor and Grantor's heirs, successors and assigns forever, a reservation of all oil, gas and other minerals in and under and that may be produced from the property."
- q. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated July 17, 2003, recorded July 24, 2003 at 1224339 of the Official Records of Hidalgo County, Texas, which document contains the following language "For Grantor and Grantor's successor and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the property."

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

R-DIAZ PROPERTIES FAMILY, LTD. PARTNERSHIP, a Texas limited partnership

BY: R-DIAZ PROPERTIES MANAGEMENT, LLC

ITS: General Partner

REYNALDO T. D

SOLE MANAGER

ACKNOWLEDGMENT

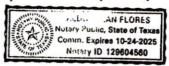
STATE OF TEXAS

§

COUNTY OF HIDALGO

§ §

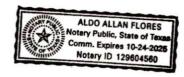
This instrument was acknowledged before me on the 19 day of November, 2021, by REYNALDO DIAZ, SOLE MANAGER of R-DAIZ PROPERTIES MANAGEMENT, LLC, General Partner of R-DIAZ PROPERTIES FAMILY, LTD. PARTNERSHIP, a Texas limited partnership on behalf of said partnership.



NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY: SLUSHER & ASSOCIATES, PLLC 4900 N. 10TH, STE, E-2 McALLEN, TEXAS 78504 GF# 212442083

AFTER RECORDING, RETURN TO: MEZA HOMES, INC. 1618 E. GRIFFIN PARKWAY MISSION, TEXAS 78572





Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: March 22, 2022

SUBJECT: REZONE FROM R-3T (MULTIFAMILY TOWNHOUSES) DISTRICT TO C-3

(GENERAL BUSINESS) DISTRICT: 0.93 ACRES OUT OF WHITEWING ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 2624 NORTH 24TH STREET.

(REZ2022-0005)

LOCATION:

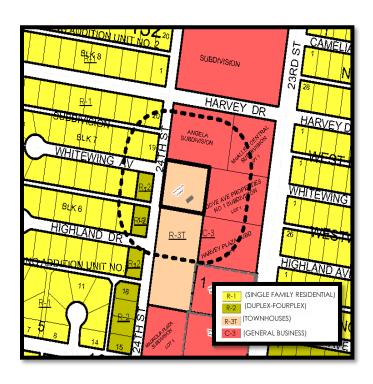
The property is located west of North 24th Street, approximately 230 ft. south of Harvey Drive. The tract has 193.16 ft. of frontage along North 24th Street and a depth of 210.57 ft. for a lot size of 40,510.8 sq. ft.

PROPOSAL:

The applicant is requesting to rezone the property to C-3 (general business) District in order to construct a retail plaza. The prosed subdivision (Suarez Subdivision) was approved in preliminary form at the Special P&Z Meeting of March 10, 2022. A feasibility plan has not been submitted.

ADJACENT ZONING:

The adjacent zoning is C-3 District to the north and east, R-3T District to the south and R-1(single-family) and R-2(duplex-fourplex) Districts to the west.





LAND USE:

The property is currently vacant. Surrounding land uses include single-family residences, Harvey Plaza, Paris Plaza, the Armed Forces Career Center, El Tigre Convenience Store and vacant land.

COMPREHENSIVE PLAN:

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Commercial which is comparable to C-1 to C-3 Districts.

DEVELOPMENT TRENDS:

The development trend for this area along North 24th Street is single-family and multifamily to the west and general business to the east.

HISTORY:

The tract was zoned C-3 (general business) District during the comprehensive zoning in 1979. In 2018, a rezoning attempt to change from C-3 District to R-3T District was submitted and approved by the City Commission regular meeting of August 13, 2018.

Properties to the south of the subject property along La Vista Avenue between N.24th Street and N.23rd St were disapproved to change from C-3 District to R-3A District in 2005 and 2014.

ANALYSIS:

The requested zoning do not conform to the Auto Urban Commercial land use designation and it does follow the character of the area along Harvey Drive, La Vista Avenue and N. 23rd street.

North 24th Street is designated a as a local street with 50 ft. ROW, with 30 ft. of pavement with curb and gutter and no sidewalks. There is residential development west of N. 24th Street.

Staff received one phone call in favor to the rezoning request for commercial development instead of multifamily.

RECOMMENDATION:

Staff recommends approval of the rezoning request to C-3 (general business) District

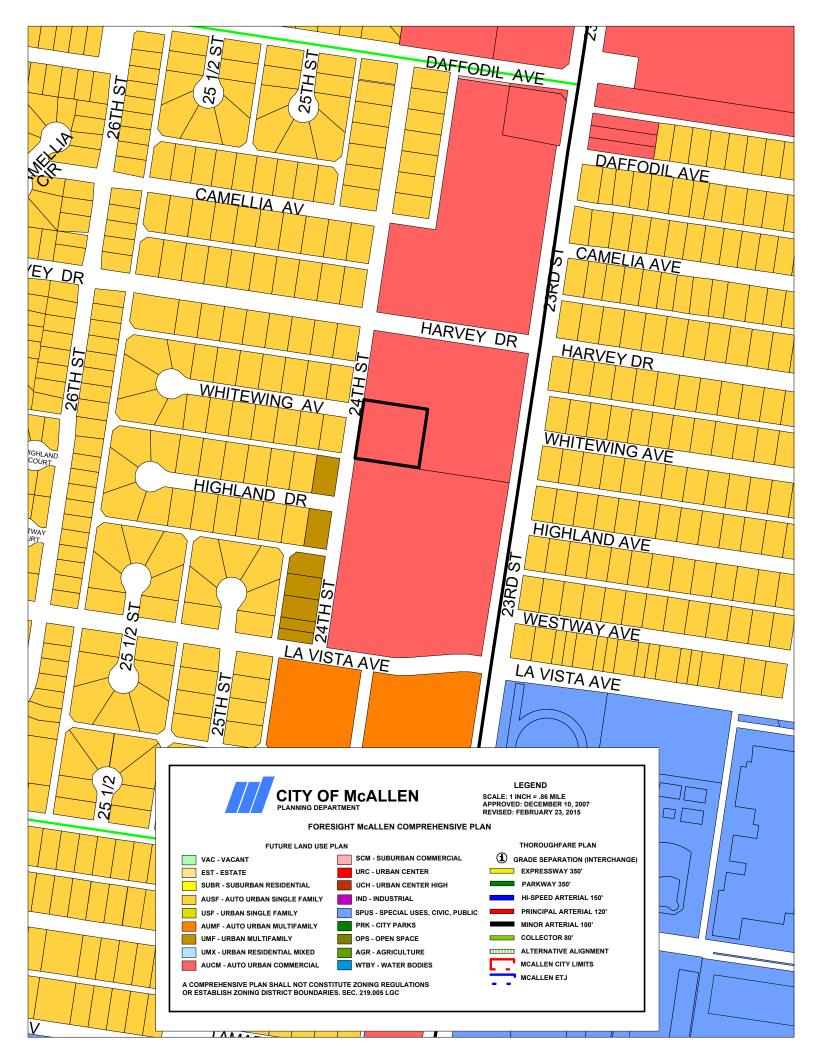


EXHIBIT A TRACT 1 – 0.93 ACRES OUT OF WHITEWING ADDITION UNIT No. 2, VOLUME 18, PAGE 16, MAP RECORDS OF HIDALGO COUNTY, TEXAS FIELD NOTES

BEING A 0.93 ACRES TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OT PORTION OF UNNUMBERED BLOCK OF LAND IN WHITEWING ADDITION UNIT #2, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 18, PAGE 16, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 0.93 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH CAPPED IRON ROD SET AT THE NORTHWEST CORNER OF BLOCK 1, WHITEWING ADDITION UNIT #1, RECORDED IN VOLUME 17, PAGE 2, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE SOUTH LINE OF THE SAID WHITEWING ADDITION UNIT #2, AND SAME BEING A POINT ON THE EXISTING EAST RIGHT-OF-WAY LINE OF N. 24TH STREET (AN EXISTING 50.00-FOOT-WIDE RIGHT-OF-WAY), FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND **POINT OF BEGINNING**;

THENCE N 8°34'44" E ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF N. 24TH STREET, TO THE SOUTHWEST CORNER OF A CALLED ANGELA SUBDIVISION, RECORDED IN VOLUME 54, PAGE 38, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 193.16 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°25'33" E ALONG THE SOUTH BOUNDARY LINE OF THE SAID ANGELA SUBDIVISION, TO THE NORTHWEST CORNER OF A CALLED DOVE AVENUE PROPERTIES NO. 1, RECORDED IN VOLUME 51, PAGE 86, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 210.57 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 8°34'44" W ALONG THE WEST BOUNDARY LINE OF THE SAID DOVE AVENUE PROPERTIES No. 1, TO A POINT ON THE SOUTH LINE OF THE SAID WHITEWING ADDITION No. 2, SAME BEING A POINT ON THE NORTH LINE OF THE SAID BLOCK 1, WHITEWING ADDITION UNIT #1, A DISTANCE OF 193.16 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°25'33" W ALONG THE SOUTH LINE OF THE SAID WHITEWING ADDDITION No. 2, SAME BEING ALONG THE NORTH LINE OF THE SAID BLOCK 1 OF WHITEWING ADDITION UNIT #1, A DISTANCE OF 210.57 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 0.93 ACRES OF LAND, MORE OR LESS.

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

9/18/2021

IVAN GARCIA

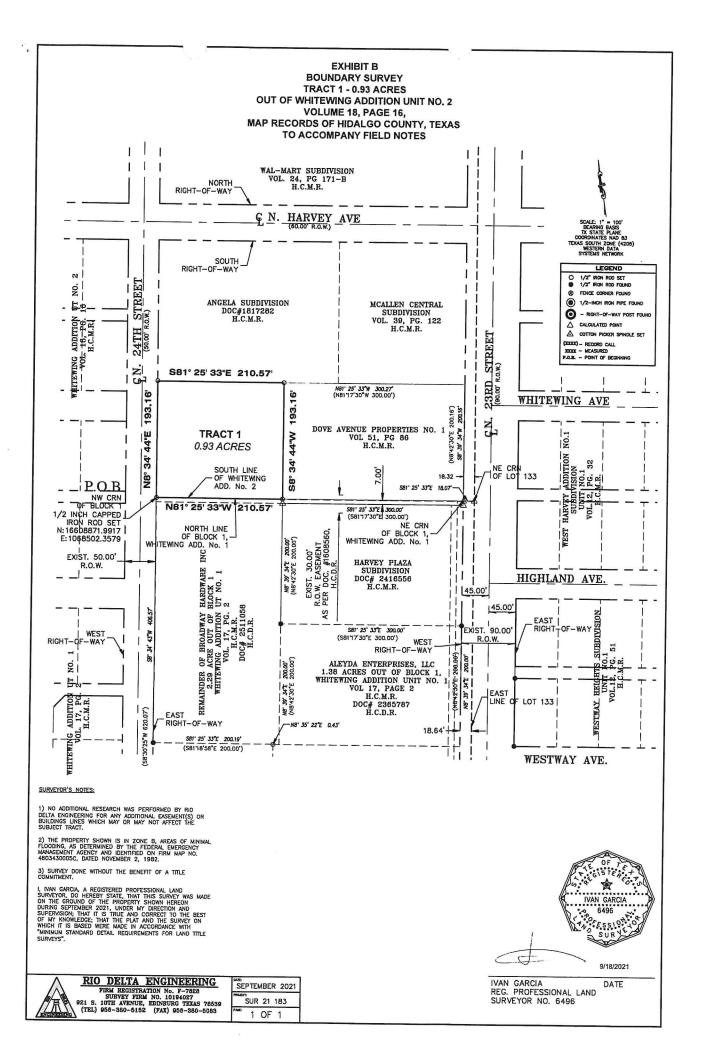
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496

SURVEY FIRM NO. 10194027 RIO DELTA ENGINEERING

921 S. 10th AVENUE

EDINBURG, TEXAS 78539





Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: March 30, 2022

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

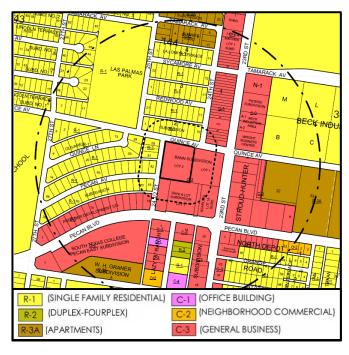
(MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT: LOT 2, BANN SUBDIVISION, HIDALGO COUNTY, TEXAS; 2401 QUINCE AVENUE.

(REZ2022-0006)

<u>LOCATION</u>: The property is located along the south side of Quince Avenue, 279.95 ft. west of North 23rd Street. The property is an irregular shaped tract with 279.42 feet of frontage along Quince Avenue and 344.55 feet of depth at its deepest point fronting 24th ½ Street for a lot size of 2.15 acres according to the subdivision plat.

<u>PROPOSAL</u>: The applicant is requesting to rezone the property to R-3A (multifamily residential apartment) District and proposes to replat the tract into 4 lots and build 8 apartments on each lot. The feasibility plan submitted by the applicant is included in the packet.

<u>ADJACENT ZONING</u>: The adjacent zoning is C-3 (general business) District to the east and south and R-1 (single family residential) District to the north and west.





<u>LAND USE</u>: The property is currently vacant. The parking lot built over the lot line between lots 1 and 2 is proposed to be demolished. Surrounding land uses include Rio Bank, Vantage Bank, Walgreens, Stutz Auto Service, single-family residences, 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 Quince Avenue is commercial, residential, and apartments.

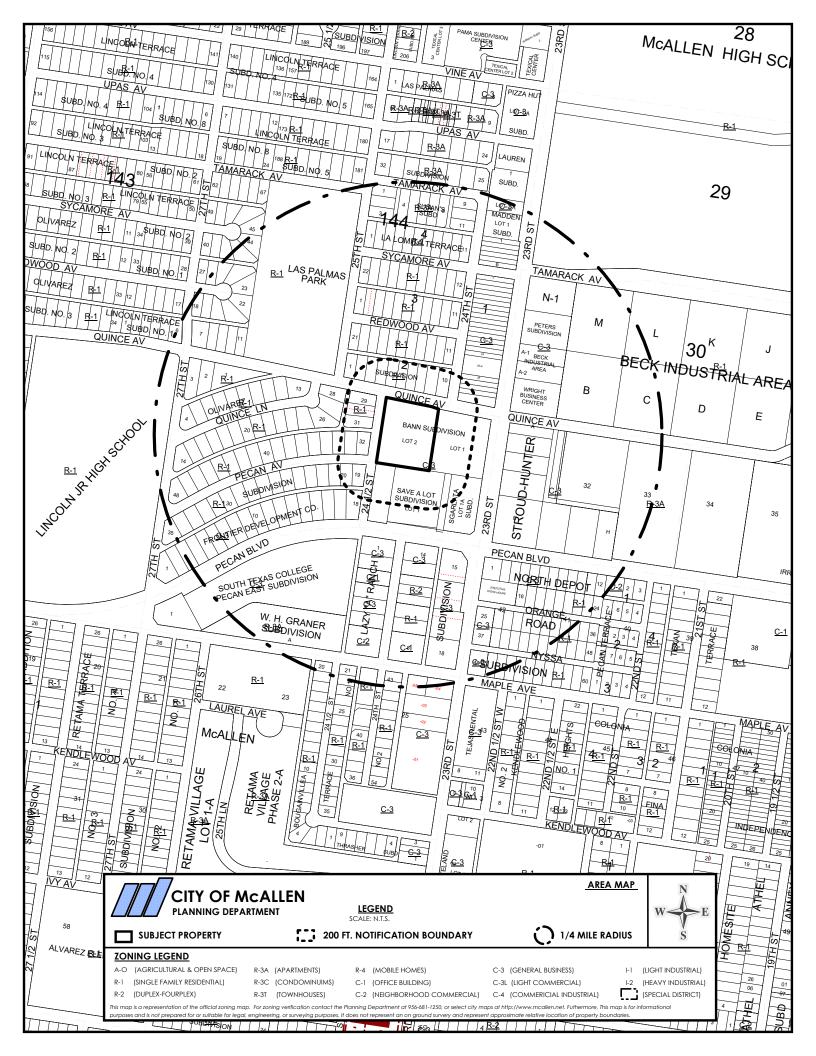
<u>HISTORY:</u> The property was zoned A-O (agricultural-open space) District during the comprehensive zoning in 1979. A rezoning request to C-3 District for the subject property was approved and Bann Subdivision was recorded in 1984. There has been no other rezoning request for the subject property since then.

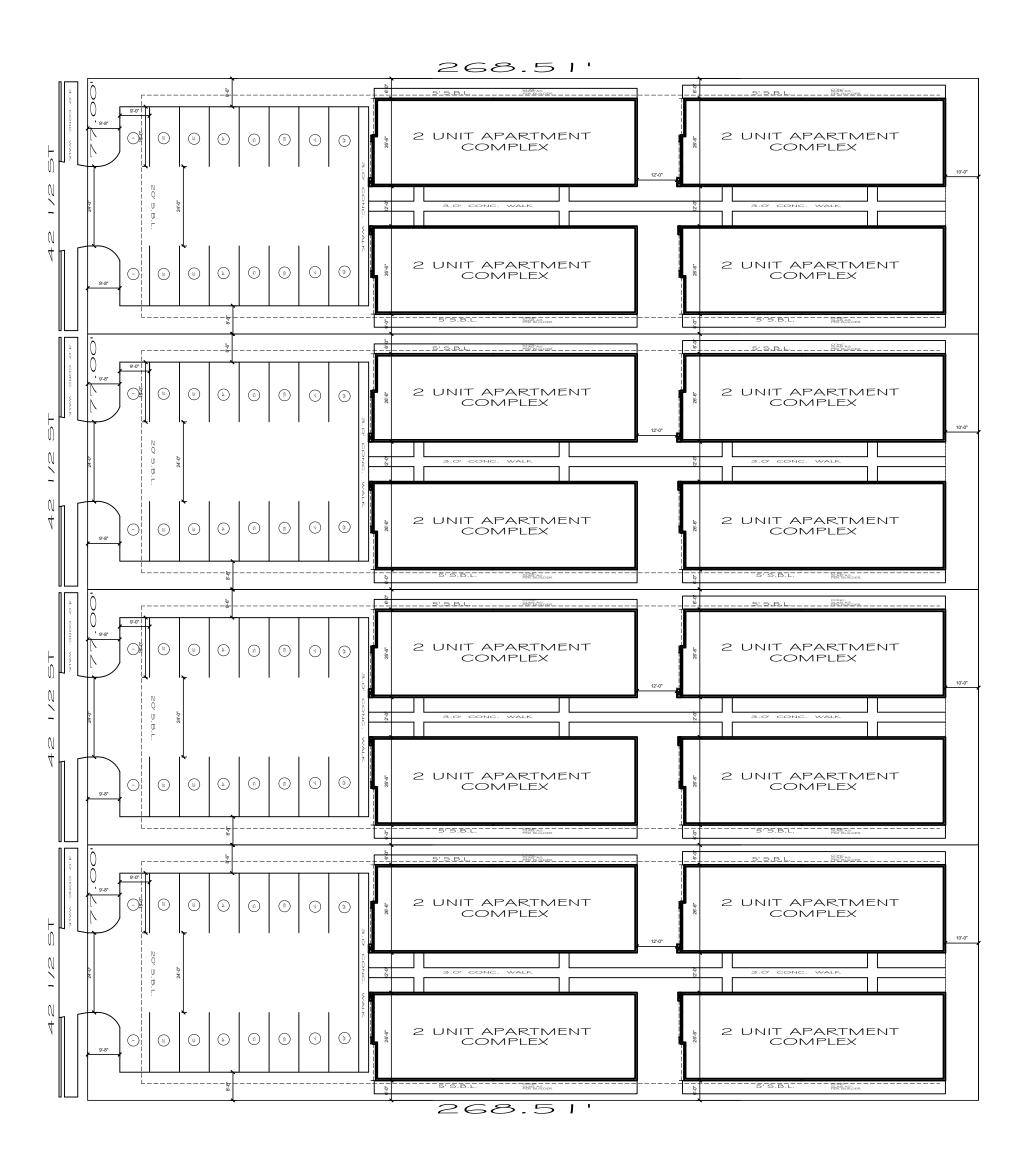
<u>ANALYSIS</u>: The requested zoning does not conform to the Auto Urban Commercial land use designations as indicated on the Foresight McAllen Comprehensive Plan; however, the downzoning request will allow for infill development of the subject property.

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

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

<u>RECOMMENDATION:</u> Staff recommends approval of the rezoning request to R-3A (multifamily residential apartment) District as it allows for development of the vacant property.







Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

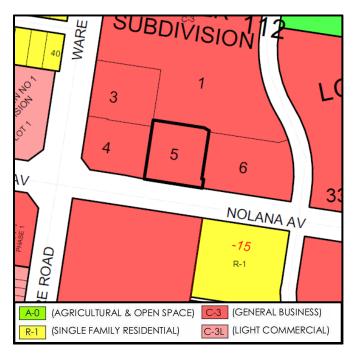
DATE: March 31, 2022

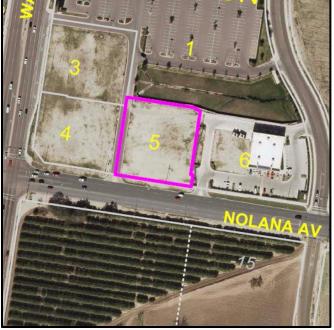
SUBJECT: SITE PLAN APPROVAL FOR LOT 5, McALLEN TOWNE CENTER; 3500

NOLANA AVENUE. (SPR2022-0008)

LOCATION: The property is located on the north side of Nolana Avenue, approximately 250 ft. east of North Ware Road. The property has 225.11 ft. of frontage along Nolana Avenue and a depth of 222.94 ft. at its deepest point for a lot size of 1.0974 acres according to the recorded subdivision plat. The property is zoned C-3 (general business) District and the adjacent zoning is C-3 District on all directions.

PROPOSAL: The applicant is proposing to construct a 950 sq. ft. drive-thru restaurant/coffee shop with no seating area inside or outside of the building.





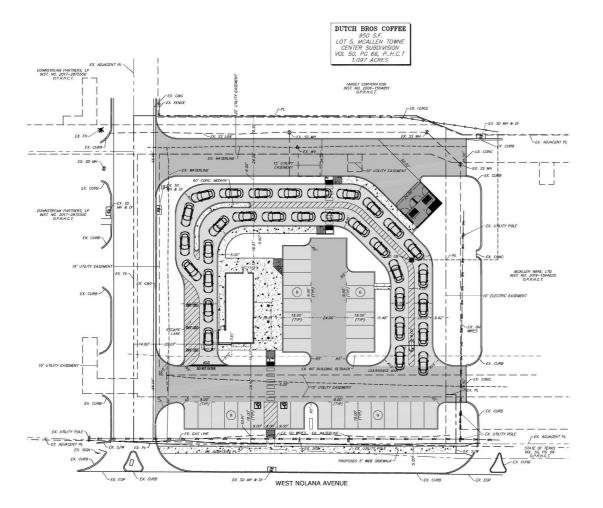
ANALYSIS: Since no seating area is proposed, 6 parking spaces are required based on 950 sq. ft. of commercial use; 31 parking spaces are provided. One of the proposed parking spaces must be accessible, which must also be van accessible with an 8 ft. wide aisle. Access to the site is from Nolana Avenue via an existing curb cut and a common access drive shared between Lots 4 and 5. The property also has access to North Ware Road and North 34^{th} Street through other lots. A reciprocal agreement recorded on January 9, 2006, is received. Required landscaping for the lot is 4,780 sq. ft., 11,233 sq. ft. is provided, with trees required as follows: $16 - 2\frac{1}{2}$ caliper trees, or 8 - 4 caliper trees, or 4 - 6 caliper trees, or 2 palm trees and $15 - 2\frac{1}{2}$ caliper trees. Credit will be given to existing trees that remain onsite. A minimum 10 ft. wide landscaped strip is required inside

the property line along Nolana Avenue. 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. A 5 ft. wide sidewalk along Nolana Avenue is required as per the Engineering Department. A 6 ft. buffer is required around dumpsters/compactors if visible from the street. No structures are permitted over easements. The plat was recorded on April 7, 2006, with a front setback of 60 ft. or greater for approved site plan or easements.

The Building Permit Site Plan must comply with requirements noted on the development Team Review sheet. The Engineering Department will require grading and drainage plans to be reviewed at the time of building permit. A revised utility plan must be approved by the Utilities Department prior to Building Permit issuance.

RECOMMENDATION:

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



LEGEND: - SIDEWALK - SIDEWALK WITH SEALANT - LIGHT DUTY CONCRETE SECTION (5*) - HEAVY DUTY CONCRETE SECTION (6")

SITE PLAN SCALE: 1" = 20'-0"

× 10/43/81



DESIGNED: J.P.B. CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

MATT RASMUSSEN 137495 03/31/22

TECTONICS DESIGN GROUP

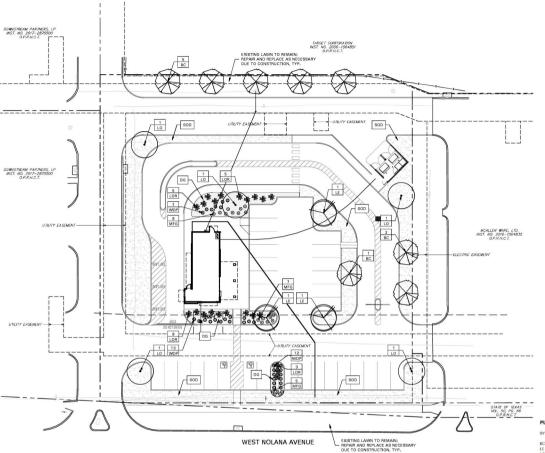
Dutch Bros No.: TX5902 MAIN & MAIN CAPITAL GROUP, LLC Senesis Ct, Sulte 103, Fifsco, Texas 72 tel 214-308-0008

SUBMITTAL

DATE: 03/31/22 SITE PLAN APP.

SITE PLAN

C2.1



LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS, CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES,
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- 5. ALL PLANTING REDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- 8. TOP OF MUICH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CLIRRS
- 7. ALL LAWN AREAS SHALL BE SOLID SOD ST. AUGUSTINE GRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 8, ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASEL CONTROLLERS AND SAID IRRIGATION SYSTEM SHELL DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES, THIS SHALL INCLIDE MOVING, EDDING, PRUNING, FERTILING, WATERING, WEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTERANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS, PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOLS, ETC., PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- 6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS
- 7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IS NECESSARY

SOLID SOD NOTES

HEALTHY CONDITION

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.

LANDSCAPE TABULATIONS CITY OF MCALLEN, TEXAS

SITE LANDSCAPE RECURREMENTS

1. 10% of the eres of any for or percel shall be devoted to

1. 10% of the same of any for or percel shall be visible from
the street fronting the developed property.

10.000 a.f., a min. of 10 trees for the first 2,000 a.f. and
one tree for every 500 a.f. over 2,000 a.f. or for the first 2,000 a.f. and
one tree for every 500 a.f. over 2,000 a.f. of indicape
area shall be required,

Total Site Area: 47,795 s.f.

Required 4,780 s.f. (10%) 2,390 s.f. (50%) (16) trees, 2,5° cal. Provided 11,233 s.f. (24%) 3,723 s.f. (79%) (16) trees, 3" cal.

LANDSCAPE BUFFER REQUIREMENTS

1. A min. 10' landscape strip shall be provided along and within the property lines of all nonresidential and multifamily uses contiguous to a public street.

Provided 10' landscape strip

PARKING LOT LANDSCAPE REQUIREMENTS All parking spaces shall be located within 50' of a landscaped area with trees,

Required 50' from a tree

Provided 50' from a tree

4245 North Central Expy

214,865,7192 office

Suite 501 Dellas, Texas 75205

Bros No.: Nolana

Dutch 3500

TX4768

MAIN OUP, LLC Frisco, Texas

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SNICS GROUP

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DESIGNED HECKED/STAMPED

PROJECTY	4:21201	
	DATE:	SUBMITTA
	02/25/22	PRELIM SITE PLA
	03/23/22	1.50
J	03/29/22	SITE PLAN AP
UKD:		

LANDSCAPE PLAN

L1.01

PLANT LIST BOTANICAL NAME COMMON NAME QTY. SIZE Taxodium distichum Bald Cypres: container grown, 12' ht., 4' spread, 4' branching ht., matching Ulmus parvifolia 'Semp container grown, 12 ht., 4' spread, 4' branching ht., matching container grown, 12' ht., 4' spread, 4' branching ht., matching Duercus virginiana SHRUBS/GROUNDCOVER oropetalum chinensis 'Plum Deligh Loropetalum 'Plum Delight container full, 18" spread Pittosporum tobira 'Wheelers Dwar Wheeler's Dwarf Pittosporum solid sod, refer to Solid Sod Notes Cyandan dactylon Common Bermudagrass

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.





311 North 15th Street

McAllen, TX 78501

City of McAllen Planning Department APPLICATION FOR

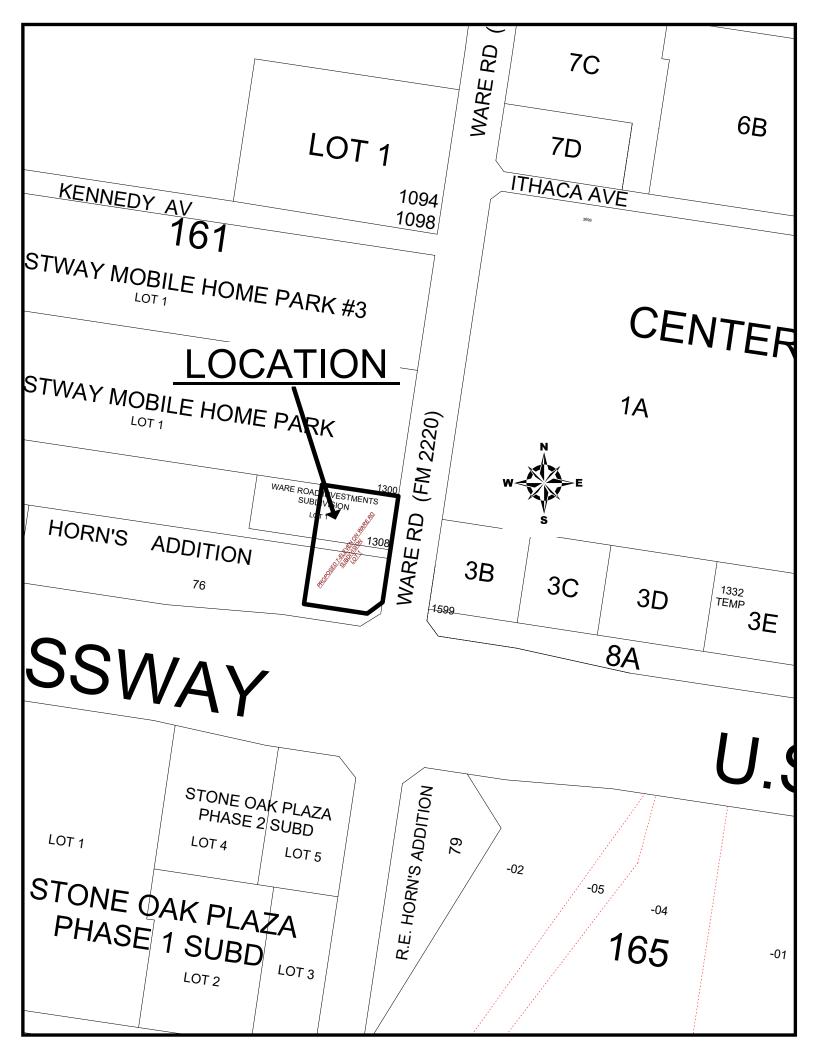
Planning Department
APPLICATION FOR

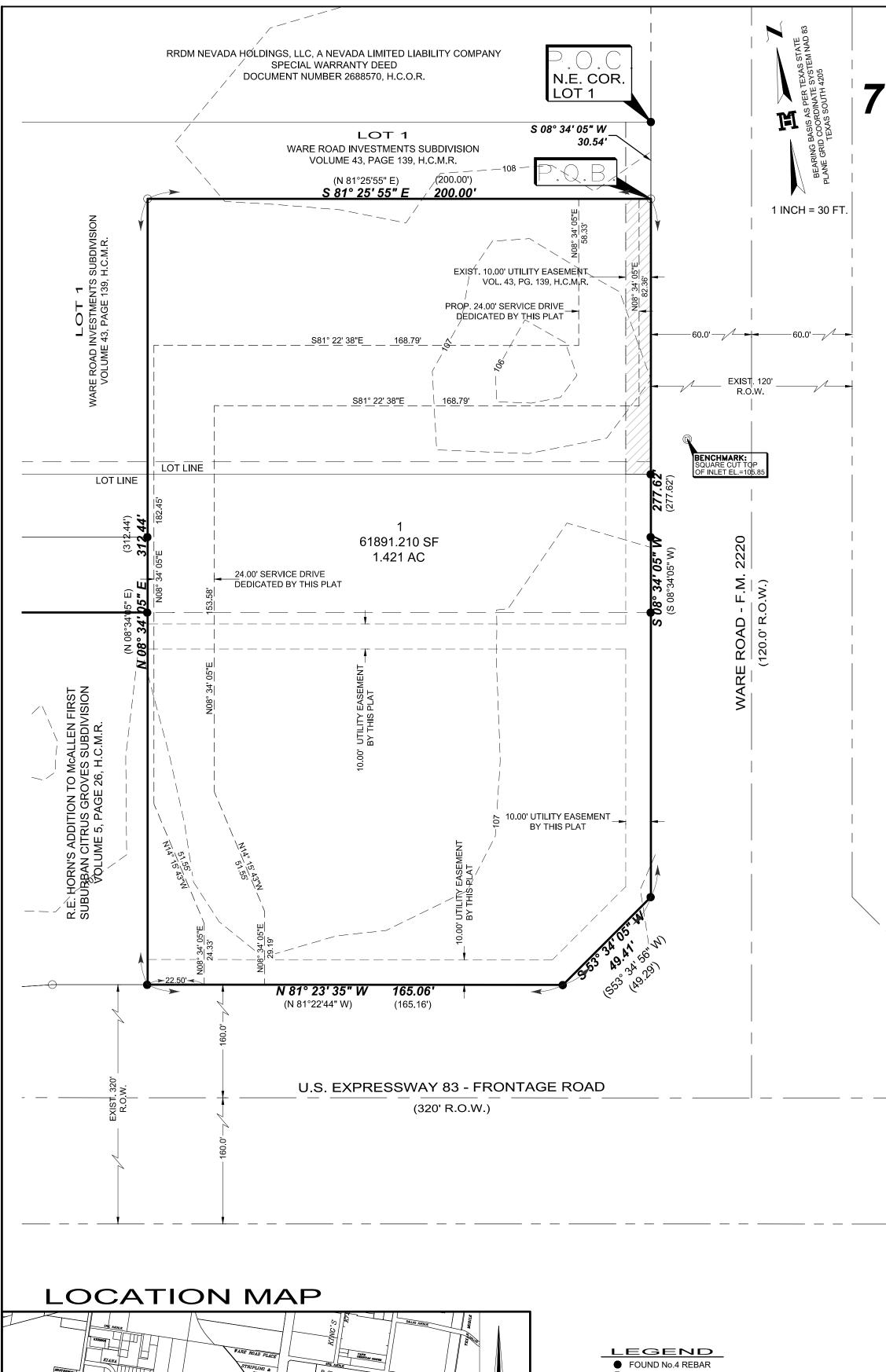
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

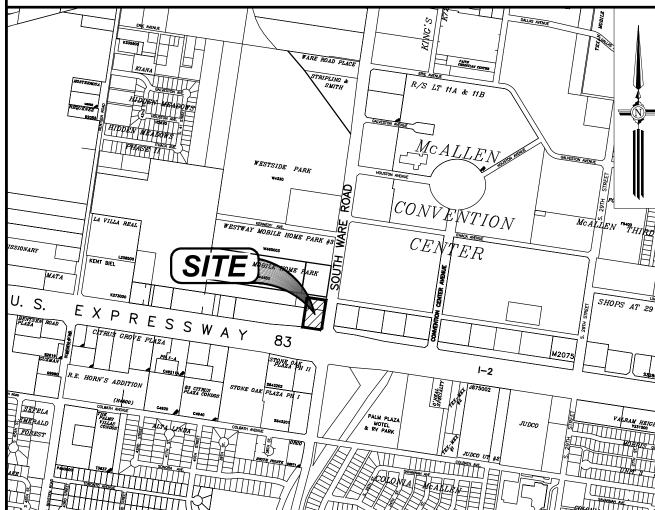
SUBDIVISION PLAT REVIEW

	SUBDIVISION FLAT REVIEW
Project Description	Subdivision Name
₽#J	Name RRDM Nevada Holdings, LIC Phone 40 (1920) 381-0981 Address 3333 E. Serene, Ave. 140 City Henderson State NV zip 89074-6570 E-mail 40 Mario @ Meldenand hunt. com
Developer	Name Vaquero CIDSMEY SAYAM MTPhorie (SIA) 983-1793 Address 2900 Wingue St., Ste. 200 City TOY WOY State Tx zip 16107 Contact Person Kelly Agway E-mail Lagnor a vaqueroven tures. com
Engineer	Name Melden & Hunt, Inc Phone (956) 381-0981 Address 115 W. Mc Inture St. City Edinburg State TX Zip 78541 Contact Person Mario Reyna E-mail Mario a Meldenand hunt. Com
Surveyor	Name Melching Hunt, Tuc. Phone (956) 381-0981 Address, 115 W. Mc Tutyre St. City Edinmy State 7x Zip 7854/ 1 JUN 0 1 202

	Proposed Plat Submittal	
Submitted with Application	\$225 Preliminary Review Fee and \$75 Final Approval Fee Title Report (VIA PMAIL) 8 ½" by 11" Original Sealed Survey showing existing structures/ easements or 3 blueline copies (VIA PMAIL) Location Maps (VIA PMAIL) 8 ½" by 11" copies/legible copies of plat with name & north arrowen Folded blueline prints of the proposed plat (PMAIL) Warranty Deeds (Identifiying owner on application) (PMAIL) Autocad 2005 DWG file and PDF of plat (PMAIL) Letter of Authorization from the owner, if applicable (PMAIL) Proof of authority of person signing application on behalf of partnership/corporation, if applicable (905)	ail
Minimum Developer's Requirements S	PLAT TO SHOW: Metes and bounds Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for uplatted tracts Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines North arrow, scale and vicinity map Name & dimension of adjoining street ROWs (total width & width from centerline) Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 ½" by 11" copies/legible copy of the plat, affected by changes.	
Owner's Signature	I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization. Signature	







SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT H.C.M.R. - HIDALGO COUNTY MAP RECORDS H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS N.W. COR. - NORTHWEST CORNER S.W. COR. - SOUTHWEST CORNER

P.O.B. - POINT OF BEGINNING P.O.C.- POINT OF COMMENCING Ac.- OF ONE ACRE Sq. Ft. - SQUARE FEET

[] - RECORDED MAP CALLS ()- RECORDED DEED CALLS

DRAWN BY: C.P. _ DATE <u>05-11-2021</u> SURVEYED, CHECKED

115 W McINTYRF - FDINBURG TX 78541 PH: (956) 381-0981 - FAX: (956) 381-1839 ESTABLISHED 1947 - www.meldenandhunt.com SUBDIVISION MAP OF

7 - ELEVEN ON WARE ROAD SUBDIVISION

BEING A SUBDIVISION OF 1.421 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OUT OF LOT 1 WARE ROAD INVESTMENTS SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 43 PAGE 139, HIDALGO COUNTY MAP RECORDS, AND LOT 76, R.E. HORN'S ADDITION TO MCALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 26, HIDALGO COUNTY MAP RECORDS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 1.421 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OUT OF LOT 1 WARE ROAD INVESTMENTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 43, PAGE 139, HIDALGO COUNTY MAP RECORDS, AND LOT 76, R.E. HORN'S ADDITION TO MCALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 26, HIDALGO COUNTY MAP RECORDS, AND LOT 161 LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, HIDALGO COUNTY DEED RECORDS, SAID 1,421 ACRES CONSISTING OF: 1,306 ACRES WERE CONVEYED TO RRDM NEVADA HOLDINGS, LLC. A NEVADA LIMITED LIABILITY COMPANY BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2688570, HIDALGO COUNTY OFFICIAL RECORDS, AND 0.115 OF ONE ACRE WERE CONVEYED TO VAQUERO WARE PARTNERS, LP. A TEXAS LIMITED PARTNERSHIP BY VIRTUE OF A DEED WITHOUT WARRANTY RECORDED UNDER DOCUMENT NUMBER 3300168, HIDALGO COUNTY OFFICIAL RECORDS, SAID 1.421 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 1;

THENCE, S 08°34'05" W ALONG THE EAST LINE OF SAID LOT 1 AND THE EXISTING WEST RIGHT-OF-WAY LINE OF WARE ROAD-F.M. 2220, A DISTANCE OF 30.54 FEET TO A NO. 4 REBAR SET FOR THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THIS TRACT:

- THENCE S 08° 34' 05" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF WARE ROAD-F M 2220. AT A DISTANCE OF 140.00 FEET PASS A NO. 4 REBAR FOUND IN LINE. AT A DISTANCE OF 165.00 PASS A NO. 4 REBAR FOUND IN LINE AT A DISTANCE OF 195 00 FEFT PASS A NO. 4 REBAR FOUND IN LINE CONTINUING A TOTAL DISTANCE OF 277.62 FEET TO A NO. 4 REBAR FOLIND ON THE EXISTING CORNER OLIP OF WARE ROAD.F.M. 2220 AND U.S. EXPRESSWAY 83-FRONTAGE ROAD, FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT:
- THENCE, S 53° 34' 05" W (S 53° 34' 56" W DEED CALL) ALONG THE EXISTING CORNER CLIP OF WARE ROAD-F.M. 2220 AND U.S. EXPRESSWAY 83-FRONTAGE ROAD, A DISTANCE OF 49.41 FEET (49.29 FEET DEED CALL) TO A NO. 4 REBAR FOUND, FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT:
- THENCE. N 81° 23' 35" W (N 81° 22' 44" W DEED CALL) ALONG AN EXISTING NORTH RIGHT-OF-WAY LINE OF U.S. EXPRESSWAY 83-FRONTAGE ROAD. A DISTANCE OF 165.06 FEET (165.16 FEET DEED CALL) TO AN NO. 4 REBAR FOUND ON CONCRETE FOR THE SOUTHWEST CORNER OF THIS TRACT
- 4. THENCE, N 08° 34' 05" E (N 08° 34' 56" E DEED CALL) AT A DISTANCE OF 148.00 FEET PASS A NO. 4 REBAR FOUND IN LINE. A DISTANCE OF 178.00 FEET PASS A NO.4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 312.44 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT:
- 5. THENCE, S 81° 25' 55" E (S 81° 25' 04" E DEED CALL) A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.421 ACRES OF LAND, MORE OR LESS

GENERAL NOTES

- 1. THIS SUBDIVISION IS IN FLOOD ZONE "B" 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. COMMUNITY-PANEL NUMBER: 480343 0010 C MAP REVISED: NOVEMBER 02. 1982.
- 2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE WARE ROAD (FM 2220): 60 FT. OR GREATER FOR NORTH 109.52 FEET OF LOT 1 AND 50 FEET FOR THE SOUTH 168.10 FEET OF LOT 1 U.S. EXPRESSWAY 83 (INTERSTATE 2): 60 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS. REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.

SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS. CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.

4. CITY OF McALLEN BENCHMARK: NUMBER MC 81, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT THE SOUTHEAST CORNER OF THE INTERSECTION OF EXPRESSWAY 83 AND WARE ROAD. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16596002.6391, E=1061848.48668, ELEV.=106.50

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

- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 11.694.00 C.F. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREAS.
- 6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
- 7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 8. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON WARE ROAD (FM 2220) AND U.S. EXPRESSWAY 83 (I2).
- 9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES.
- 10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 11. PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISIONS IMPROVEMENTS.
- 12. 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.
- 13. 25 X 25 SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
- 14. COMMON AREAS, PRIVATE STREETS, SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
- 15. COMMON AREAS FOR COMMERCIAL DEVELOPMENTS PROVIDE FOR COMMON PARKING, ACCESS, SETBACKS, LANDSCAPING, ETC.
- 16. A SERVICE DRIVE EASEMENT TO THE CITY OF MCALLEN, TEXAS IS GRANTED HEREIN FOR THE COLLECTION OF GARBAGE AND FOR THE PROVISION OF OTHER MUNICIPAL TRASH SERVICES OVER, UPON, AND ACROSS THE DRIVE AISLES AS THE SAME NOW EXIST OR ARE HEREINAFTER CONSTRUCTED ON THE LAND SHOWN ON THIS PLAT BUT EXCLUDING ANY DRIVE-THRU LANE AND DRIVE-THRU STACKING LANES, MOTOR FUELS FACILITY AND THE CANOPY AREA HEREINAFTER CONSTRUCTED ON THE LAND SHOWN ON THIS PLAT.

THE STATE OF TEXAS COUNTY OF HIDALGO

THE STATE OF TEXAS

COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE 7-ELEVEN ON WARE ROAD SUBDIVISION SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

ROMAN CERVANTES MORALES (DIRECTOR) RRDM NEVADA HOLDINGS, LLC 3333 EAST SERENE AVENUE, STE. 140 HENDERSON, TV 89074

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

NOTARY PUBLIC, FOR THE STATE OF TEXAS MY COMMISSION EXPIRES

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

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

MAYOR, CITY OF McALLEN

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

CITY SECRETARY

CHAIRMAN, PLANNING COMMISSION

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

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

SECRETARY PRESIDENT

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

THE STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE 7-ELEVEN ON WARE ROAD SUBDIVISION SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILI 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

W A LANDRETH III (MANAGER) VAQUERO WARE PARTNERS, LP. A TEXAS LIMITED PARTNERSHIP 2900 WINGATE STREET, SUITE 200 FORT WORTH, TEXAS 76107

THE STATE OF TEXAS COUNTY OF HIDALGO

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

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

STATE OF TEXAS COUNTY OF HIDALGO

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

DATED THIS THE ____DAY OF_

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368

DATE PREPARED: 10/08/2021

ENGINEERING JOB # 21024.00



STATE OF TEXAS

COUNTY OF HIDALGO

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

DATED THIS THE DAY OF

FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No. 4750 STATE OF TEXAS

DATE SURVEYED: 12/10/2020 SURVEY JOB # 20695.08





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

INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

DEPUTY

04/01/2022 Page 1 of 3 SUB2022-0028



Reviewed On: 4/1/2022

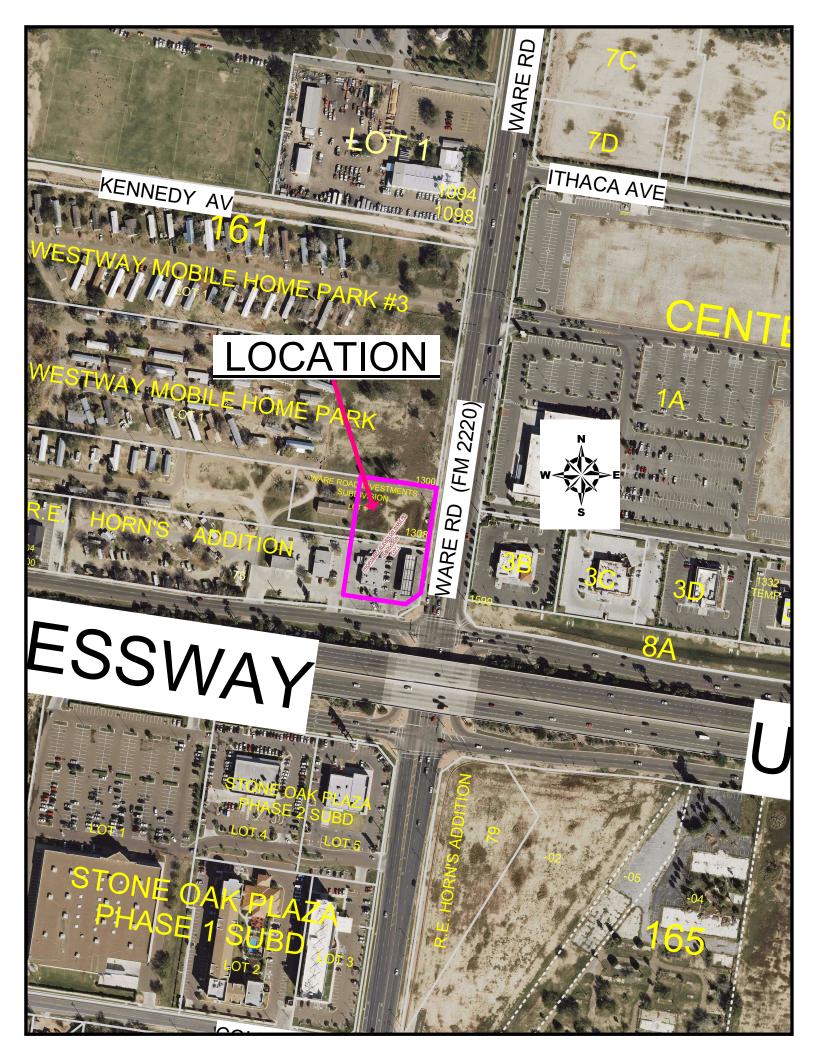
SUBDIVISION NAME: 7-11 (WARE ROAD) SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
S. Ware Road (FM 2220): Existing 60 ft. from centerline for 120 ft. ROW Paving: by the state Curb & gutter: by the state **City of McAllen Thoroughfare Plan	Compliance
U.S. Expressway 83 (Interstate 2) - 320 ft. ROW existing Paving: by the state Curb & gutter: by the state **City of McAllen Thoroughfare Plan	Compliance
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **24 ft. paved service drive proposed on plat **Subdivision Ordinance: Section 134-106	Compliance
BETBACKS	
* Front: Ware Road (FM 2220): 60 ft. or greater for the north 109. 52 ft. of Lot 1 and 50 ft. for the south 168.10 ft. of Lot 1 *Existing recorded plat provides for a 60 ft. setback or greater for approved site plan and will be maintained. ***Please include the dimension on plat prior to recording	Required
Proposing: U.S. Expressway 83 (Interstate 2): 60 ft. or greater for approved site plan or easements **Zoning Ordinance: Section 138-356	
* Rear: In accordance with the Zoning Ordinance, or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Interior sides: In accordance with the Zoning Ordinance, or greater for easements. **Zoning Ordinance: Section 138-356	Applied

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* Corner: In accordance with the zoning ordinance or greater for approved site plan or easements *Setbacks for Ware Road and Expressway as noted above **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	
* 5 ft. wide minimum sidewalk required on Ware Road (FM 2220) and U.S. Expressway 83 (I2) **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Per Traffic Department, if existing curb cuts are relocated, a variance to the Access Management Policy will be required. **Must comply with City Access Management Policy and other Traffic Department requirements.	Applied
* Site Plan must be approved by Planning and Zoning Commission prior to building permit issuance ****Please add plat note as shown above prior to recording. ****If proposing to remove any plat notes of the existing recorded plat, plat vacate will be required.	Required
* Common Areas, any private streets/drives, gate areas, 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 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA

04/01/2022 Page 3 of 3 SUB2022-0028

* Lots fronting public streets **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 **Zoning Ordinance: Section 138-356 **Zoning Ordinance: Section 138-356 **Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V * Rezoning Ordinance: Article V * Rezoning Ordinance: Article V **PARKS * Land dedication in lieu of fee. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording * Pending review by the Parkland Dedication Advisory Board and CC. **RAFFIC * As per Traffic Department, Trip Generation approved, TIA is approved. * Traffic Impact Analysis (TIA) approved as per Traffic Department. **Complete **Complete **Complete **Service drive may be required to extend once adjacent properties to the north develop as may be applicable, or note will be required on plat indicating it will be reviewed with site plan, will be finalized prior to recording. ***Terposing to remove any plat notes or any established conditions of the existing recorded plat, plat vacate will be required. ****The proposing to remove any plat notes or any established conditions of the existing recorded plat, plat vacate will be required. *****The proposing to remove any plat notes or any established conditions of the existing recorded plat, plat vacate will be required. *******The proposing to remove any plat notes or any established conditions of the existing recorded plat, plat vacate will be required. *********The proposing to remove any plat notes or any established conditions of the existing recorded plat, plat vacate will be required. ***********************************		
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Zoning Ordinance: Section 138-356 **Zoning C-3 Proposed: C-3 *Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V *PARKS * Land dedication in lieu of fee. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording * Pending review by the Parkland Dedication Advisory Board and CC. **RAFFIC * As per Traffic Department, Trip Generation approved, TIA is approved. * Traffic Impact Analysis (TIA) approved as per Traffic Department. * Comments: * Must comply with City's Access Management Policy. **Service drive may be required to extend once adjacent properties to the north develop as may be applicable, or note will be required on plat indicating it will be reviewed with site plan, will be finalized prior to recording. *****If proposing to remove any plat notes or any established conditions of the existing recorded plat, plat vacate will be required. ******If proposing to remove any plat notes or any established conditions of the existing recorded plat, plat vacate will be required. ********If proposing to remove any plat notes or any established conditions of the existing recorded plat, plat vacate will be required. ************************************		Applied
* Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V * Land dedication in lieu of fee. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording * Pending review by the Parkland Dedication Advisory Board and CC. * RAFFIC * As per Traffic Department, Trip Generation approved, TIA is approved. * Traffic Impact Analysis (TIA) approved as per Traffic Department. * Complete * Comments: * Must comply with City's Access Management Policy. ****Service drive may be required to extend once adjacent properties to the north develop as may be applicable, or note will be required on plat indicating it will be reviewed with site plan, will be finalized prior to recording. *****If proposing to remove any plat notes or any established conditions of the existing recorded plat, plat vacate will be required. ********As per plans submitted by the Engineer, the north 30 ft. and the west 110 ft. of the recorded Ware Road Investments Subdivision to be one tract. Verify no landlock properties exists prior to recording. ************************************		Compliance
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Comments: *Must comply with City's Access Management Policy. ***Service drive may be required to extend once adjacent properties to the north develop as may be applicable, or note will be required on plat indicating it will be reviewed with site plan, will be finalized prior to recording. ****If proposing to remove any plat notes or any established conditions of the existing recorded plat, plat vacate will be required. *****As per plans submitted by the Engineer, the north 30 ft. and the west 110 ft. of the recorded Ware Road Investments Subdivision to be one tract. Verify no landlock properties exists prior to recording. ******Reference documents for the 60 ft. ROW claimed by HC Irrigation District #1, if an abandonment is needed, it will have to be finalized prior to recording as applicable. ******Recommendation: STAFF RECOMMENDS APPROVAL OF SUBDIVISON IN FINAL FORM Applied	* Traffic Impact Analysis (TIA) approved as per Traffic Department.	Complete
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Recommendation: STAFF RECOMMENDS APPROVAL OF SUBDIVISON IN FINAL FORM Applied	*Must comply with City's Access Management Policy. ***Service drive may be required to extend once adjacent properties to the north develop as may be applicable, or note will be required on plat indicating it will be reviewed with site plan, will be finalized prior to recording. ****If proposing to remove any plat notes or any established conditions of the existing recorded plat, plat vacate will be required. *****As per plans submitted by the Engineer, the north 30 ft. and the west 110 ft. of the recorded Ware Road Investments Subdivision to be one tract. Verify no landlock properties exists prior to recording. *******Reference documents for the 60 ft. ROW claimed by HC Irrigation District #1, if an	Applied
	RECOMMENDATION	
		Applied



34620-0048

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 AVENUE 29th St. City Address or Block Number 2901 Gum wood Number of lots Gross acres	re
Owner	Name 2011 A. Garcia Ferik J. Mora Phone 90(980) 381-0981 Address 1608 N. 20th St. City McAllon State TX zip 1850+ E-mail 90 ruben a melden and wint. am	
Developer	Name DWW 500 EML J. MD70 Phone 4015 3810981 Address 7608 N. 20th St. City McAll State _ Tx zip 78504 Contact Person 600 GAYCIA E-mail 800100 JAWDD. WW	
Engineer	Name Melden & Hurt, File. Phone (956) 381-0961 Address 115 W. McIntre City Fain hurs State TX zip 7854 Contact Person Ruben James De Jesus E-mail ruben and nunt, com	
Surveyor	Name Melden & Hunt, Inc. Phone (186) 381-0981 Address 115 W. Mc Intime St. City Fainburd State TX zip 7854 DEGET VE	

10/19



City of McAllen

Planning Department VARIANCE TO SUBDIVISION PROCESS APPLICATION

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

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

Legal Description BEING A PESUSDIVISION OF D.400 OF DNE ACRE OUT OF UDT I, UNICORN ACRES, VOL 4, PG 3, HCMR. MCAUEN, HOW Street Address 2901 GUMUDOOD AVE. COONTY Number of lots 3 Gross acres O.4010 Existing Zoning SINGLE FAMILY (R-1) Existing Land Use VACANT Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required Name RUBEN JAMES DE JESOS Phone (950) 391.0981 Address 115 Up Mointy RE RO E-mail Mano a median and bundary City EDINBURA State TX Zip T8541
Street Address 2901 QUMUDOOD AVE Number of lots 3 Gross acres 0.401e Existing Zoning SINGLE FAMILY (Q-1) Existing Land Use VACANT Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required Name PUBER JAMES DE JESUS Phone (950) 391.0991 Address 115 Up 1 Mointy QE 20 E-mail Mana@Median and hand and and and and and and and and and
Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required Name RUBEN James DE JESOS Phone (956) 391.0991 Address 115 W. McIntype 20 E-mail mano@median andhunt.com
Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required Name RUBEN James DE JESOS Phone (956) 391.0991 Address 115 W. McIntype 20 E-mail mano@median andhunt.com
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Name RUBEN JAMES DE JESOS Phone (956) 391.0981 Address 115 Up: McIntype RD E-mail mano@median andhunt.com
Name RUBEN JAMES DE JESOS Phone (956) 391.0981 Address 115 Up: McIntype RD E-mail mano@median andhunt.com
Name RUBEN James DE JESOS Phone (956) 391.0981 Address 115 W. McIntype RO E-mail mano@meden andhunt.com
Address 115 wo i mainty RE RO E-mail management and huntion
Address 115 W: MCINTYDE RO E-mail mano meden and huntion
City BOINBURG State TX Zip T8641
0 1 0 1 7 11 11 11 11 11 11 11 11 11 11 11 11
Name Sonja garcia+ Erik Mora Phone Clo (956) 391.0981
Address TLOGN. 20th STREET E-mail Clo mand@medanandhuit City MCAUEN State TEXAS Zip 18504
6 City MCAUEN State TEXAS zip 18504
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 Mo 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)
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. Consequence Consequenc
Signature Sonia Garcia Date 2-07-2027
Print Name <u>Sonia Garcia</u>
FOR OFFICE USE ONLY
APPLICATION FILING FEE: \$250.00 Accepted by Payment received by DeleVIPED
Accepted by Payment received by Date TERED
MAR 2 2 2022
Initial: W

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.

Reason for Appeal

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

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

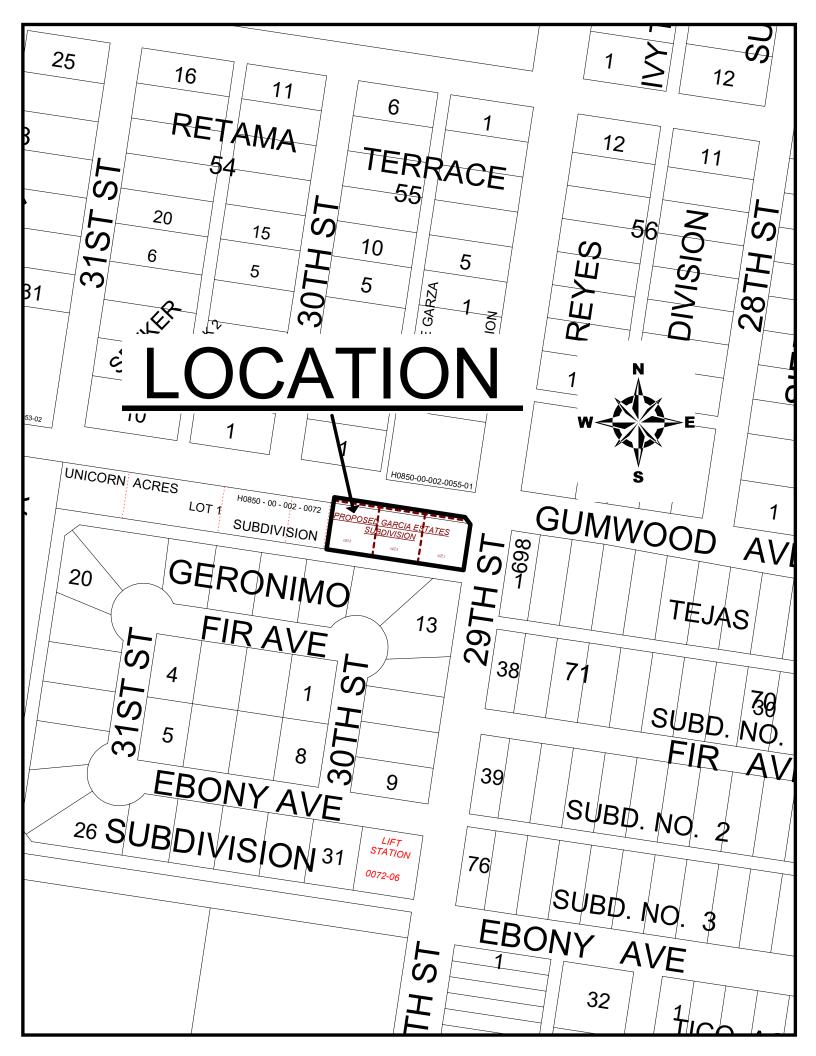


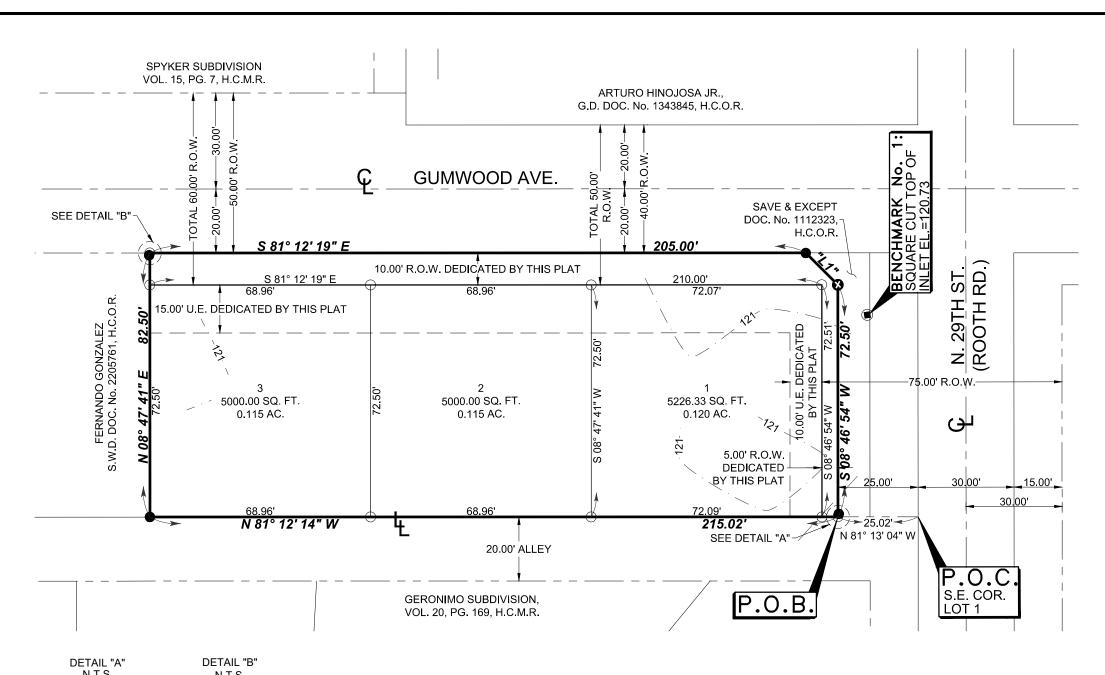
Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are not an eligible standing for a variance. Please submit for consideration and review any combination of the following: (If necessary, please use an additional page to complete responses)

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

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

 Describe the special circumstances or conditions affecting the land involved such that the stri application of the provisions of this chapter would deprive the applicant of the reasonable use of h land.
The lay of the land does not allow for any other layout and the 45' setback that is required will not allow a home
to be constructed because the property is only 72.5' in width. Take away the front 45' and the rear 10' it leaves
only 17.5' of buildable area; therefore, we are requesting a 25 foot setback in the front in lieu of the 45' required
Described how the variance is necessary for the preservation and enjoyment of the legal proper rights of its owner.
The variance is necessary because there are no other options for the property because of its narrow shape. The
property will be used to construct a single family residence and the required 45' setback would leave little or no
room to construct a house on said lot.
 Describe how the variance will not be detrimental to the public health, safety or welfare or injurious the legal rights other property owners enjoy in the area.
The variance will not be detrimental to the public health, safety, or welfare or injurious to the legal rights that
other property owners may enjoy within the proposed area.
Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.
The variance will not have any negative effect or prevent the orderly subdivision of other lands within the area
in accordance with the provisions of this chapter and the City of McAllen.





METES AND BOUNDS DESCRIPTION:

CORNER OF THIS TRACT;

OF THIS TRACT;

GENERAL NOTES:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1;

NORTHERNMOST NORTHEAST CORNER OF THIS TRACT;

SOUTHERNMOST NORTHEAST CORNER OF THIS TRACT;

1. THIS SUBDIVISION IS IN FLOOD ZONE "C" DEFINED AS "AREAS OF MINIMAL FLOODING".

COMMUNITY-PANEL NUMBER: 480334 0300 C MAP REVISED: NOVEMBER 16, 1982

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

FRONT - 45 FEET, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS

REAR - 10 FEET, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS SIDES - 6 FEET, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS

AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.

SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

ON TOP AT ELEVATION = 126.53 (TEXAS SOUTH 4205).

NORTHING: 16602749.543, EASTING: 1065387.532, ELEVATION: 120.73

ONE ACRE OF LAND, MORE OR LESS.

MEASURED FROM THE CENTER OF THE LOT.

6. NO BUILDING ALLOWED OVER ANY EASEMENT.

COMMERCIAL OR INDUSTRIAL ZONES/USES.

OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

CORNER - 10 FEET OR GREATER FOR EASEMENTS

BEINA A RESUBDIVISION OF A TRACT OF LAND CONTAINING 0.406 OF ONE ACRE SITUATED IN THE CITY OF

SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGE 3, HIDALGO COUNTY MAP RECORDS, WHICH SAID 0.406 OF ONE ACRE WAS CONVEYED TO ERIK J. MORA & SONIA GARCIA BY VIRTUE OF A

WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 2734788, HIDALGO COUNTY

OFFICIAL RECORDS, SAID 0.406 OF ONE ACRE ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE, N 81° 13' 04" W ALONG THE SOUTH LINE OF SAID LOT 1 AND THE NORTH RIGHT-OF-WAY LINE OF A 20.00-FOOT ALLEY, A DISTANCE OF 25.02 FEET TO A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 29TH STREET, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED

1. THENCE, N 81° 12' 14" W A DISTANCE OF 215.02 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHWEST

2. THENCE, N 08° 47' 41" E A DISTANCE OF 82.50 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER

3. THENCE, S 81° 12' 19" E ALONG THE NORTH LINE OF SAID LOT 1 AND THE EXISTING SOUTH RIGHT-OF-WAY

5. THENCE, S 08° 46' 54" W A DISTANCE OF 72.50 FEET THE POINT OF BEGINNING AND CONTAINING 0.406 OF

LINE OF GUMWOOD AVENUE A DISTANCE OF 205.00 FEET TO A NO. 4 REBAR FOUND FOR THE

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

GARAGE - 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.

4. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT:

5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT,

7. A 4-FOOT WIDE MINIMUM SIDEWALK IS REQUIRED ALONG GUMWOOD AVENUE AND N. 29TH STREET - ROOTH RD.

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

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

→BENCHMARK No. 1: SQUARE CUT ON TOP OF TYPE "A" INLET ALONG N. 29TH STREET - ROOTH RD.

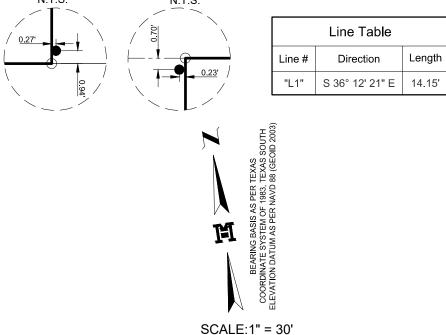
→CITY OF McALLEN BENCHMARK: "MC 77" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 6, 1999. BEING LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF BUSINESS 83 AND 23RD STREET. 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP

8. A 6' OPAQUE BUFFER WILL BE REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND

374 C.F. (0.009 AC.-FT.) TO BE PROVIDED WITHIN GREEN AREAS OF THIS SUBDIVISION. THIS IS AN ESTIMATE ONLY

4.THENCE, S 36° 12' 21" E A DISTANCE OF 14.15 FEET TO AN "X" MARK ON CONCRETE FOUND FOR THE

MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 1, UNICORN ACRES



- LEGEND FOUND No.4 REBAR
- FOUND SQUARE CUT ★ FOUND "X" MARK ON CONCRETE SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- AC. OF ONE ACRE DOC. - DOCUMENT - ELEVATION
- G.D. GIFT DEED H C M R - HIDAI GO COUNTY MAP RECORDS H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS No. - NUMBER
- N.T.S. NOT TO SCALE PG. - PAGE P.O.B. - POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING R.O.W. RIGHT-OF-WAY S.E. COR. - SOUTH EAST CORNER
 SQ. FT. - SQUARE FEET
 S.W.D. - SPECIAL WARRANTY DEED
 U.E. - UTILITY EASEMENT
 VOL. - VOLUME
- G CENTER LINE

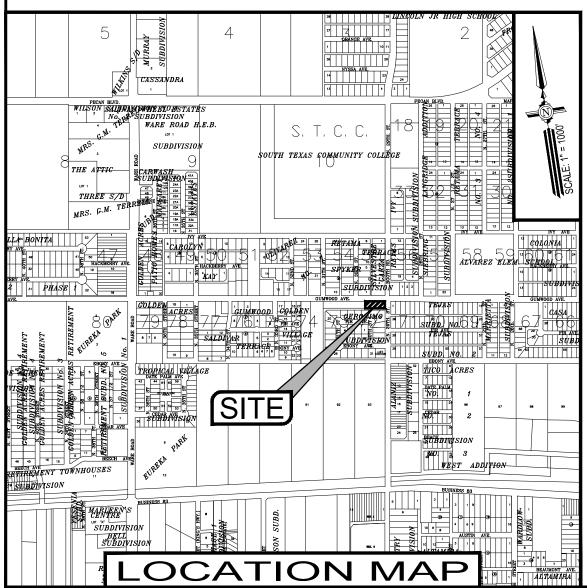
4 - LOT LINE

DRAWN BY: S.A. DATE 11-3-2020 SURVEYED, CHECKED



FINAL CHECK ___

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



PLAT OF

GARCIA ESTATES SUBDIVISION

BEING A RESUBDIVISION OF 0.406 OF ONE ACRE OUT OF LOT 1, UNICORN ACRES, VOLUME 4, PAGE 3, HIDALGO COUNTY MAP RECORDS. CITY OF McALLEN, HIDALGO COUNTY, TEXAS

THE STATE OF TEXAS COUNTY OF HIDALGO

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

SONIA GARCIA 7608 N. 20TH STREET McALLEN, TEXAS 78504

THE STATE OF TEXAS COUNTY OF HIDALGO

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

NOTARY PUBLIC, FOR THE STATE OF MY COMMISSION EXPIRES:

THE STATE OF TEXAS COUNTY OF HIDALGO

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

ERIK J. MORA 7608 N. 20TH STREET

THE STATE OF TEXAS COUNTY OF HIDALGO

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

NOTARY PUBLIC, FOR THE STATE OF MY COMMISSION EXPIRES:

THE STATE OF TEXAS COUNTY OF HIDALGO

THE UNDERSIGNED, LIENHOLDER HOLDING A SECURITY INTEREST IN THE ABOVE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT AND DESIGNATED AS HIGHLAND OAKS SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE REAL PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED REAL PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

ALEX MORENO JR. TRUSTEE 4751 S. JACKSON RD. EDINBURG, TEXAS 78539 THE STATE OF TEXAS

COUNTY OF HIDALGO

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

NOTARY PUBLIC, FOR THE STATE OF MY COMMISSION EXPIRES:

THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED. CHAIRMAN, PLANNING COMMISSION I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED. MAYOR, CITY OF McALLEN CITY SECRETARY THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS, THE _____DAY OF _____ NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT OF WAYS OR EASEMENTS. 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

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN HEREBY CERTIFY

THE STATE OF TEXAS COUNTY OF HIDALGO

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

DATED THIS THE___DAY OF____

RUBEN JAMES DE JESUS, PROFESSIONAL ENGINEER No. 126282 STATE OF TEXAS

DATE PREPARED: 11-3-2020 ENGINEERING JOB No. 20155.00



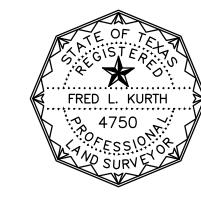
THE STATE OF TEXAS COUNTY OF HIDALGO

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

DATED THIS THE

FRED L. KURTH, R.P.L.S. # 4750 DATE SURVEYED: 8-12-2020 T-1107, PG. 47

SURVEYING JOB No. 20155.08





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

____ AM/PM INSTRUMENT NUMBER__ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

____ DEPUTY

04/01/2022 Page 1 of 3 SUB2020-0048



Reviewed On: 4/1/2022

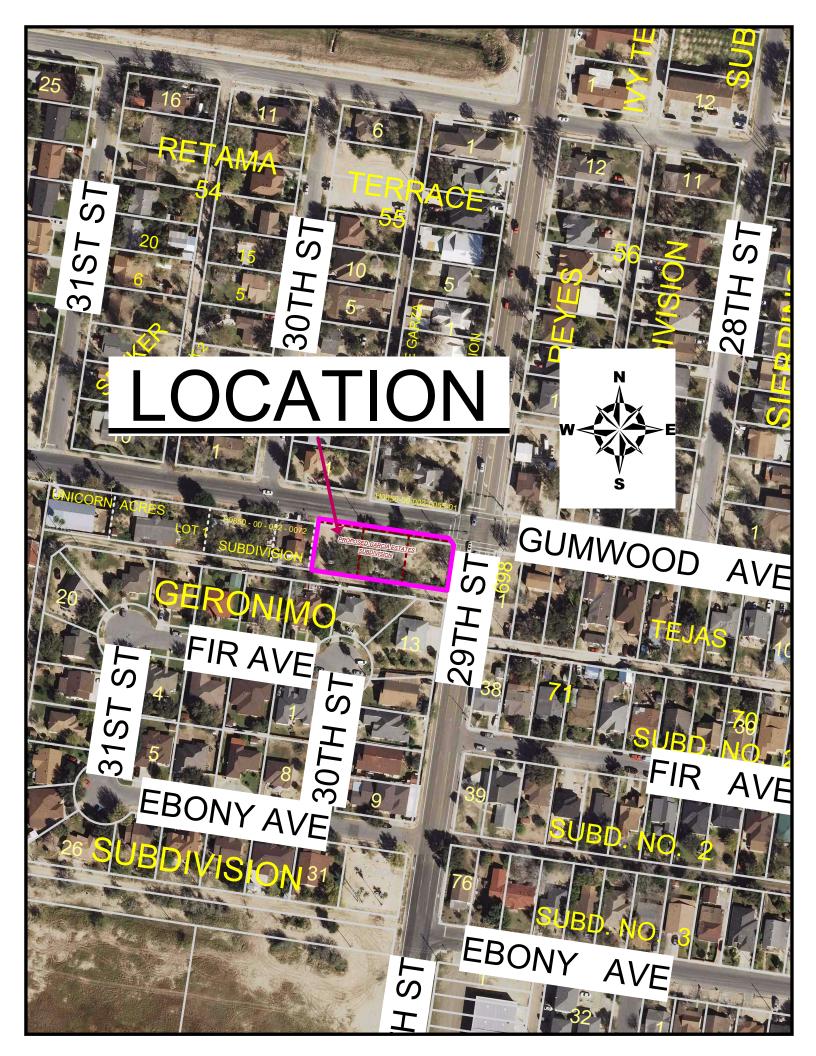
SUBDIVISION NAME: GARCIA ESTATES	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. 29th Street: *10 ft. ROW dedication required for 50 ft. from centerline required for 100 ft. total ROW Paving: min. 52 ft. Curb & gutter: Both sides *PZ Board recommended approval on October 5, 2021 and on October 25, 2021 City Commission approved the variance dedication of 5 ft. of additional ROW for N. 29th Street in lieu of 10 ft.	Applied
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 *PZ Board recommended approval on October 5, 2021 and on October 25, 2021 City Commission approved the variance dedication of 10 ft. of additional ROW instead of the required 20 ft. along Gumwood Avenue.	Applied
* 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. ***Engineer submitted variance application in March 22, 2022, proposing 25 ft. in lieu of the required 45 ft. front setback.	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: 10 ft. or greater for easements	Applied
* Garage: 18 ft. except where greater setback is required, greater setback applies	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
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

04/01/2022 Page 2 of 3 SUB2020-0048

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
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, Private Streets, service drives, etc. must be maintained by the lot owners and not the City of McAllen	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 requirments per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies for public subdivisions	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **If proposed number of lots changes, new requirements might be triggered. OT REQUIREMENTS	NA
OF REQUIREMENTS	
* Minimum lot width and lot area	Compliance
* Lots fronting public streets	Compliance
ONING/CUP	
* Existing: R-1 Proposed: R-1 (Single Family Residences)	Compliance
* Rezoning not required if proposed use is single family residences.	NA
ARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Per parks Department $$700 \times 3$ lots = $2,100$	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
RAFFIC	
* As per Traffic Department, Trip Generation waived for three single family residences. No TIA required.	Completed
* As per Traffic Dept., Traffic Impact Analysis (TIA) not required prior to final plat.	NA

04/01/2022 Page 3 of 3 SUB2020-0048

COMMENTS	
Comments: *Must comply with City's Access Management Policy Subdivision was approved in preliminary form at the P&Z meeting of August 18, 2020. ****Review sec. 134-106 re: lots fronting collector/arterial roads	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED AND CLARIFICATION ON THE REQUESTED VARIANCE.	Applied



Sub2021-0019

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

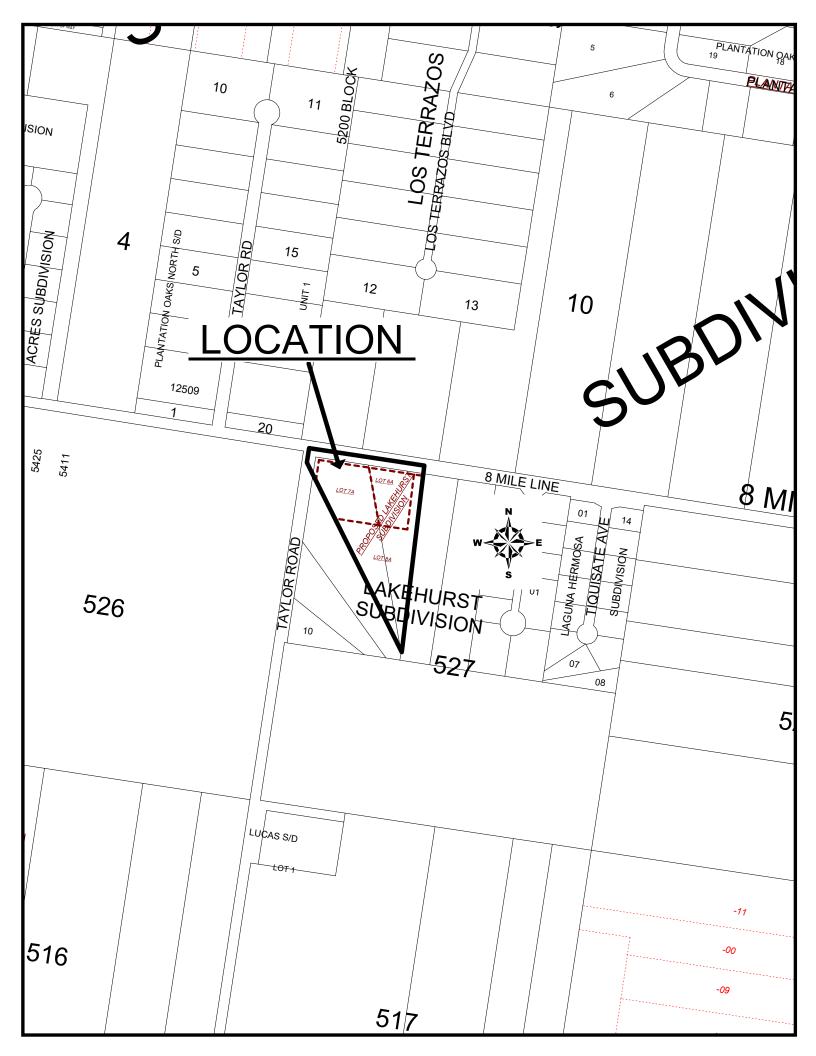
	SUBDIVISION I LAT REVIEW
Project Description	Subdivision Name WK huyst Lots 6A 7A £ 7B Subdivision Location Solth Lots (A) The Lots (A) The Location Solth Location Solth Lots (A) The Location Solth Location S
Owner	Name Sunni J. Miller and Phone 15w 601-9288 Address 1.0. Bux 2957 City Edinburg State TX zip 78540 E-mail Sunni Miller a Maul. Com
Developer	Name Sunni A. Runde and Phone 980 607-9288 Address
Engineer	Name Molden & Hunt, Inc. Phone (954) 38 1098 Address 115 W. Mc Inture City Ediunum State TX Zip 7854 Contact Person Maril A. Reyna, P.E. E-mail Maril a McIdenandhunt. Com
Surveyor	Name Melden & Hunt, IMC. Phone (976) 381-0981 Address ID W. Mc Intrace St. City Edinburg State Tx Zip 78541

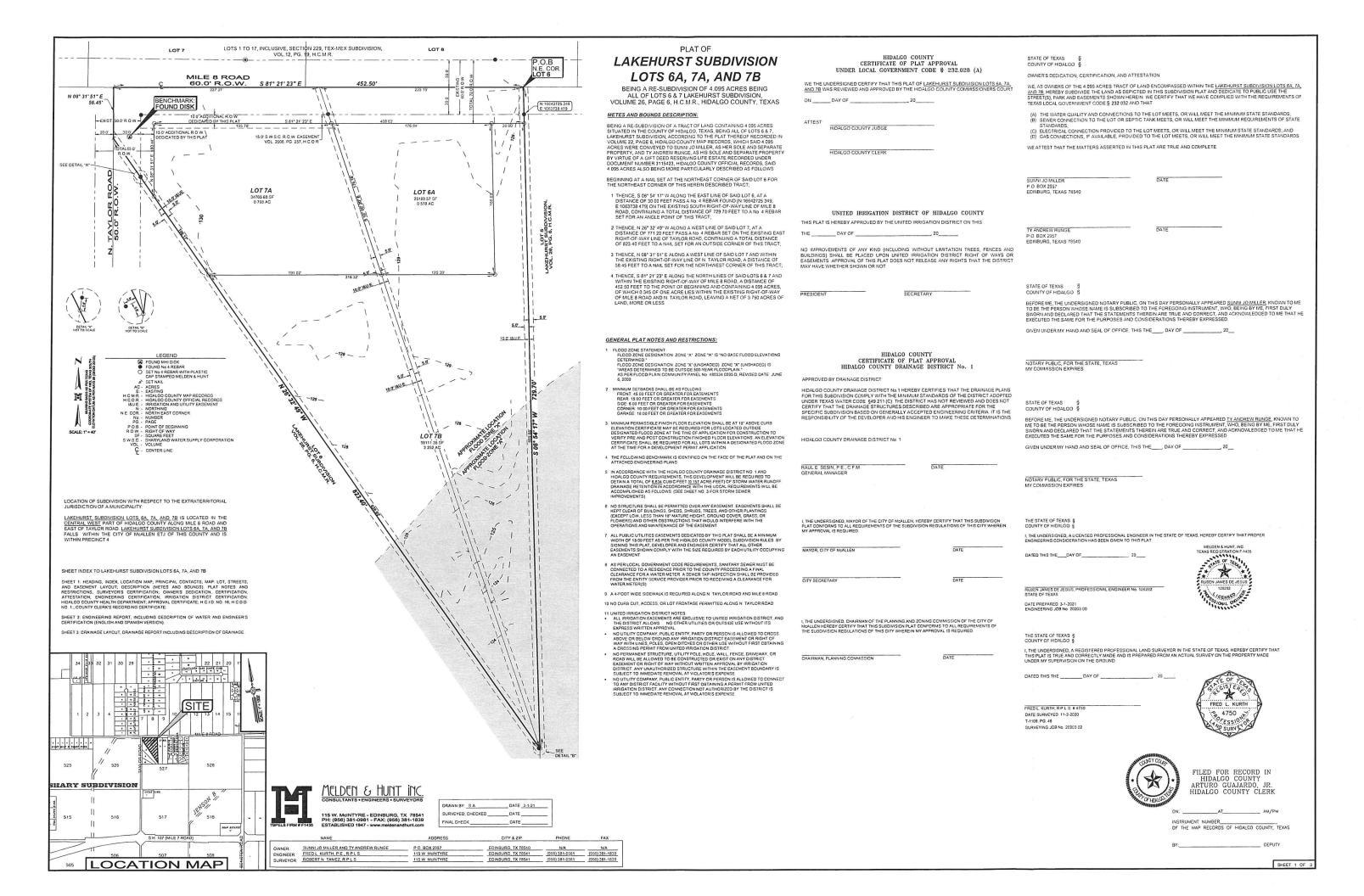
Owner

\$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
 PLAT TO SHOW: ✓ Metes and bounds ✓ Lots numbered with dimensions and area of irregular lots noted ✓ Surrounding platted lots and/or lot lines for uplatted tracts ✓ Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines ✓ North arrow, scale and vicinity map ✓ Name & dimension of adjoining street ROWs (total width & width from centerline)
Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 ½" by 11" copies/legible copy of the plat, affected by changes.
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 Lynni Miller Tykunge Date 2-12-202 Print Name Sunni Miller Tykunge

Authorized Agent \square

10/19





03/30/2022 Page 1 of 3 SUB2021-0019



Reviewed On: 3/30/2022

SUBDIVISION NAME: LAKEHURST LOTS 6A, 7A AND 7B SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Mile 8 Road: 10 ft. required for 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides *****Show existing ROW from centerline and to new property line after accounting for ROW dedication ***City of McAllen Thoroughfare Plan	Non-compliance
N. Taylor Road: 15 ft. additional ROW required for total 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides **Include North reference on plat for North Taylor Road ***Show existing ROW from centerline and to new property line after accounting for ROW dedication ****Money must be escrowed if improvements are not built prior to recording ******City of McAllen Thoroughfare Plan	Non-compliance
* 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 134-105	NA
SETBACKS	
* Front: 45 ft. or greater for easements. ****Zoning Ordinance: Section 138-356	Applied
* Rear: 15 ft. or greater for easement ****Zoning Ordinance: Section 138-356	Applied
* Sides: 6 ft. or greater for easement ****Zoning ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements ***Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. or greater for easements. ****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 N. Taylor Road and Mile 8 Road. ***Subdivision Ordinance: Section 134-120	Applied

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

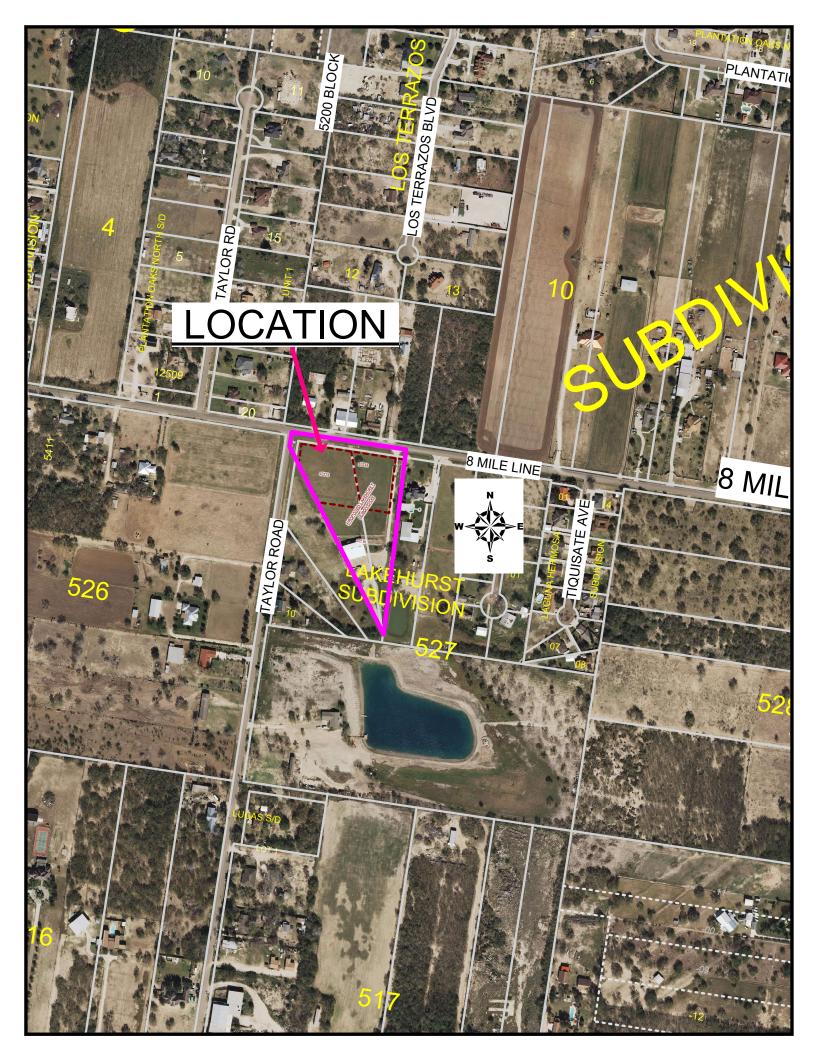
03/30/2022 Page 2 of 3 SUB2021-0019

* 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
IOTES	
* No curb cut, access, or lot frontage permitted along N. Taylor Road ***Per Access Management Policy, 8 Mile Road requires 200 ft. spacing. Submit site plan with pavement markings for review prior to final	Non-compliance
* 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	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 requirments per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. *Section 110-72 for public subdivisions	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
OT REQUIREMENTS	
* Lots fronting public streets **Zoning Ordinance: Section 138-1	Compliance
* Minimum lot width and lot area **Lot 7B on plat submitted March 28, 2022- does not meet minimum lot frontage requirement of 50 ft. revise plat prior to final.	Non-compliance
ZONING/CUP	
* Existing: ETJ Proposed: ETJ	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	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
**As per Traffic Department, Trip Generation is waived for 3 single residential lots.	Complete
	· ' '

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

03/30/2022 Page 3 of 3 SUB2021-0019

* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy ***Revise lot layout for Lot 7B with 36.00 ft. frontage along Mile 8 Road since it does not meet 50 ft. minimum frontage prior to final	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL of the 6 month extension.	Applied

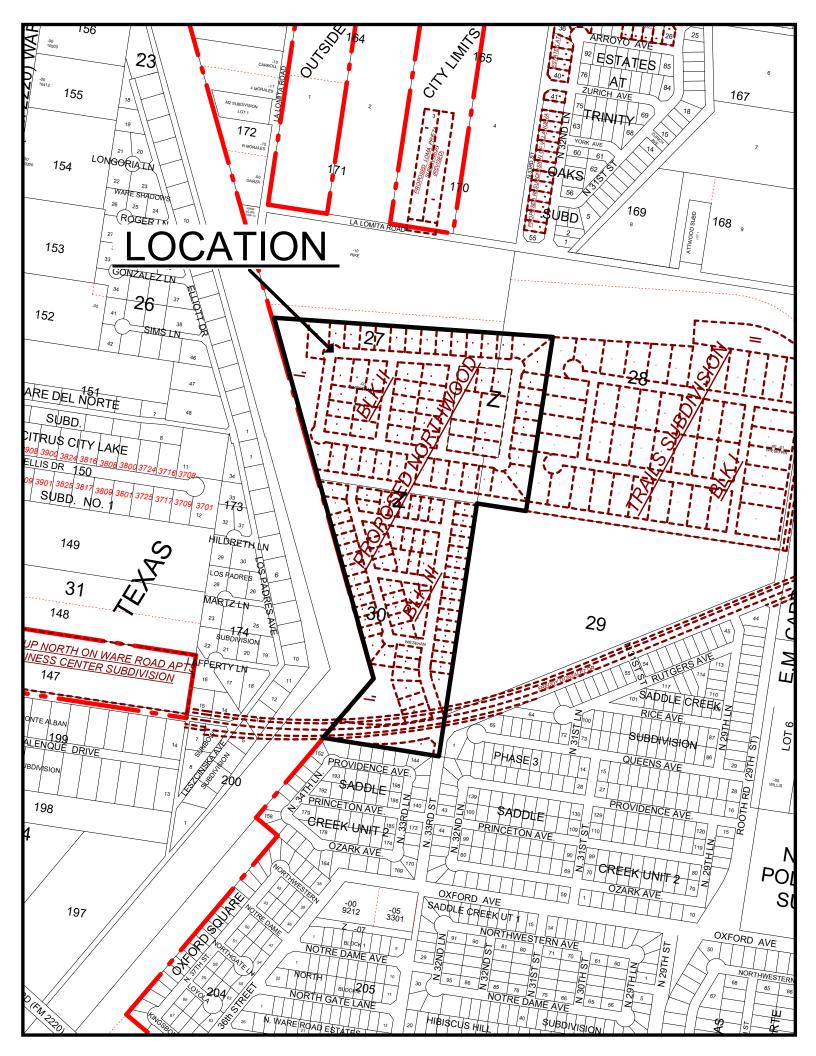


City of McAllen Planning Department **APPLICATION FOR**

WL

	-0
W3850	City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW SUBDIVISION PLAT REVIEW SUBDIVISION PLAT REVIEW
Project Description	Subdivision Name Northwood Trails Block II and Block III Location North 29th Street 195.0' north of Freddy Gonzalez Dr City Address or Block Number 3300 FreeDdy Gonzalez Dr Number of lotsBlock III - 64 Multi-Family Number of lotsBlock III - 67 Single Family Gross acres 42.62 Net acres Existing Zoning Proposed Rezoning Applied For Yes No Date Existing Land Use Vacant Proposed Land Use Irrigation District # 1 Residential Replat Yes No Commercial Replat Yes No ETJ Yes No Agricultural Tax Exemption Yes No Estimated Rollback tax due \$28,591.6 Legal Description A 42.62 Acre Tract of Land Out of Lot 27 & 28 and 30, La Lomita Irrigation and Construction Company's Subdivision Hidalgo County, Texas
Owner	Name Red Rock Real Estate Development Group, Ltd. Phone (956) 800-1333 Address 2912 S. Jackson Rd City McAllen State TX Zip 78503 E-mail riocantu@yahoo.com
Developer	Name Red Rock Real Estate Development Group, Ltd. Phone (956) 800-1333 Address 2912 S. Jackson Rd City McAllen State TX Zip 78503 Contact Person Manuel Cantu E-mail riocantu@yahoo.com
Engineer	Name Quintanilla, Headley & Associates, Inc. Phone (956) 381-6480 Address 124 E. Stubbs City Edinburg State TX Zip 78539 Contact Person Alfonso Quintanilla, P.E. E-mail alfonsoq@qha-eng.com
Surveyor	Name Quintanilla, Headley & Associates, Inc. Phone (956) 381-6480 Address 124 E. Stubbs City Edinburg State TX Zip 78539 MAR 1 1 2022

	Proposed Plat Submittal		
Submitted with Application	\$225 Preliminary Review Fee and \$75 Final Approval Fee Title Report 8 ½" by 11" Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps 2 8 ½" by 11" copies/legible copies of plat with name & north arrow 6 Folded blueline prints of the proposed plat 2 Warranty Deeds (Identifiying 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		
Minimum Developer's Requirements Sul	PLAT TO SHOW: ✓ Metes and bounds ✓ Lots numbered with dimensions and area of irregular lots noted ✓ Surrounding platted lots and/or lot lines for uplatted tracts ✓ Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines ✓ North arrow, scale and vicinity map ✓ Name & dimension of adjoining street ROWs (total width & width from centerline) Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 ½" by 11" copies/legible copy of the plat, affected by changes.		
Owner's Signature	I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization. Signature Date Print Name Manuel N. Cantur, Member Authorized Agent Rev 03/11		



NORTHWOOD TRAILS BLOCK II & III

(PUBLIC AND PRIVATE SUBDIVISION)







QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM

ENTERED

MAR 1 1 2022

Initial: Out

04/01/2022 Page 1 of 4 SUB2022-0031



Reviewed On: 4/1/2022

SUBDIVISION NAME: NORTHWOOD TRAILS BLOCK II AND BLOCK III	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Freddy Gonzalez Dr.: 100 ft. ROW Paving: 65 ft. Curb & gutter: Both Sides ***Freddy Gonzalez Dr. alignment will be finalized prior to final ***Provide for temporary paved turnaround at the west end of street **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
N. 33rd Street: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both Sides ***Staff reviewing N. 33rd Street dedication requirement along Block II, will be finalized prior to final ***N. 33rd Street alignment will be finalized prior to final ***Intersection of N. 33rd Street at Freddy Gonzalez Dr. and 33rd Street to the south being reviewed and may require redesign of the intersection prior to final **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
E/W collector (Boundary between Block II &III): 60 ft. ROW Paving: 40 ft. Curb & gutter: Both Sides ***Include total ROW on the east side ***Between lots 1 and 24 Block III and lots 59-61 Block II, provide for a "knuckle" or redesign if the street will not cross the existing canal. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Internal Streets for R-1(Block III): 50 ft. ROW Paving: 32 ft. Curb & gutter: Both Sides ***Street names will be assigned prior to final **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Internal Streets for R-3A (Block II): 60 ft. ROW Paving: 40 ft. Curb & gutter: Both Sides ***Submit any applicable gate details for staff to review prior to final. Gate details may increase ROW required prior to final. ***Secondary access required as per subdivision ordinance and Fire Department **Street name will be assigned prior to final **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	
 * 900 ft. Block Length for R-3 Zone Districts ***Staff reviewing block length requirement for Block II to the north **Subdivision Ordinance: Section 134-118 	Non-compliance

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

04/01/2022 Page 2 of 4 SUB2022-0031

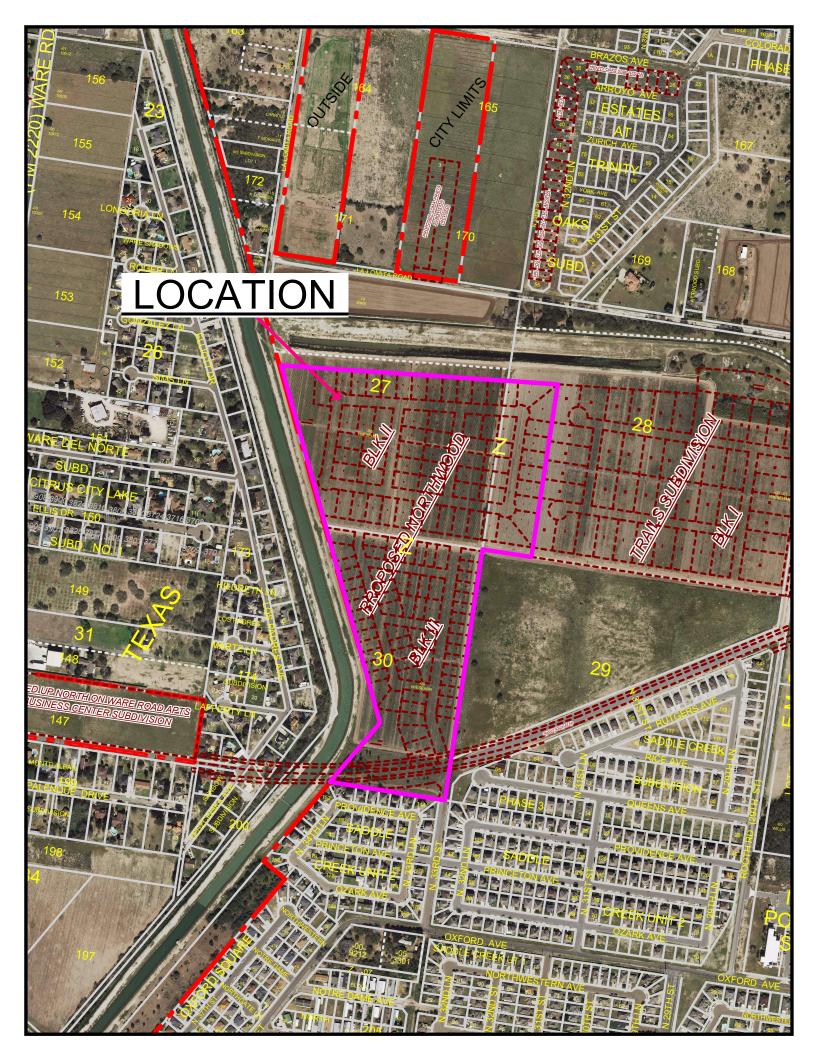
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Compliance
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Public Works Department might require dumpster easements or alley to provide waste collection service for the R-3A lots prior to final **Subdivision Ordinance: Section 134-106	TBD
SETBACKS	
* Front: Block II (multifamily lots): 20 ft. or greater for easements Front: Block III(single family lots): 25 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements **Please revise plat note #4 as shown above prior to final **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: 6 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required along Freddy Gonzalez Dr., E/W collector road, North 33rd Street, and on both sides of all interior streets. **5 ft. sidewalk might be required on both sides of Freddy Gonzalez Dr. by Engineering Department **Please revise plat note #9 as shown above, once sidewalk requirements are determined for Freddy Gonzalez Dr. prior to final **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time. **Please remove reference from plat note #4, it is required but not as a plat note.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along Freddy Gonzalez Dr., and E/W collector road **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied

04/01/2022 Page 3 of 4 SUB2022-0031

NOTES	
NOTES	
* No curb cut, access, or lot frontage permitted along Freddy Gonzalez Dr. and E/W collector Road. **Please revise plat note #15 as shown above prior to final	Non-compliance
**Must comply with City Access Management Policy	
* 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, gate 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. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Minimum lot width and lot area **Include lot dimension for lot 23 of Block III and verify all other lots prior to final **All lots must comply with minimum 50 ft. lot width and corner lots must be 4 ft. wider, please revise lots 25, 35, and 47 accordingly and verify all other lots are in compliance with frontage and minimum lot square footage requirements prior to final **Please verify all lots are buildable lots prior to final **Zoning Ordinance: Section 138-356	Non-compliance
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
ZONING/CUP	
* Existing: R-1 and R-3A Proposed: R-1 and R-3A ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Complete
PARKS	
* Land dedication in lieu of fee. **Must comply with Park Department requirements prior to final	TBD
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Total amount of park fees is subject to amount of proposed lots and dwelling units per each lot. **Must comply with Park Department requirements prior to final.	TBD

04/01/2022 Page 4 of 4 SUB2022-0031

* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording and/or land dedication.	l TBD
Total amount of park fees is subject to amount of proposed lots and dwelling units per each	
lot/and land dedication.	
**Must comply with Park Department requirements prior to final.	
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is	Non-compliance
required, prior to final plat.	
	TDD
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments:	Applied
*Must comply with City's Access Management Policy.	",
**Block II must comply with secondary access	
RECOMMENDATION	
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN	Applied
PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE	
APPROVAL.	



SUB2021-0149

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)

	SUBDIVISION LEAT REVIEW
Project Description	Subdivision Name SHARYLAND BUSINESS PARK NO. 10 APPROXIMATELY 0.35 MILES South of FM1016 & FM494 Location Intersection on the East Side of FM494 FRONTAGE City Address or Block Number Of S. SHARY PD Number of lots 3 Gross acres 40.816 Net acres 34.77 Existing Zoning I-1 Proposed I-1 Rezoning Applied For Yes No Date N/A Existing Land Use AGRI Proposed Land Use INDUSTRIAL Irrigation District #N/A Residential Replat Yes No Commercial Replat Yes No ETJ Yes No Agricultural Tax Exempt Yes No Estimated Rollback tax due Parcel No. PROPIDS: 280770 & 280771 Tax Dept. Review JOHN H SHARY ALL LOT 45 EXC N20'-E1273.44' & 1.82AC R/R R/O/W Legal Description 44.74AC GR 44.03AC NET
Owner	Name CASCADE REAL Operating LP. Phone (956) 724-7141 EXT. 212 Address 4302 UNIVERSITY BLVD City LAREDO State TX Zip 78041 E-mail RGORTIZ@KILLAMCO.COM
Developer	Name KILLAM DEVELOPMENT, LTD Phone (956) 337-3880 Address 4302 UNIVERSITY BLVD City LAREDO State TX Zip 78041 Contact Person ROLANDO G ORTIZ, PHD E-mail RGORTIZ@KILLAMCO.COM
Engineer	Name HALFF ASSOCIATES, INC Phone (956) 445-5205 Address 5000 W MILITARY HWY, STE 100 City McALLEN State TX Zip 78503 Contact Person ANDREW A SALINAS, PE, SIT E-mail ASALINAS@HALFF.COM
Surveyor	Name HALFF ASSOCIATES, INC Phone (956) 445-5254 Address 5000 w MILITARY HWY, STE 100 City McALLEN State TX Zip 78503 ENTERE DEC 2 2 2021

Proposed Plat Submittal

\$225 Preliminary Review Fee and \$75 Final Approval Fee

Title Report

- X 8 ½" by 11" Original Sealed Survey showing existing structures/ easements or 3 blueline copies
- X 2 Location Maps
- X 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- X 6 Folded blueline prints of the proposed plat
- X 2 Warranty Deeds (Identifiying owner on application)
- X Autocad 2005 DWG file and PDF of plat

Letter of Authorization from the owner, if applicable

X 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 ½" by 11" copies/legible copy of the plat, affected by changes.

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

Signature _____

Date 12-17-21

Print Name

ARAdciitte Killom II

Owner 🙀

Authorized Agent

ENTERED

10DEC 22 2021

Initial: DM





City of McAllen

Planning Department VARIANCE TO SUBDIVISION PROCESS APPLICATION

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

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

t	Legal Description BEING 40.816 ACRES SITUATED IN THE CITY OF MCALLEN AND BEING OUT OF LOTS 45 & 46 OF JOHN H. SHARY SUBDIVISION AS RECORDED IN VOL. 1, PG 17 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
Project	Street Address Honduras Ave, McAllen TX Number of lots 3 Gross acres 40.816
P	Existing Zoning I-1 Existing Land Use I-1
	☐ Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required
Ħ	Name_Cascade Real Estate Operating, LP_Phone (956)337-3880
Applicant	Address 4302 University Blvd E-mail rgortiz@killamco.com City Laredo State TX Zip 78041
	StateState
Owner	Name Cascade Real Estate Operating, LP Phone (956)724-7141 Address 4302 University Blvd E-mail rgortiz@killamco.com City Laredo State TX Zip 78041
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 2-25-22 Print Name Robert G. Ortiz Owner Dathorized Agent
Office	*FOR OFFICE USE ONLY* APPLICATION FILING FEE: \$ \$250.00 Accepted by Payment received by Date Rev 06/21 MAR 1 7 2022

Initial:

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

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

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

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.

(Var. 1)

The City's Policies/Ordinances are written for circumstances that would predominantly align with conventional residential/commercial traffic patterns. Those patterns would deem for a greater necessity of increased traffic lane counts. However, the proposed development falls inside a well-established industrial part of town. Therefore, we feel that the 52-ft pavement width requirement is unnecessarily robust for the area. It is our intent to extend Honduras Avenue into Shary Road (FM 494) utilizing the roadway's current width of 44-ft. Portland Cement Concrete will be used as the section as well.

(Var. 2)

The City's Policies/Ordinances are written for the allocation of equidistantly spaced Collector roadways at the 1/4 Mile marker throughout the City. Under normal convention a 1/4 Mile collector would align somewhere West of the Eastern property line of the proposed lot 29 and run in the N-S direction.

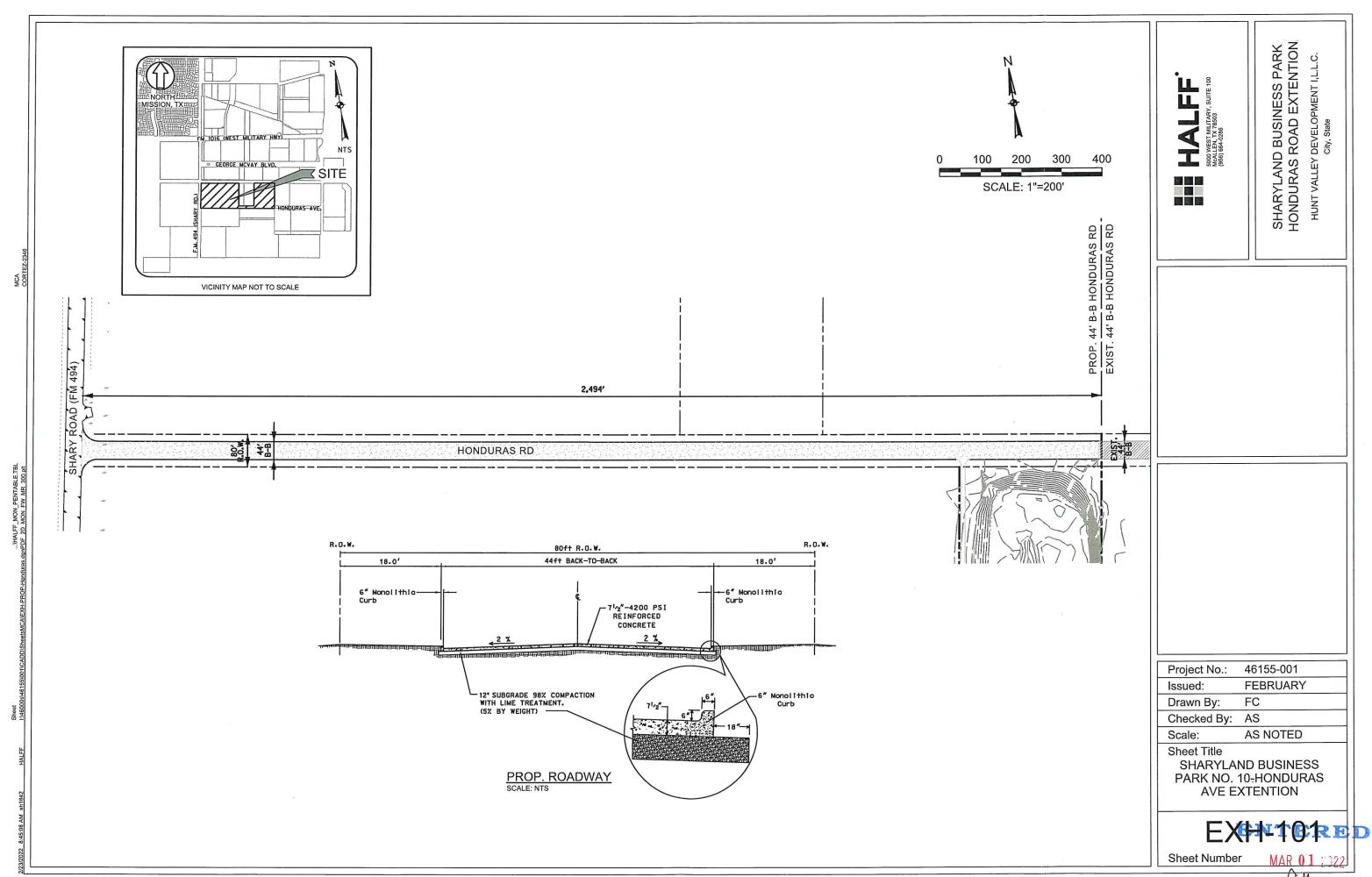
Looking at the surrounding site conditions, past developments such as Sharyland Business Park No. 2 and No. 3 have not dedicated Right-Of-Way for connection to the City's next major thoroughfare North. That being Military Highway (FM 1016). Additionally, the subdivision's location runs within a close proximity to the Texas-Mexico border. Therefore, if a collector was installed in the Southern direction, it's alignment would be terminated within the distance of under 1-mile. Considering these site conditions, allocation of dedicated the N-S Right-Of-Way seems infeasible and a burden to the development.

(Var. 3)

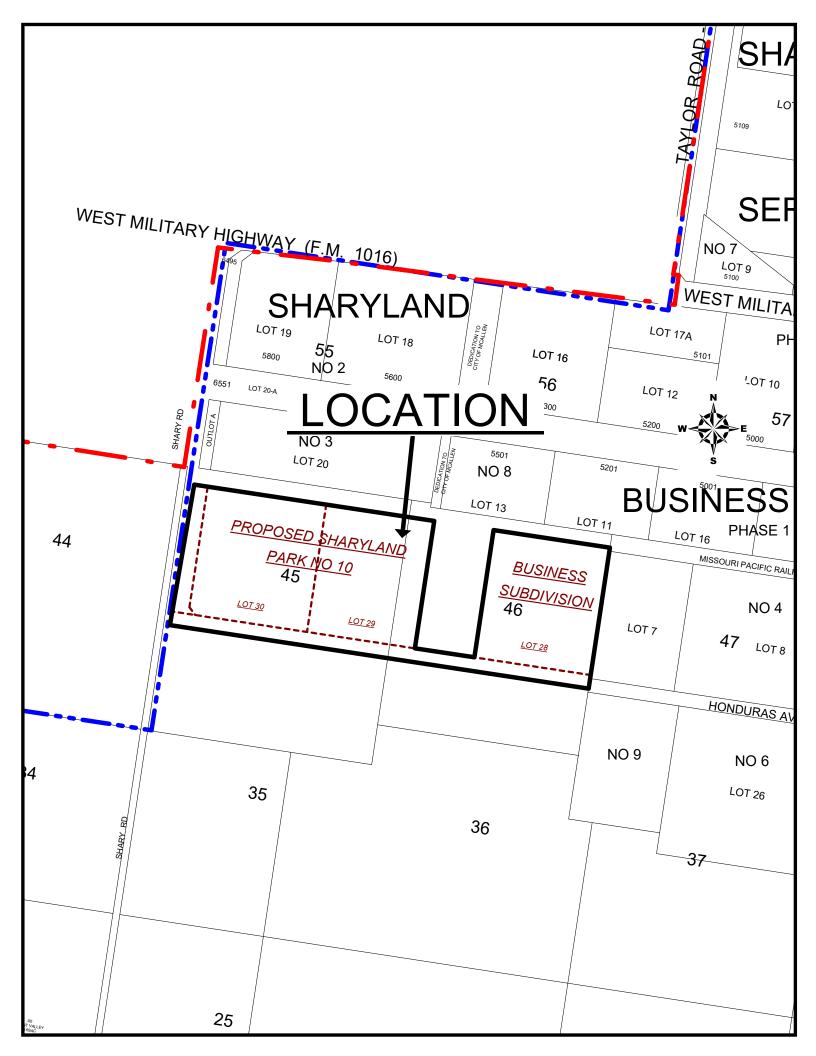
Reasons for Appeal

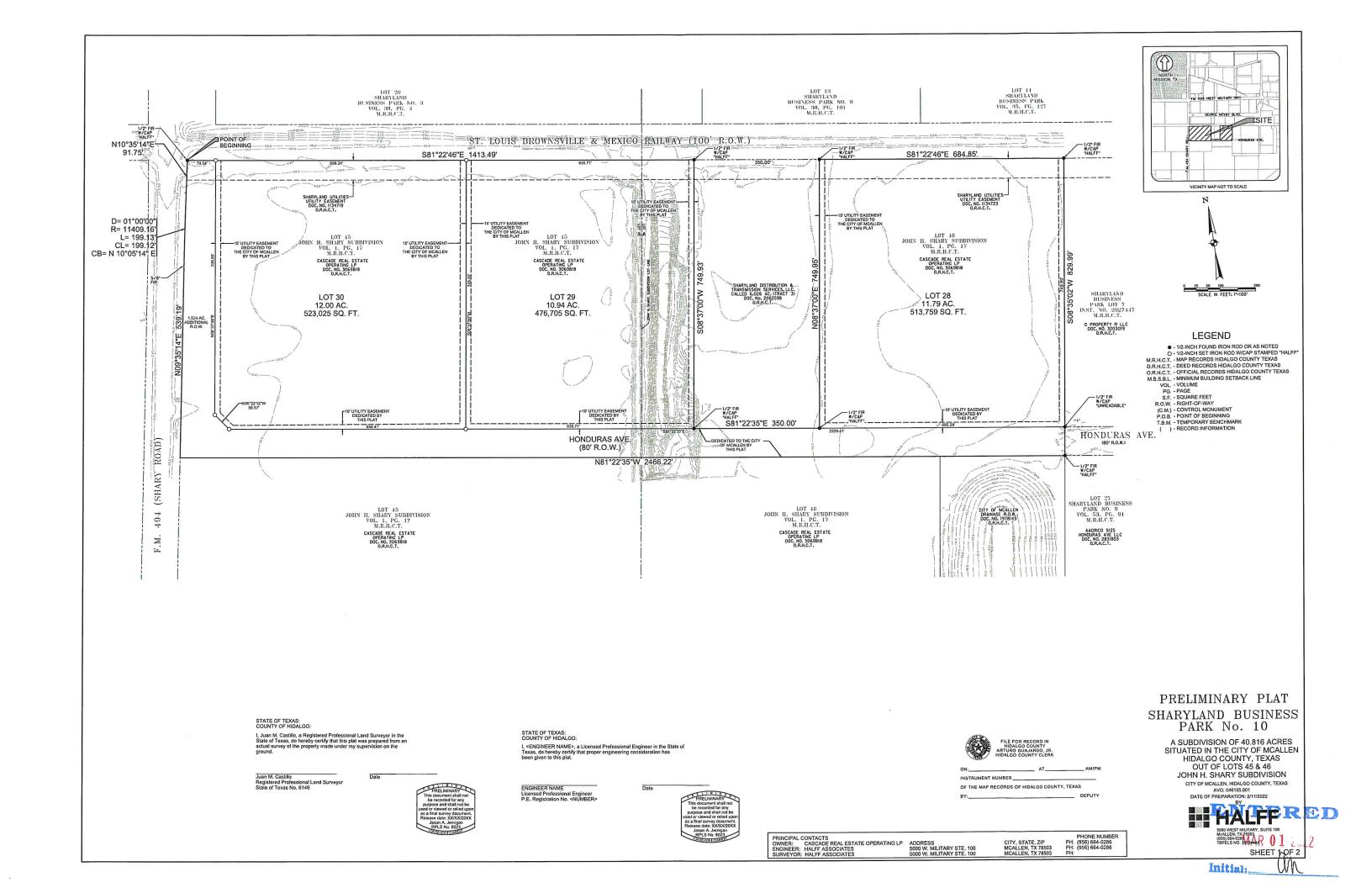
The City's Policies/Ordinances are written for block lengths to be a maximum distance of 1200-ft. The proposed extension of Honduras from it's dead-end point to South Shary Road (FM 494) is approximately 2,460-ft. The intent of the block length requirement was primarily designed to sustain the navigability of residential neighborhood throughout the City. As stated in both previous variance requests, this development falls within a well-established industrial part of town and the necessity for a 1/4-mile collector is infeasible. By virtue of the site's circumstances and the previous statements, the necessity for a 1200-ft block length is infeasible and a burden to the development.

ation



__Initial:_____





04/01/2022 Page 1 of 3 SUB2021-0149



Reviewed On: 4/1/2022

SUBDIVISION NAME: SHARYLAND BUSINESS PARK NO. 10	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
South Sharyland Road (FM 494): 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: Both Sides **Include ROW on both sides of centerline and label total ROW, indicate ROW dedication by this plat **Include ROW dedication ranges prior to final **Revise all "Shary Rd." wording on plat as shown above **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Honduras Ave: 80 ft. ROW dedication by this plat Paving: 52 ft. Curb & gutter: Both Sides *Subdivision Ordinance: Section 138-105 **Must escrow monies if improvements are not done prior to recording ***Engineer submitted variance application on March 1,2022, proposing 44ft. of pavement width in lieu of 52ft.	Non-compliance
N/S 1/4 Mile Collector Road: 60 ft. to 70 ft. ROW Paving: 40 ft. to 44 ft. Curb & gutter: Both Sides **Road might be required along east side of Lot 29. Staff will determine prior to final **Subdivision Ordinance: Section 134-105 **Must escrow monies if improvements are not done prior to recording. ***Engineer submitted variance application to the requirement of the N/S 1/4 Mile Collector Road on March 17, 2022 (existing railroad on the north).	TBD
Paving Curb & gutter	Applied
Paving Curb & gutter	Applied
* 1,200 ft. Block Length **Plat layout to be revised prior to final to comply with requirements. If proposing a variance, an application/request must be summited for review/processing. **Subdivision Ordinance: Section 134-118 ***Engineer submitted variance application to the requirement for the block length on March 17, 2022 (existing railroad on the north).	Non-compliance
* 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

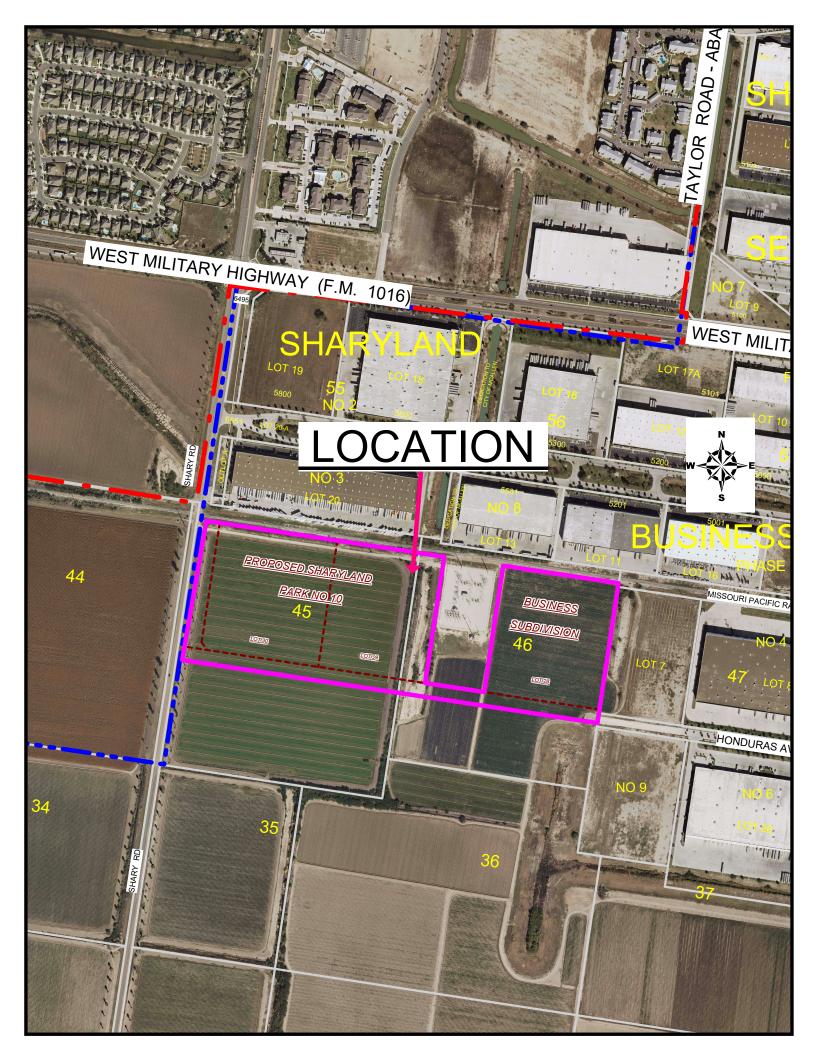
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

04/01/2022 Page 2 of 3 SUB2021-0149

SETBACKS	
* Front (Honduras Ave.): In accordance with the zoning ordinance or in line with existing structure, or greater for easements or site plan, whichever is greater **Please revise plat note as shown above **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the zoning ordinance, or greater for easements or site plan. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the zoning ordinance, or greater for easements or site plan. **Zoning Ordinance: Section 138-356	Applied
* Corner: In accordance with the zoning ordinance, or greater for easements or site plan. **Please add plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* 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 S. Shary Road (FM 494) and 4 ft. wide minimum sidewalk required on Honduras Avenue and any applicable roads prior to final **5 ft. sidewalk along Honduras Ave. and any other internal streets might be required prior to final as per Engineering Department **Plat note #10 will need to be revised once sidewalk requirements are determined prior to final	Non-compliance
**Subdivision Ordinance: Section 134-120	
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Verify compliance with Access Management Policy prior to final	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required

04/01/2022 Page 3 of 3 SUB2021-0149

* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: I-1 Proposed: I-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 dwelling unit/lot to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation is required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy **Plat notes to also comply with City's Standards prior to final. *** Clarify prior to final if "St. Louis Brownsville & Mexico Railway ROW" will remain or proposed to be abandoned. Any abandonments must be finalized prior to final plat review.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS, AND CLARIFICATION ON REQUESTED VARIANCES.	Applied



City of McAllen

Planning Department

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

	Subdivsion Name Yale Corner		
Project Information	Location Northwest corner of Yale and N. 10th	Street	
	City Address or Block Number 10301 N. 10th Street		
	Number of Lots 2 Gross Acres 4.41 Net Acr		
	Existing Zoning c-3 Proposed Zoning c-3 Rezoning	ng Applied for Yes x No Date	
	Existing Land Use vacant Proposed Land Use	ommercial Irrigation District # 2	
	Replat Yes X No Commercial R	Residential	
	Agricultural Exemption Yes X No Estimated Parcel # 297557 Tax Dent Review MANTS	Rollback Tax Due n/a No AG	
<u></u>	Parcel # 297557 Tax Dept. Review Manus	IN WOOD	
	Water CCN x MPU Sharyland Water SC C	Other	
	Legal Description 4.41 Acres out of Lot 5, Sect	ion 278, Texas Mexican Railway	
	Company Survey, Hidalgo Count	y, Texas	
<u>_</u>	Name A.V.L., LP, a Texas limited Parntership	Phone 956-683-100	
Owner	Address 3700 N. 10th Street Suite 201	E-mail <u>titusharms@yahoo.com</u>	
0	City McAllen State Texas	Zip _78501	
	Name Same as Owner	Phone	
obei			
do	Address	E-mail	
evelop	Address State	E-mail Zip	
Developer			
	City State		
	City State Contact Person	Zip	
	City State Contact Person Name Spoor Engineering Consultants, Inc.	Zip Phone 956-683-1000	
Engineer Develop	City State Contact Person Name Spoor Engineering Consultants, Inc. Address 202 S. 4th Street	Phone 956-683-1000 E-mail sec@spooreng.com	
	City State Contact Person Name Spoor Engineering Consultants, Inc. Address 202 S. 4th Street City McAllen State Texas	Phone 956-683-1000 E-mail sec@spooreng.com	
Engineer	City State Contact Person Name Spoor Engineering Consultants, Inc. Address 202 S. 4th Street City McAllen State Texas Contact Person Steve Spoor, P.E.	Zip Phone 956-683-1000 E-mail sec@spooreng.com Zip 78501	
	City State Contact Person Name Spoor Engineering Consultants, Inc. Address 202 S. 4th Street City McAllen State Texas Contact Person Steve Spoor, P.E. Name CVQ Land Surveyors	Zip Phone 956-683-1000 E-mail sec@spooreng.com Zip 78501 Phone 956-618-1551	

M

MAR 07 2022

Initial: DM

Proposed Plat Submittal

In Person Submittal Requirements

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

Email Submittal Requirements

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

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

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

Signature

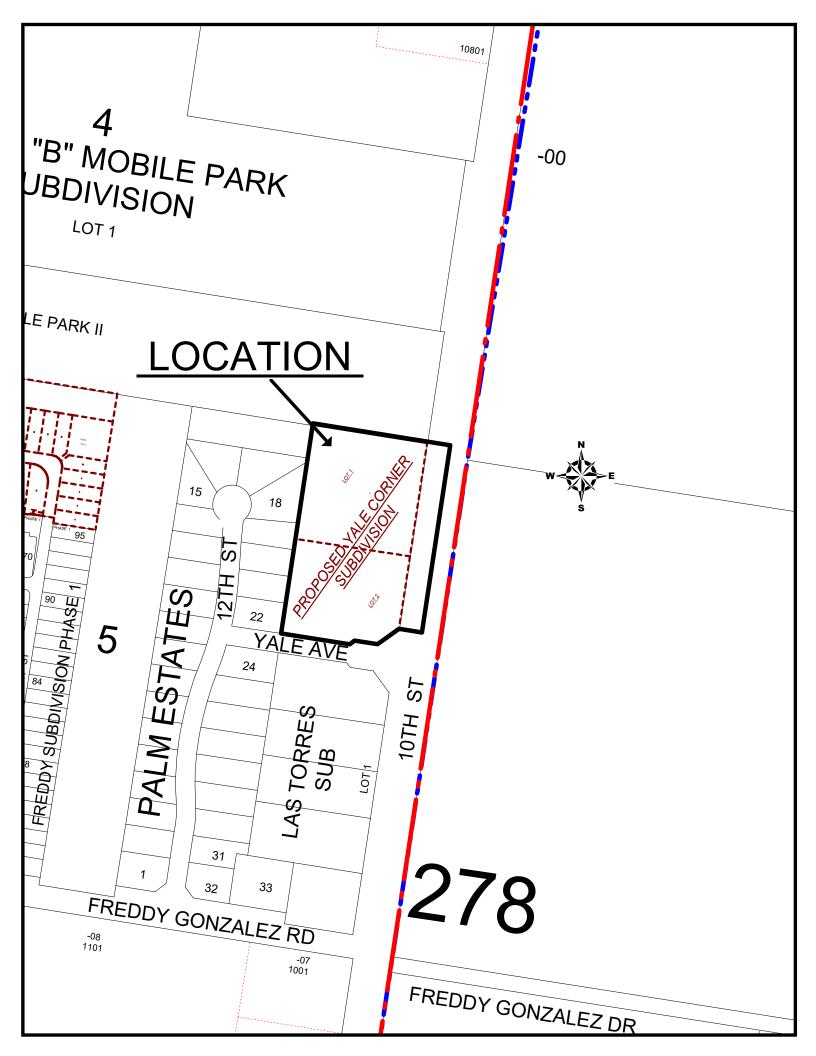
Date 3/3/2022

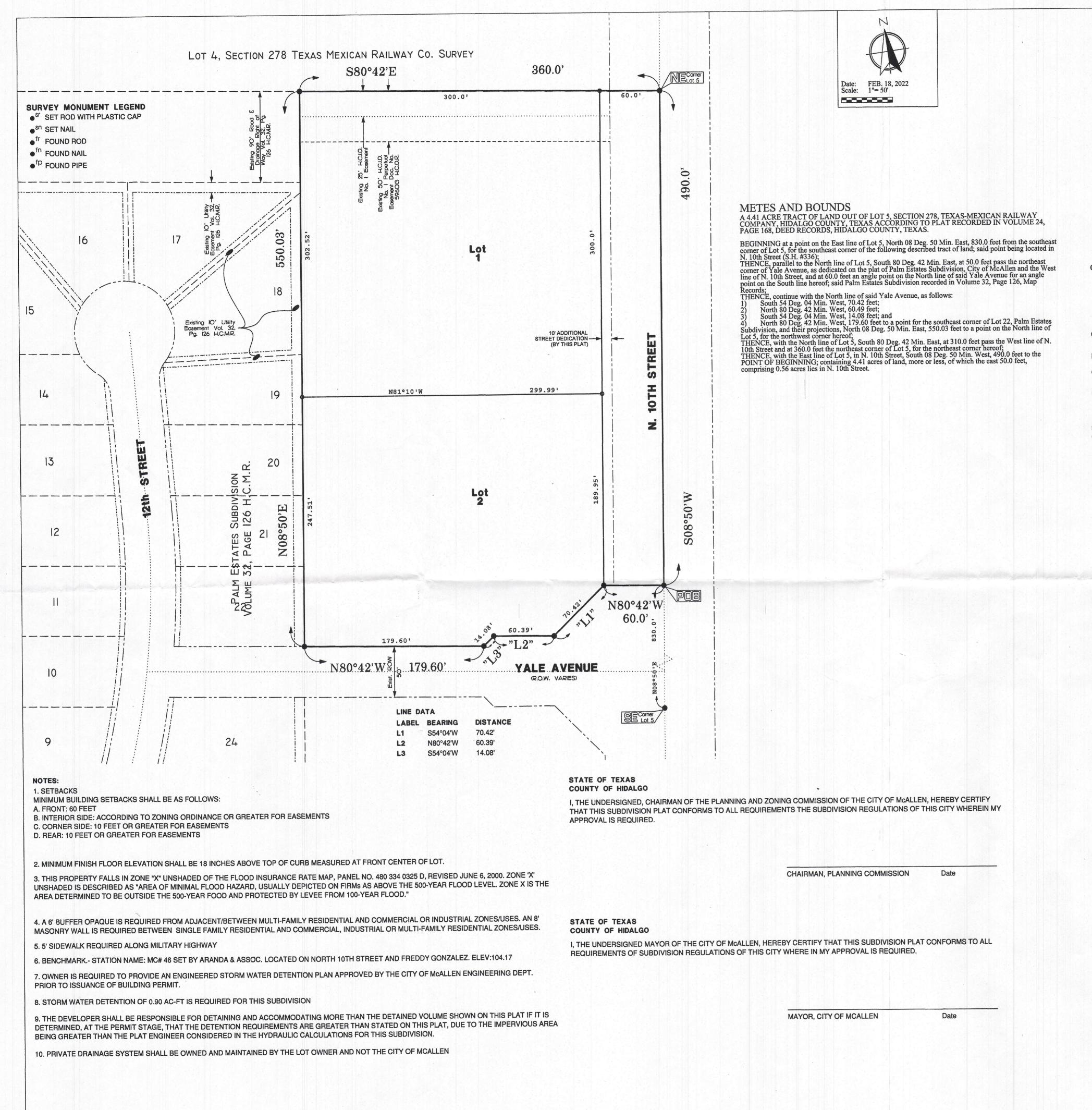
Print Name _ Steve Spoor, P.E.

Owner

Authorized Agent X

The Planning Department is now accepting DocuSign signatures on application





YALE CORNER SUBDIVISION

SUBDIVISION	15 TATES 18 14 19 21 71 72 73 74 76 686
City of McAllen, Texas	12 20 70 FAL GÓN'S LANDING HHASE 82 124 123 124 123 122 121 120 125 124 123 122 121 120 125 124 123 122 121 120 125 124 123 122 121 120 125 124 123 122 121 120 125 124 123 122 121 120 125 124 123 124 125 124 125 124 125 124 125 124 125 125 124 125 12
BEING A SUBDIVISION OF A 4.41 ACRE	9 E 24
TRACT OF LAND OUT OF LOT 5, SECTION 278, TEXAS MEXICAN RAILWAY COMPANY	6 27 M-2 O 7 9 100 99 98 97 96 0 94 93 92
SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN	29 81 81 12 13 14 15 16 17 18 19 20 20 31 12 13 31 15 16 17 18 19 20 31 15 16 17 18 19 20
VOLUME 24 PAGE 168, DEED RECORDS.	31 1535/500 1 32 33 -08
HIDALGO COUNTY, TEXAS	40 39 38 37 36 35 34 33 4 15 5 1655/751
	CARZA -08 PERA -07 PERA -07 PERA -08 PERA -07 PERA -08
COUNTY CLERK'S RECORDING CERTIFICATE	-19 \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
FILED FOR RECORD IN HIDALGO COUNTY	LOCATION MAP
ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK	Prepared by:
ONATAM / PM	Spoor Engineering Consultants, Inc.
DOCUMENT NUMBER:	Consulting Engineers - Civil Land Planning FIRM # F-6003
OF MAP RECORDS OF HIDALGO COUNTY	202 South 4th. Street McAllen, Texas 78501
BY: DEPUTY:	SEC@spooreng.com (956) 683 1000 INC
STATE OF TEXAS	
COUNTY OF HIDALGO I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS YA	ALE CORNER 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, PARI	KS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, 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 OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.	SAME FOR THE PUPOSES THEREIN EXPRESSED EITHER ON THE PLAT HEREOF, OR ON THE
	A. V. L., LP, a Texas limited partnership
	Fred L. Harms, general partner of A.V.L., LP
STATE OF TEXAS	3700 N. 10th Street, Suite 201 McAllen, Texas 78501
COUNTY OF HIDALGO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRED L. HARM	AS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AN	ID CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS, THE DAY OF	2022
MY COMMISSION EXPIRES:	
	NOTARY PUBLIC FOR THE STATE OF TEXAS
STATE OF TEXAS COUNTY OF HIDALGO	
I, JOSE MARIO GONZALEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAPROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.	AS, HEREBY CERTIFT THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY OF THE
	Jose Mario Gonzalez, RPLS#5571 Date Rio Delta Surveying
	TBPLS FIRM No. 10013900 24593 FM 88 Monte Alto, Texas 78538
STATE OF TEXAS COUNTY OF HIDALGO	
I, STEPHEN SPOOR, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CE	RTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
	03-02-22
	1 Doll
	STEPHEN SECON Steve Spoor Date Registered Professional Engineer 56752 P.E. Registration No. 56752

STATE OF TEXAS COUNTY OF HIDALGO

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

Raul E. Sesin, P.E., C.F.M. General Manager

Date

10.37 Ac.

03/24/2022 Page 1 of 3 SUB2022-0030



Reviewed On: 3/24/2022

SUBDIVISION NAME: YALE CORNER	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. 10th Street: 10 ft. dedication for 60 ft. from centerline for 120 ft. ROW Paving: by the state Curb & gutter: by the state ***Provide existing ROW from centerline and total ROW and indicate document number as needed prior to final **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
E/W Street on north boundary: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides ***Staff reviewing 1/4 mile street requirement on north boundary lot line, finalize prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Yale Avenue: 50 ft. to 170 ft. ROW Paving: Approximately existing 37 ft. to 52 ft. Curb & gutter: both sides ***Provide existing ROW from centerline and total ROW and indicate document number as needed prior to final **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Non-compliance

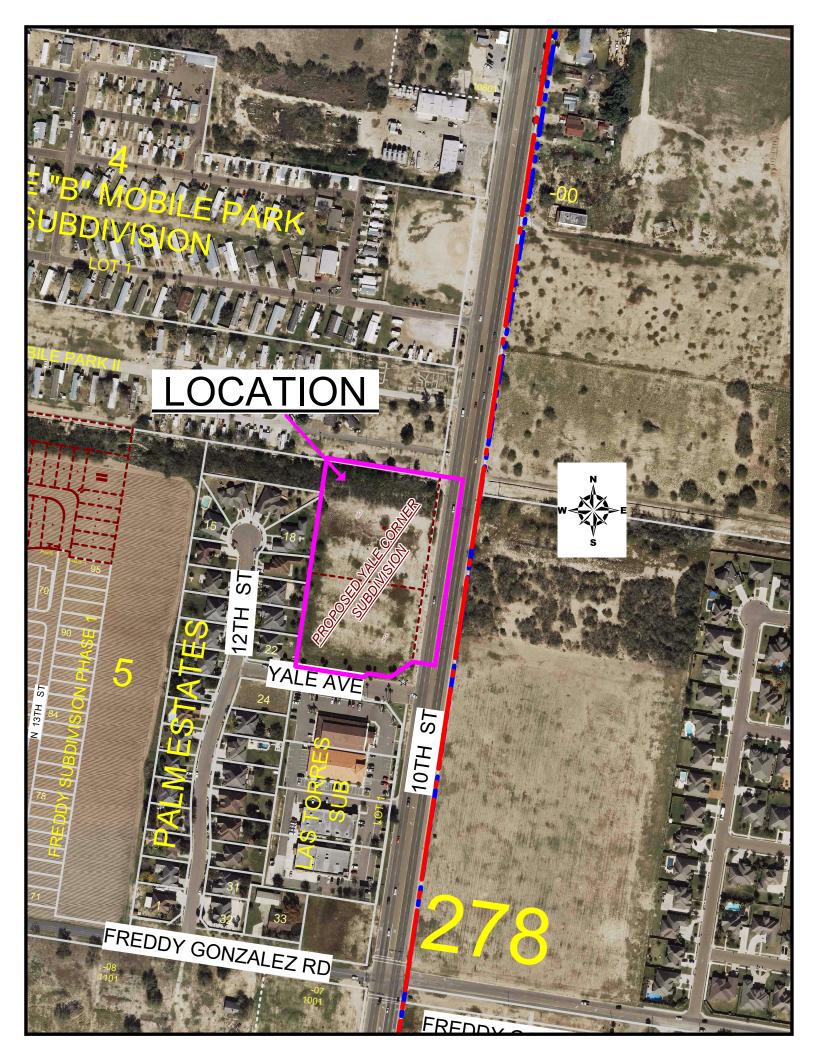
03/24/2022 Page 2 of 3 SUB2022-0030

SETBACKS	
* Front: Proposing: 60 ft. or greater for easements, or approved site plan, or inline with existing structures, which ever is greater. ***Clarify plat note #1 regarding proposed 60 ft. front setback prior to final ***Please revise plat note #1 as shown above without the word proposing prior to final **Zoning Ordinance: Section 138-356	TBD
* Rear: Proposing: 10 ft. or greater for easements, or approved site plan, which ever is greater.	TBD
Setback will be finalized once alley/service drive is established prior to final **Clarify rear setback proposed prior to final *Please revise plat note #1 as shown above prior to final **Zoning Ordinance: Section 138-356	
* Sides: In accordance with the zoning ordinance, or greater for easements, or approved site plan, which ever is greater. ***Please revise plat note #1 as shown above prior to final **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: 10 ft. or greater for easements, or approved site plan, which ever is greater. **Setback will be finalized once alley/service drive is established prior to final ***Please revise plat note #1 as shown above prior to final **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	
* 4 ft. wide minimum sidewalk required on N. 10th Street and Yale Avenue **5 ft. sidewalk might be required on N. 10th Street and Yale Avenue by Engineering Department, will be finalized prior to final. ***Please revise plat note #5 as shown above 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. **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
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Required

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

03/24/2022 Page 3 of 3 SUB2022-0030

* 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 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V	Complete
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Complete
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: **Please submit ownership map to determine that no properties are landlock. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES, AND DRIANGE APPROVAL.	Applied



S2950-00-000-0445-00

SUB2021-0066

City of McAllen Planning Department APPLICATION FOR

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

SUBDIVISION PLAT REVIEW

-	SOBDIVISION FLATREVIEW
Project Description	John 11 51,000 511 5000
	Name Jo Ann Schoening Leibos: 1 Phone 259-121-2350 (956)8024785
Develoner	Name Note Character Wile (it & Phone (45) 214 - 124)
Engineer	
Surveyor	Name Saline, Engreen, & Aprec Phone Address 2221 fartfodil Ave. City 4240cm State Texas Zip 78501 E-mail dealines e salinas engreening. com BEINE
American A. I	APR 0 1 2022 Initial: APR 0 1 2022

Proposed Plat Submittal

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

PLAT TO SHOW:

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

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

Owners Signature

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

Signature _

Date

Print Name

Owner □

Authorized Agent □



City of McAllen

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

Planning Department VARIANCE TO SUBDIVISION PROCESS APPLICATION

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

Number of lots	4.5	Legal Description A 10.19 Acres out of lot 445	
Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required	locs	Street Address Mo. 1412561 OPRITE Number of lots Organization Organization	oject
Name		Existing Zoning A0 Existing Land Use Vacant (Proposo) Pioneer Estates	P
Name Same as above Phone Address 450 & Tyler Are. E-mail City Matha State 72 Zip 750 3 To the best of your knowledge are there any deed restrictions, restrictive covenar 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 application OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization. Signature Date 9/02/702/ Print Name James Addepte Owner Authorized Ager *FOR OFFICE USE ONLY* APPLICATION FILING FEE: \$250.00 Accepted by Accepted by Payment received by Date		☑ Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required	
Address 450 k 1 y 2 Ave	- 4785	Name Javer Aldape Phone Address (950) 802 - acre construction Portlook - can E-mail Mc Aller City State R Zip 28503	Applicant
etc. which would prevent the utilization of the property in the manner indicated? Yes		Address 450 & 1 ylar Ave. E-mail_	Owner
APPLICATION FILING FEE: \$250.00 Accepted by Payment received by Date	cable)	Yes	Authorization
Ray 10/18		APPLICATION FILING FEE: \$250.00 Accepted by Payment received by Date ENTERED 0CT 0 7 200	Office

Reason for Appeal

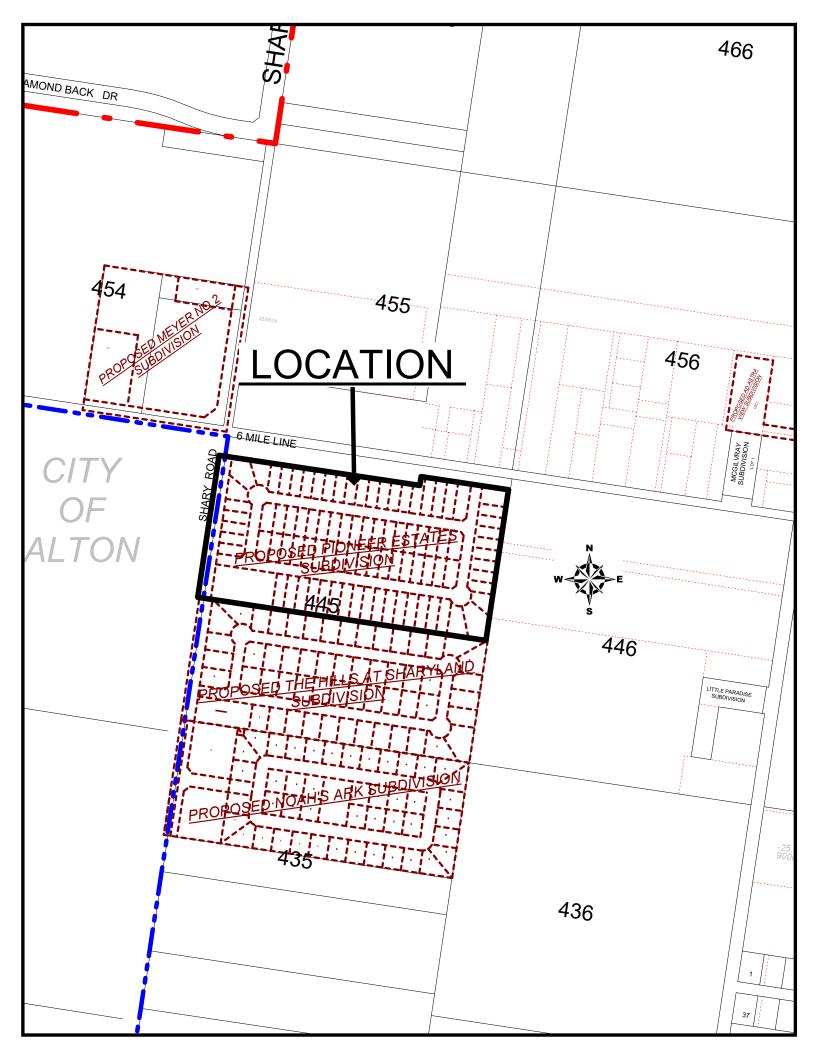
City of McAllen Planning Department REASON FOR APPEAL

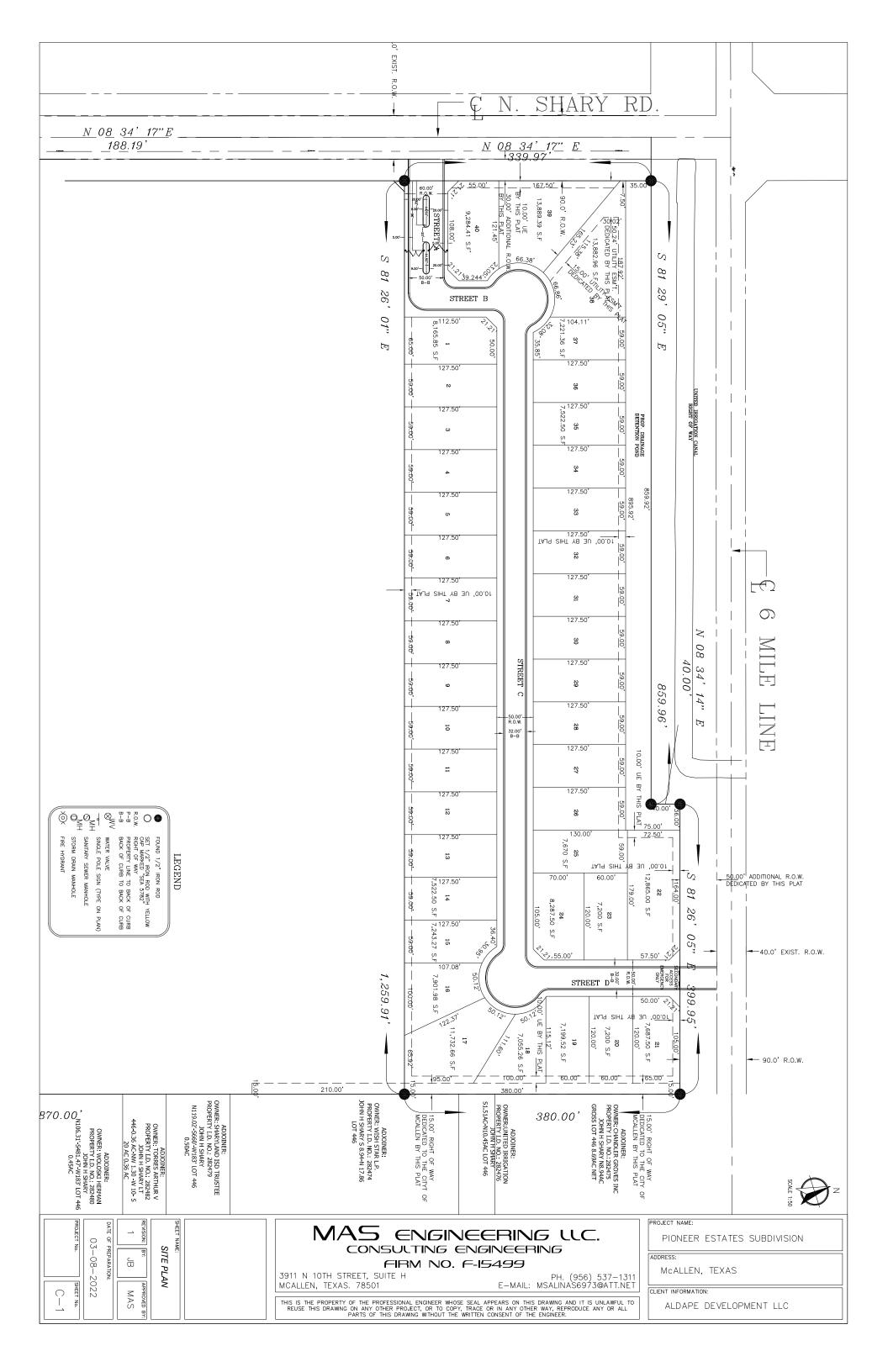
Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are not an eligible standing for a variance. Please submit for consideration and review any combination of the following: (If necessary, please use an additional page to

**Information provided here by the applicant does not guarantee that the Commission will grant a variance.
***Applicant should include all information they determine is relevant, but it is not required to provide respor

listed below

elow. 1. Describe the special circumstances are all sections.
application of the provisions of this chapter would deprive the applicant of the reasonable use of his
Inc. City of Mc Allen is veges fing a R.Ou.
the 1/2 Mile (North-South) (46 PORTER) 1.1/ Pare
Weste reporting to semple we do to
2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.
that supply City water Plant at Said (m
full along the dedication of the Dow.
it will be worked fine.
We are proposed to remove send (120.
3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.
1.ow unter time as is, and we will
consider this lime to leave it o told the lots.
to awid any tother publing.
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.
and providing of this chapter.





04/01/2022 Page 1 of 4 SUB2021-0066



Reviewed On: 4/1/2022

SUBDIVISION NAME: PIONEER ESTATES SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
North Shary Road: 30 ft. ROW dedication for 60 ft. from centerline for 120 ft. total ROW Paving: By the state Curb & gutter: By the state **Label ROW dedication, centerline, total ROW after dedication and ROW on both sides of centerline to verify if any additional ROW dedication is required prior to final. ***Please show document wherein the existing 60 ft. ROW was dedicated prior to final. ***Label strip of land located north of Lots 33-48 prior to final to establish ROW requirements. *****COM Thoroughfare Plan	Non-compliance
6 Mile Line: 50 ft. from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: Both sides **Must escrow monies if improvements are not built prior to recording. **Label ROW dedication, centerline, total ROW after dedication and ROW on both sides of centerline to verify if any additional ROW dedication is required prior to final. ***Please show document wherein the existing 40 ft. ROW was dedicated prior to final. ****Label strip of land located north of Lots 33-48 prior to final to establish ROW requirements. *******COM Thoroughfare Plan	Non-compliance
North 56th Street (N/S Collector Road-east boundary line): 30 ft. dedication for 60 ft. total ROW. Paving: 40 ft. Curb & gutter: Both sides **Must escrow monies if improvements are not built prior to final. ***Engineer submitted a variance application on October 7, 2021 and subsequently revised requesting to dedicate 15 ft. of ROW for North 56th Street. **Subdivision Ordinance: Section 134-105	Non-compliance
Internal Streets: 50 ft. ROW Paving: 32 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. ******Clarify gate detail for access on 6 Mile Road prior to final. *****Street names will be established prior to final. ******Paving must be labeled "face-to-face" **Subdivision Ordinance: Section 134-105	Non-compliance
Paving Curb & gutter	Applied
* 800 ft. Block Length exceeded. Please revise subdivision layout or add variance to application to comply with requirements prior to final. **Subdivision Ordinance: Section 134-118	Non-compliance
* 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.	NA

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

04/01/2022 Page 2 of 4 SUB2021-0066

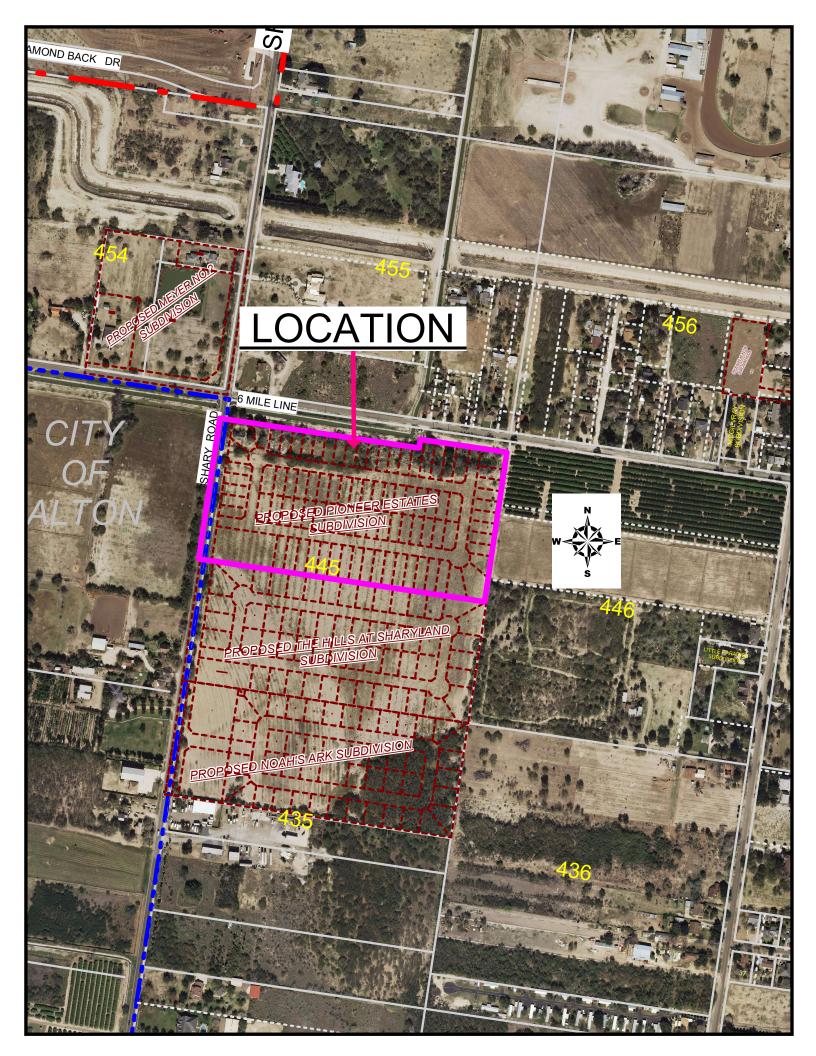
	I
SETBACKS	
* Front: 25 ft. or greater for easements. **Setbacks for R-1 (single-family residential) District. Setbacks might be revised prior to final if annexation is requested. ***Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements. **Setbacks for R-1 (single-family residential) District. Setbacks might be revised prior to final if annexation is requested. ***Zoning Ordinance: Section 138-356	Applied
* Interior Sides: 6 ft. or greater for easements. **Setbacks for R-1 (single-family residential) District. Setbacks might be revised prior to final if annexation is requested. ***Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or grater for easements. **Setbacks for R-1 (single-family residential) District. Setbacks might be revised prior to final if annexation is requested. ***Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required; greater setback applies. **Setbacks for R-1 (single-family residential) District. Setbacks might be revised prior to final if annexation is requested. ***Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on North Shary Road and 4 ft. wide minimum sidewalk required on 6 Mile Line., and both side of all interior streets. **Please revise plat note as shown above prior to final. *** 5 ft. sidewalks required along North Shary Road as per Engineering Department. ****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 North Shary Road and 6 Mile Line, North 56th Street and any other applicable prior to final. **Finalize plat note 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 North Shary Road, 6 Mile Linen and North 56th Street. **Finalize plat note prior to final. **City's Access Management Policy	Non-compliance

04/01/2022 Page 3 of 4 SUB2021-0066

* 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.	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	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
ZONING/CUP	
* Existing: R-1 Single-family residential **Annexation and initial zoning process completed. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval **Annexation and initial zoning processes must finalized prior to final approval. **Zoning Ordinance: Article V	Applied
LOT REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356	Compliance
* Lots fronting public streets. **Zoning Ordinance: 138-1	Applied
PARKS	
* Land dedication in lieu of fee. As per Parks Department, Park Department a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted as part of the annexation process, Park fees were waived.	Applied
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Park Department a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted as part of the annexation process, Park fees were waived.	Applied
* Pending review by City Management. As per Parks Department, Park Department a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted as part of the annexation process, Park fees were waived.	Applied
TRAFFIC	
As per Traffic Department, Trip Generation waived for 40 single family units, however Trip Generation was submitted by Engineer.	Applied
As per Traffic Department, no TIA will be required.	NA

04/01/2022 Page 4 of 4 SUB2021-0066

COMMENTS	
Comments: Must comply with City's Access Management Policy ***Internal street names will be established prior to final. ***Label Drainage Area with a letter or number prior to final. ****Clarify "Temporary Construction Easement" along east subdivision boundary prior to final. *****Clarify ROW on 6 Mile prior to final. ******Subdivision previously approved in Preliminary form at the Planning and Zoning Commission meeting of July 8, 2021.	Applied
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in revised preliminary form subject to conditions noted and clarification on the requested variance.	Applied



52950-00-000-0445-00

Sub 2021-0067

City of McAllen Planning Department APPLICATION FOR SURDIVISION PLAT DEVIEW

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

-	SOUDIVISION FLAIREVIEW	
Project Description	Subdivision Name The Hills of Shapplend Location So the east comes at N. shapplend City Address or Block Number 9200 N. SHAPPY RD Number of lots 55 Gross acres 17.043 Net acres 16.27 Mexisting Zoning Applied For Yes No Date Existing Land Use Proposed Land Use Four Proposed Land Use Proposed Land Use Four Proposed Land Use Four Proposed Land Use Proposed Land Use Four Proposed Land Use	sg
Owner	Name Jo Ann Schoening Leisowitz Phone 259-721-2350. (956) Address Pobox 156 4508 Tylev Ave City Temple McAller State Tol Tx Zip Mass 78503 E-mail Phile Linsurance group com acre construction wouth	
Developer	Name Noth Shay and Orlicelle Phone (157) 764- 1747 Address 8430 give Herry City Forthworth State Texas Zip 76108 Contact Person Pac Herron E-mail 2 herrson Paganil.com	7 16
Engineer	Name MAS Engineering ((Phone 936/337-1311 Address 3911 W. (6t) St. Scite H City M. Allen State Texas Zip 7854 Contact Person Morro A Salines E-mail msalinas (913 Pattine)	
Surveyor	Name Salmas Engineering & Asse Phone Address 2221 Dadh dil Ave City A Aller State I (xa. Zip 7 850) E-mail Lealing & Salinas engineering (16 (sa.	
STREET,	ENTERED RECEIVED	
	APR 0 1 2022 3UN 1 4 2041	

Proposed Plat Submittal

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

PLAT TO SHOW:

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

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

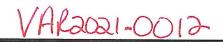
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature

Date

Print Name

Authorized Agent





City of McAllen

Planning Department VARIANCE TO SUBDIVISION PROCESS APPLICATION

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

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

A THE PARTY OF THE	
	Legal Description A 25.08 Ages of of Cot 445 Jours
t t	Legal Description A 25.08 Ages of of Cot 449 Joul
Project	Street Address © R.4.C.
Pro	Number of lots 84 Gross acres 25.05
- Department	Existing Zoning 40 Existing Land Use Vacant (Propose) The Hills at Sharyland
	 Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required
ınt	Name Feavier Aldane Phone Address (956) 802 - 4785
Applicant	acre, construction podlock E-mail McAdic City
Ар	StateState
_	Name Lavier Alder Phone (936) 807 4785
Owner	Name Jaier Aldarc Phone (956) 807 - 4785 Address 1508 Tyler Ave E-mail
Ó	City M. Alla State R Zip 78583
	To the best of your knowledge are there any deed restrictions, restrictive covenants,
on	etc. which would prevent the utilization of the property in the manner indicated? \Box Yes \Box No
zati	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)
oriz	OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.
uthorization	
¥	
	Print Name Javier Alda pe Owner Authorized Agent
	FOR OFFICE USE ONLY
စ္	APPLICATION FILING FEE: \$250.00
Office	Accepted by Date
	Rev 10/18 0CT 0 7 2021
	By. Ow

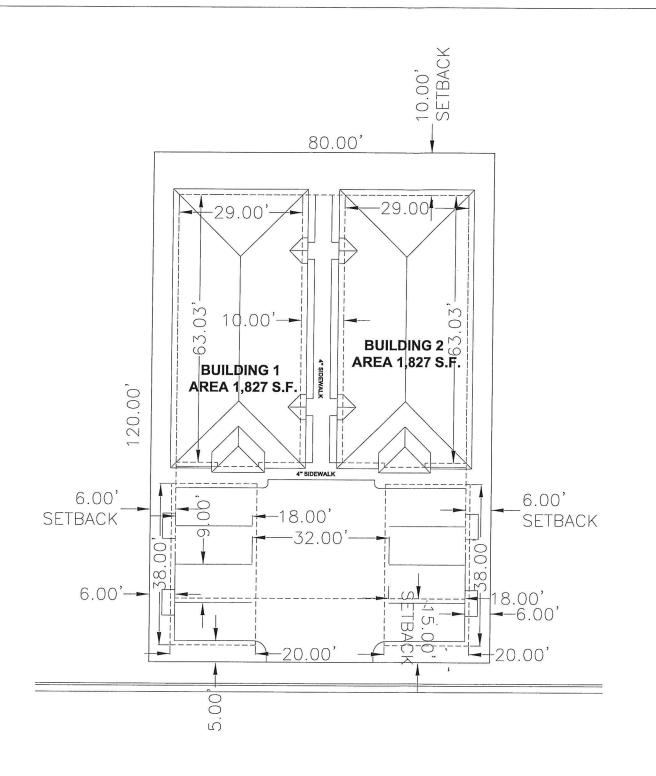
City of McAllen Planning Department REASON FOR APPEAL

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

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

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

ΟW	
	Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this shortest application.
	application of the provisions of this chapter would deprive the applicant of the reasonable use of his
	1/
	The City of Me Allen is veges for a R.Du
	dedication at the end of projectly (east side) to a
	fapra 1/2 Mile (North-Sorth) (40 Pallar) half or R.O.W
	Weare reporting to remove we not de to
	2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.
	that supply City water Plant said (my
L	full along the dedication of the Dow.
L	and not knowing the size it the water Pine
	it will have contact to relocate said (mo.
L	We are employed to remain in al
	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.
	low water time as is and we will
/	onsider this line to leave it a told H. lots
C	to avoid any tothe sublems
	yn wens,
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.
	α
	Ittise I am requesting a Vailance for front
	set back 13 for from property live, into said
_	reguest to to accompanie the Cover Carport
	ter the proposed fourtex Scholisten





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

SHEET NAME:

SETBACKS PLAN

DATE OF PREPARATION: 03-30-2022

MAS

C-1.1

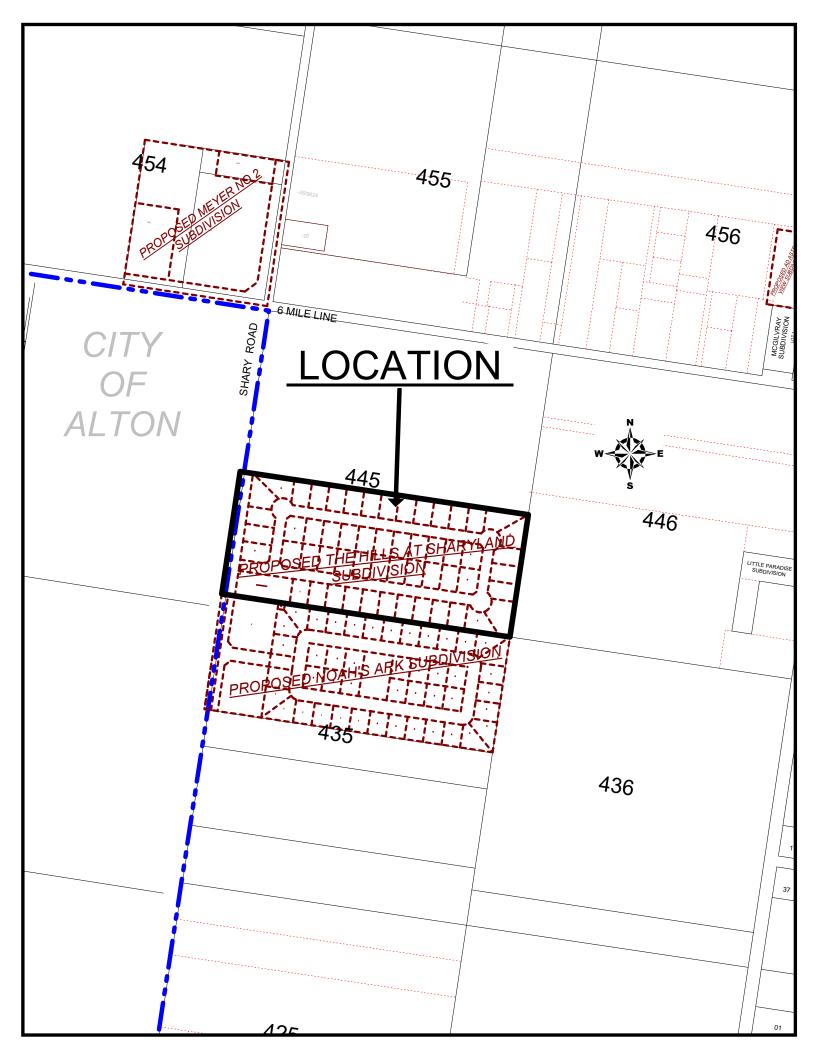
AT SHARY

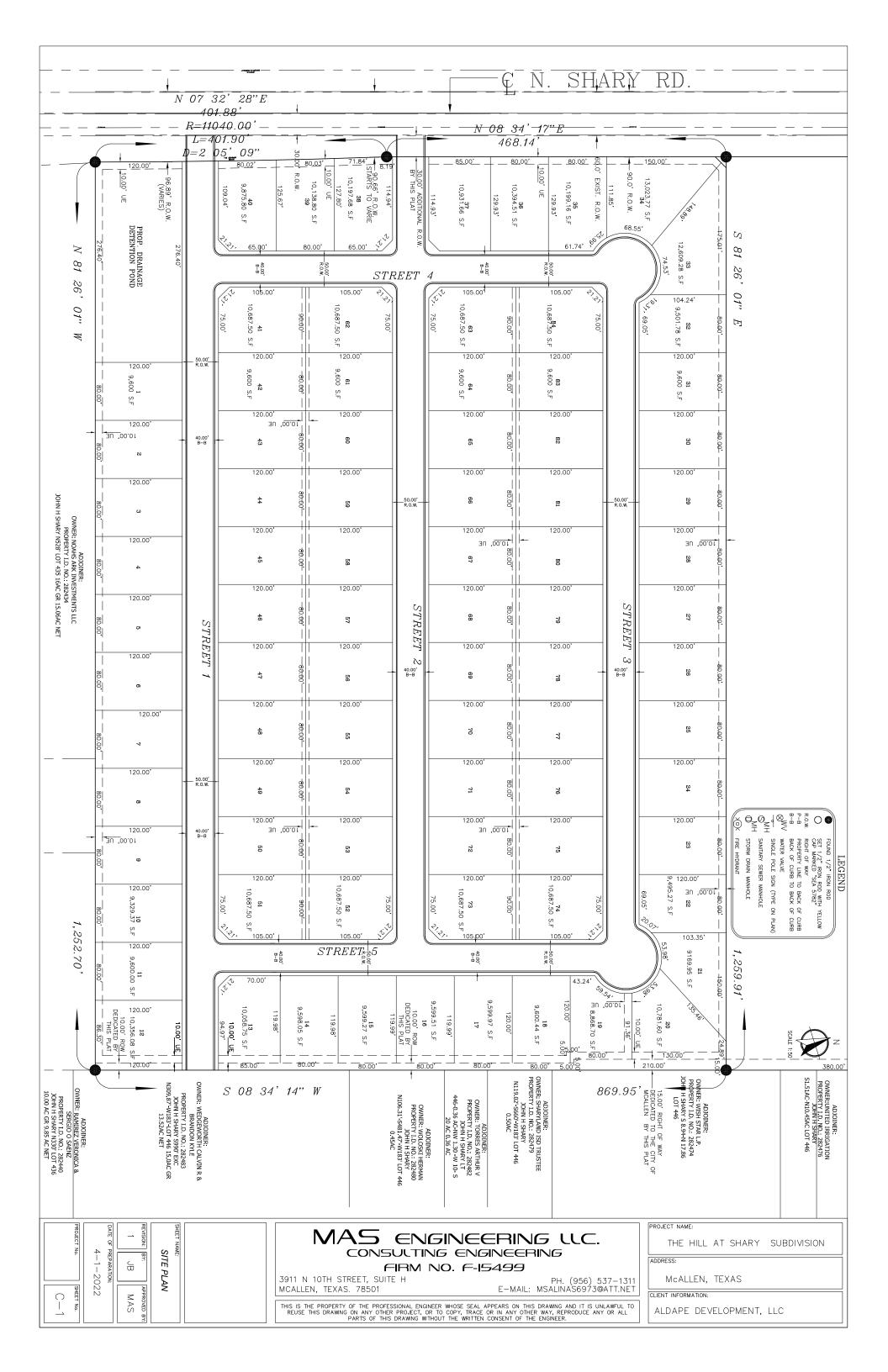
McALLEN, TEXAS

FIRM NO. F-15499

SUITE H

E-MAIL: MSALINAS6973@AT1





04/01/2022 Page 1 of 3 SUB2021-0067



Reviewed On: 4/1/2022

SUBDIVISION NAME: THE HILLS AT SHARYLAND		
REQUIREMENTS		
STREETS AND RIGHT-OF-WAYS		
N. Shary Road: 30 ft. of ROW dedicated for 60 ft. ROW required from centerline for 120 ft. total ROW Paving: min. 65 ft. Curb & gutter: both sides *Label centerline, ROW on both sides of centerline, and total ROW after accounting for dedication to determine if ROW dedication will be required prior to final **City of McAllen Thoroughfare Plan	Non-compliance	
N. 56th Street: 30 ft. ROW dedication required for future 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides *Owner must escrow monies for improvements if not built prior to plat recording. **Revise plat accordingly to reflect required dedication for N. 56th Street prior to final approval.	Non-compliance	
***Engineer submitted a variance application on October 7, 2021 and subsequently revised requesting to dedicate 10 ft15 ft. of ROW for North 56th Street. ***City of McAllen Thoroughfare Plan		
E/W Collector: 30 ft. ROW dedication required for 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides *Owner must escrow monies for improvements if not built prior to plat recording **Revise plat accordingly to reflect required dedication for future collector road prior to final. ****Engineer must revise plat to comply with requirements prior to final. ***City of McAllen Thoroughfare Plan	Non-compliance	
Interior Streets: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides *Owner must escrow monies for improvements if not built prior to plat recording. **Engineer is proposing 50 ft. ROW with 40 ft. of paving. Paving width must be face-to-face and sidewalk easements must be provided on both sides of all streets. ***Subdivision Ordinance: 134-105	Required	
* 800 ft. Block Length *Label street length since it appears to exceed maximum length permitted, if so, revise plat accordingly prior to final approval or include variance. **Subdivision Ordinance: Section 134-118	Non-compliance	
* 600 ft. Maximum Cul-de-Sac **96 ft. paving diameter required (face to face) per Fire Department with 10 ft. of ROW back- of-curb. **Subdivision Ordinance: Section 134-105	Required	
ALLEYS		
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA	

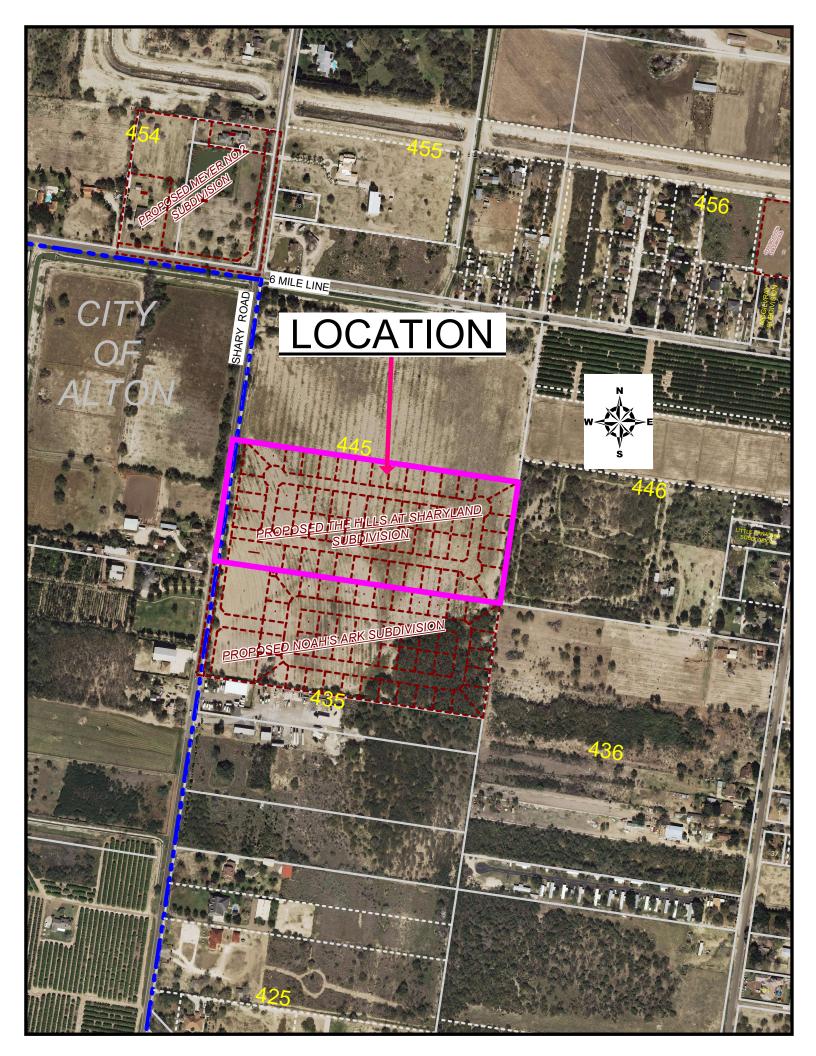
04/01/2022 Page 2 of 3 SUB2021-0067

	1
SETBACKS	
* Front: Proposing 25 ft. or greater for easement for building. **A 20 ft. setback applies for the proposed R-2 use, revise accordingly prior to final. ***Engineer submitted variance to allow a 15 ft. front setback for unenclosed carports only. ****Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Sides: 6 ft. or greater for approved site plan or easement **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements. *Add plat note as shown above. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage: 18 ft. except where a greater setback is require, greater setback applies *Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on the east side of N. Shary Road and 4 ft. wide minimum wide sidewalk N. 56th Street, both sides of interior streets and east/west collector road on the south boundary *Revise plat note #3 as noted above **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Shary Rd., N. 56th St. and E/W collector street **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along N. Shary Rd., N. 56th Street and E/W Collector road on the south boundary *City's Access Management Policy	TBD
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Common areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen	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 requirments per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. *Section 110-72 applies for public subdivisions	Required

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

04/01/2022 Page 3 of 3 SUB2021-0067

* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Subdivision Ordinance: Section 110-72	Applied
LOT REQUIREMENTS	
* Minimum lot width and lot area *Zoning Ordinance: 138-1	Compliance
* Lots fronting public streets *Zoning Ordinance: 138-1	Applied
ZONING/CUP	
* Existing:R-3A **Annexation and initial zoning processes completed.	Applied
* Rezoning Needed Before Final Approval **Annexation and initial zoning processes must be finalized prior to final approval.	Applied
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. As per Parks Department, a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted as part of the annexation process, Park fees were waived.	Applied
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation required by Traffic Department to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy **Show 30 ft. required ROW dedication for N. 56th Street and the required 30 ft. for the east/west collector road along the south side of the property ***Clarify whether annexation will be sought ****Annexation and rezoning needs to be finalized prior to final approval. *****Need to Label Detention with a letter or number ******Secondary access needed per Fire Department since development is over 30 lots ******Subdivision application must be revised to show the revised acreage on plat. Proof of Ownership of added acreage must also be submitted for staff to review. ********Subdivision previously approved in Preliminary form at the July 8, 2021 meeting. RECOMMENDATION	Applied
Recommendation: Staff recommends approval of the subdivision in revised preliminary for subject to conditions noted and clarification on the requested variances.	Applied



Sub2002-1035

City of McAllen Planning Department APPLICATION FOR

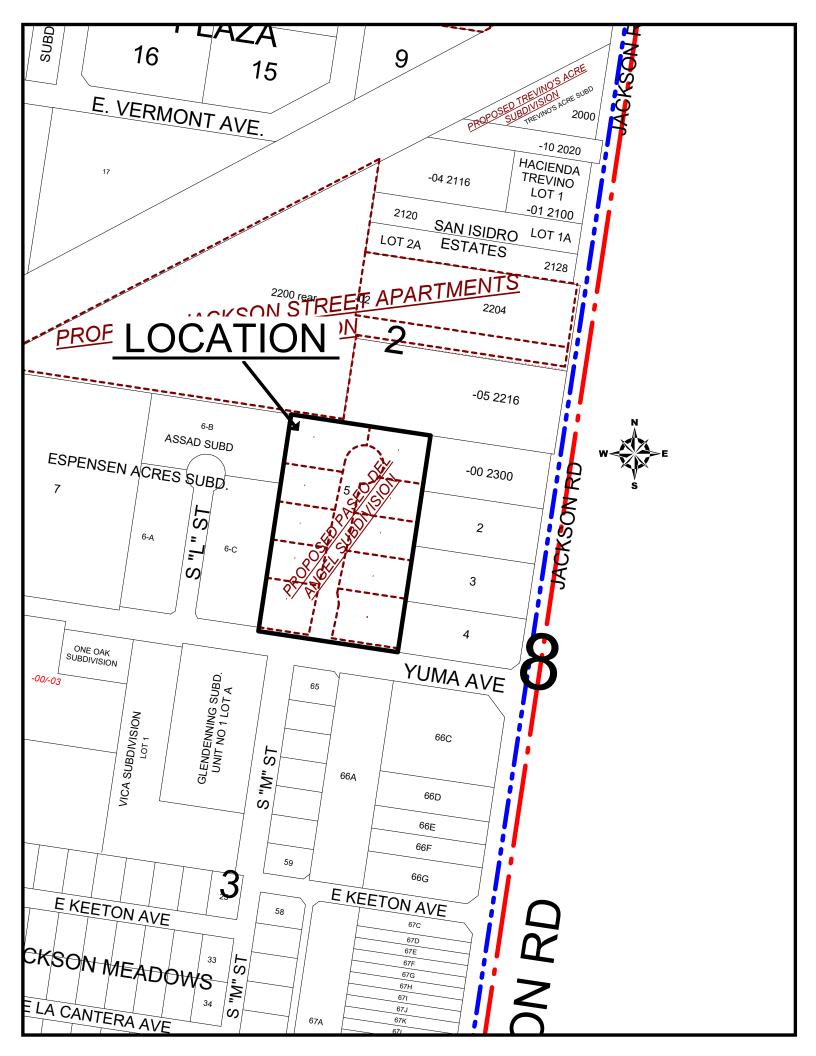
311 North 15th Street McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)

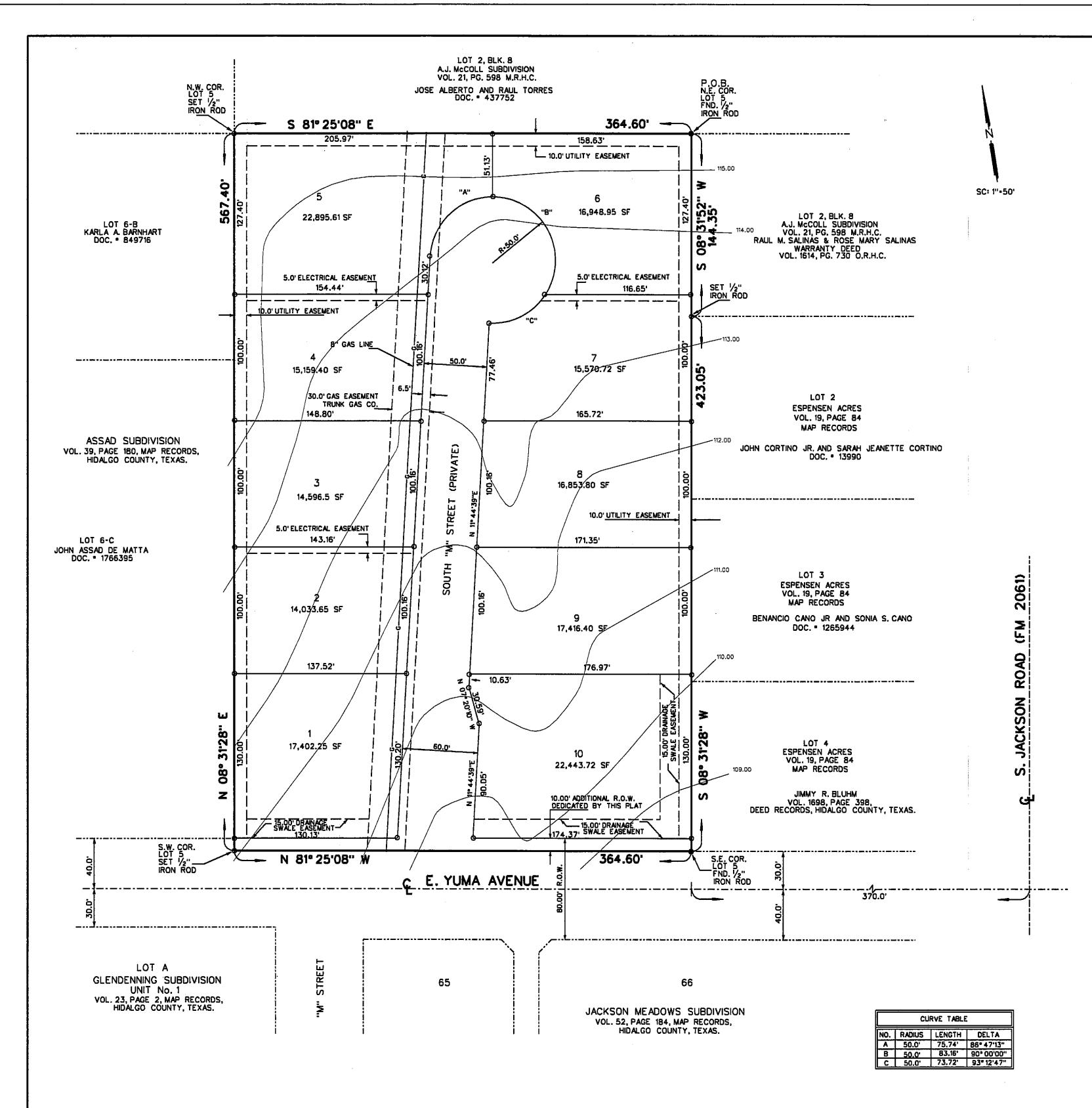
SUBDIVISION PLAT REVIEW

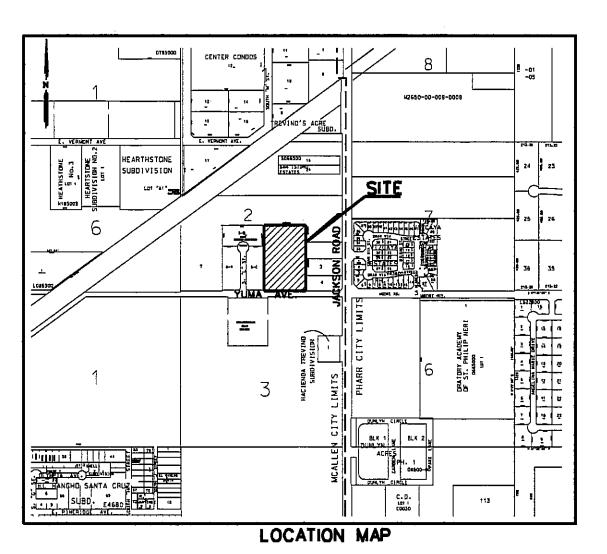
	SCEDIVISION I ENT REVIEW
Project Description	Subdivision Name PASED DEC ANGEC SUBDIVISION Location Notth Size of E. YOMA ACE, 370 FEET WEST OF S. SACKSON YOU. City Address or Block Number 1401 E. YUMA ACE HOMIENTX Number of lots
Owner	Name ANDRES TUNIGA Phone 98-227-59/9 Address 7109 N. 4th St. City McAllen State Tx Zip 78504 E-mail andrespevergreenedd com
Developer	Name
Engineer	Name Willy Myche Phone 784-02 18 Address 526 N. 5h 51 City Ponc State 1/x Zip Contact Person Willie E-mail namengineeringe yahoo.com
Surveyor	Name Jose Wonio Gonzalez Phone Address 74593 FM E8 City Monte Allo State K Zip 78538 TREE

"itial: /VZ____

Initial:







PASEO DEL ANGEL SUBDIVISION

A 4.75 ACRE TRACT OF LAND BEING ALL OF LOT 5, ESPENSEN ACRES, ACCORDING TO THE MAP RECORDED IN VOLUME 19, PAGE 84, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 4.75 ACRE TRACT OF LAND BEING ALL OF LOT 5, ESPENSEN ACRES, ACCORDING TO THE MAP RECORDED IN VOLUME 19, PAGE 84, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT AND THE NORTHEAST CORNER OF LOT 5:

THENCE: S 08" 31'52" W, ALONG THE EAST LINE OF LOT 5, A DISTANCE OF 144.35 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT:

THENCE: S 08° 31'28" W, ALONG THE EAST LINE OF LOT 5, A DISTANCE OF 423.05 FEET TO A 1/2" IRON FOUND ON THE NORTH R.O.W. LINE OF E. YUMA AVENUE FOR THE SOUTHEAST CORNER OF LOT 5 AND THE SOUTHEAST OF THIS TRACT:

THENCE: N 81º 25'08" W, ALONG THE SOUTH LINE OF LOT 5 AND THE NORTH R.O.W. LINE OF E. YUMA AVENUE, A DISTANCE OF 364.60 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF LOT 5 AND THE SOUTHWEST CORNER OF THIS TRACT:

THENCE: N 08° 31'28' E, ALONG THE WEST LINE OF LOT 5, A DISTANCE OF 567.40 FEET TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF LOT 5 AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE: S 81º 25'08" E, ALONG THE NORTH LINE OF LOT 5, A DISTANCE OF 364.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.75 ACRES OF LAND MORE OR LESS.

GENERAL NOTES:

1. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS: FRONT: 25.00' OR GREATER FOR EASEMENTS REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS CORNER: LOTS 1 & 12 ALONG E. YUMA AVENUE - 20.00' FOR THE EASEMENT CORNER: 10.0' OR GREATER FOR EASEMENTS GARAGE: 18.00' EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES

- 2. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
- 3. MINIMUM FINISH FLOOR ELEVATION TO BE 18" ABOVE TOP OF
- CURB AT CENTER OF THE LOT. 4. FLOOD ZONE DESIGNATION: ZONE "B" -ZONE B - 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; AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL No. 480343 0010 C

- MAP REVISED: JANUARY 2, 1982 5. ALL LOT CORNERS MARKED WITH No. 4 REBAR UNLESS OTHERWISE NOTED.
- 6. BENCH MARK ELEV. 107.79, MC 90 -31/4" BRASS MONUMENT CAP LOCATED ON 2.0' NORTH OF SOUTHASTCORNER OF THIS SUBDIVISION
- 7. DRAINAGE DETENTION REQUIRED FOR THIS PROPERTY IS 13,323 CF (0.3058 AC-FT.)
- 8. SWPPP WILL BE REQUIRED AT THE TIME OF CONSTRUCTION.
- 10. THIS SUBDIVISION WILL BE GATED
- 11. 4.0' CONC. SIDEWALK IS REQUIRED ON E. YUMA AVENUE AND ON BOTH SIDES OF S. "M" STREET
- 12. NO CURB CUT, ACCESS OR LOT FRONTAGE PERMITTED ALONG E. YUMA AVENUE.
- 13. A 6.0 FT OPAQUE BUFFER REQUIRED FROM ADJECENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND OR INDUSTRIAL ZONES/USES AND ALONG E. YUMA AVENUE
- A 8.0 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 14. COMMON AREAS, PRIVATE STREETS MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- 15. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR THE COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NO LIMITED TO COMMON AREAS AND ITS
- 16. DRAINAGE DETENTION AREAS SHALL BE MAINTENANCE BY LOT OWNERS

Y OF	HIDA	OR RECOI GO COUN GUAJARI COUNTY	TY OO, JR.	
ON:	AT		AM/PM	
INSTRUMENT	NUMBER			
OF THE MAP	RECORDS OF	HIDALGO	COUNTY, TEXAS	
BY:			DEPUTY	

STATE OF TEXAS COUNTY OF HIDALGO

> I, WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS PASEO DEL ANGEL SUBDIVISION DOES HEREBY GRANT AN EASEMENT FOR THE USE OF THE STREETS, ALLEYS AND EASEMENTS THEREON AS SHOWN TO THE CITY OF McALLEN AND TO THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHIES UNDER SAID CITY. SURFACE USE OF THE STREETS AND ALLEYS IS TO RESTRICTED EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHIES TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

OWNER: ZUKO FAMILY LIMITED PARTNERSHIP ANDRES ZUNIGA - PRESIDENT ADDRESS: 7109 N. 4TH STREET McALLEN, TEXAS. 78504

STATE OF TEXAS
COUNTY OF HIDALGO

PRESIDENT

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

NOTARY PUBLIC, FOR THE STATE OF TEXAS

ON THIS THE _____ DAY OF ____

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2

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

ATTEST:

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 CODES 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

SECRETARY

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

CHARMAN, PLANNING COMMISSION

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 WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN

STATE OF TEXAS COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, 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.

JOSE MARIO GONZALEZ REGISTERED PROFESSIONAL LAND SURVEYOR No. 5571

STATE OF TEXAS COUNTY OF HIDALGO

MONTE ALTO, TEXAS 78538

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

GUÍLLÉRMÓ A. ARRATÍA LICENSED PROFESSIONAL ENGINEER No. 94001

/526 N. 5TH ST. DONNA, TEXAS. 78537

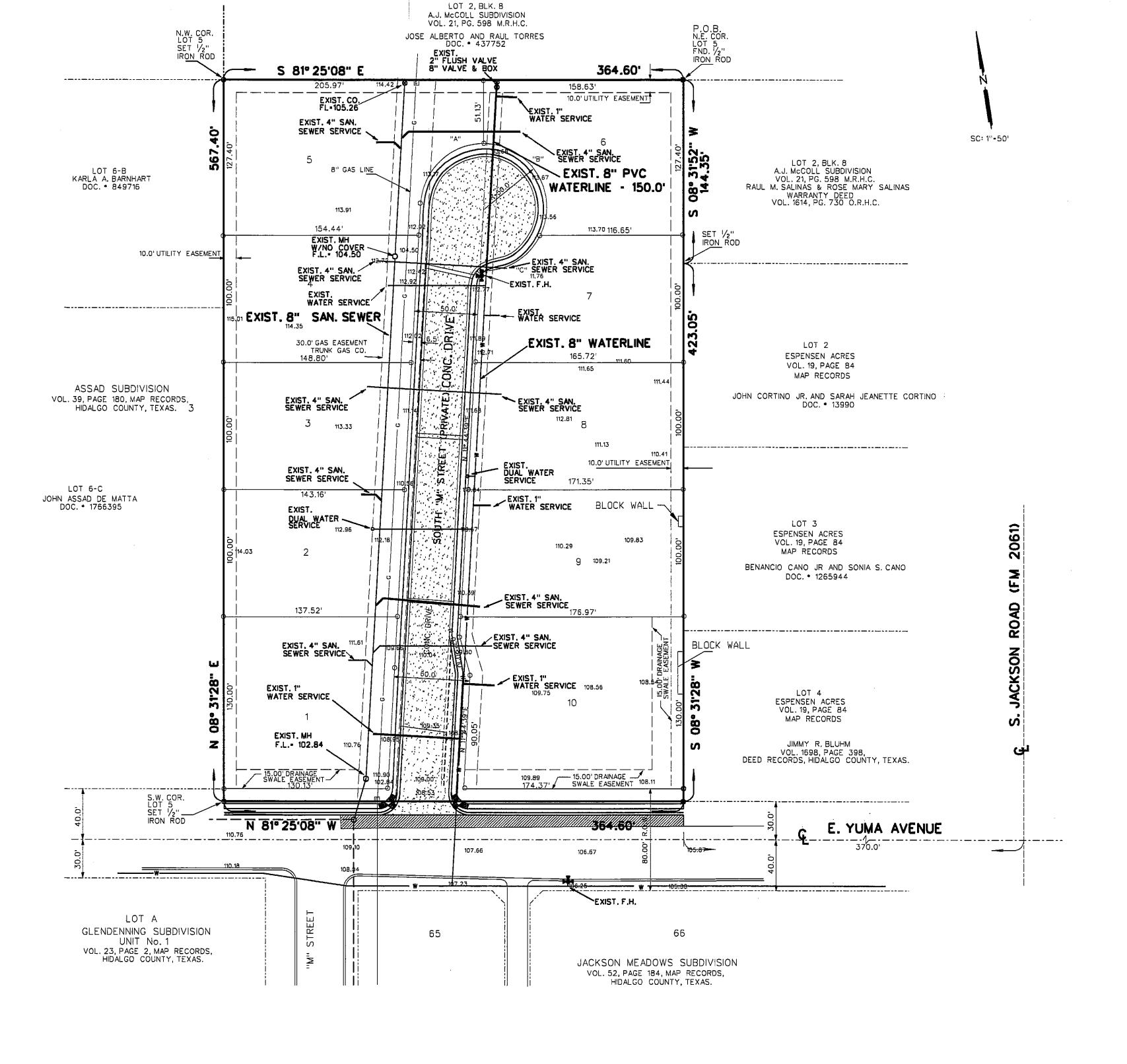


DATE OF PREPARATION: AUGUST, 2012

NAIN ENGINEERING, L.L.C. CONSULTING ENGINEER

526 N. 5TH STREET DONNA, TEXAS. 78537

PH. (956) 784-0218 E-MAIL:NAINENGINEERINGQYAHOO.COM



N182007 ==

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11.37 PH-37 PH-37

DUNLYN CIRCLE

LOCATION MAP



ER E E R E TING FIRM NO. ENG 5TH STREET, TEXAS. 78537

526 N. P. DONNA,

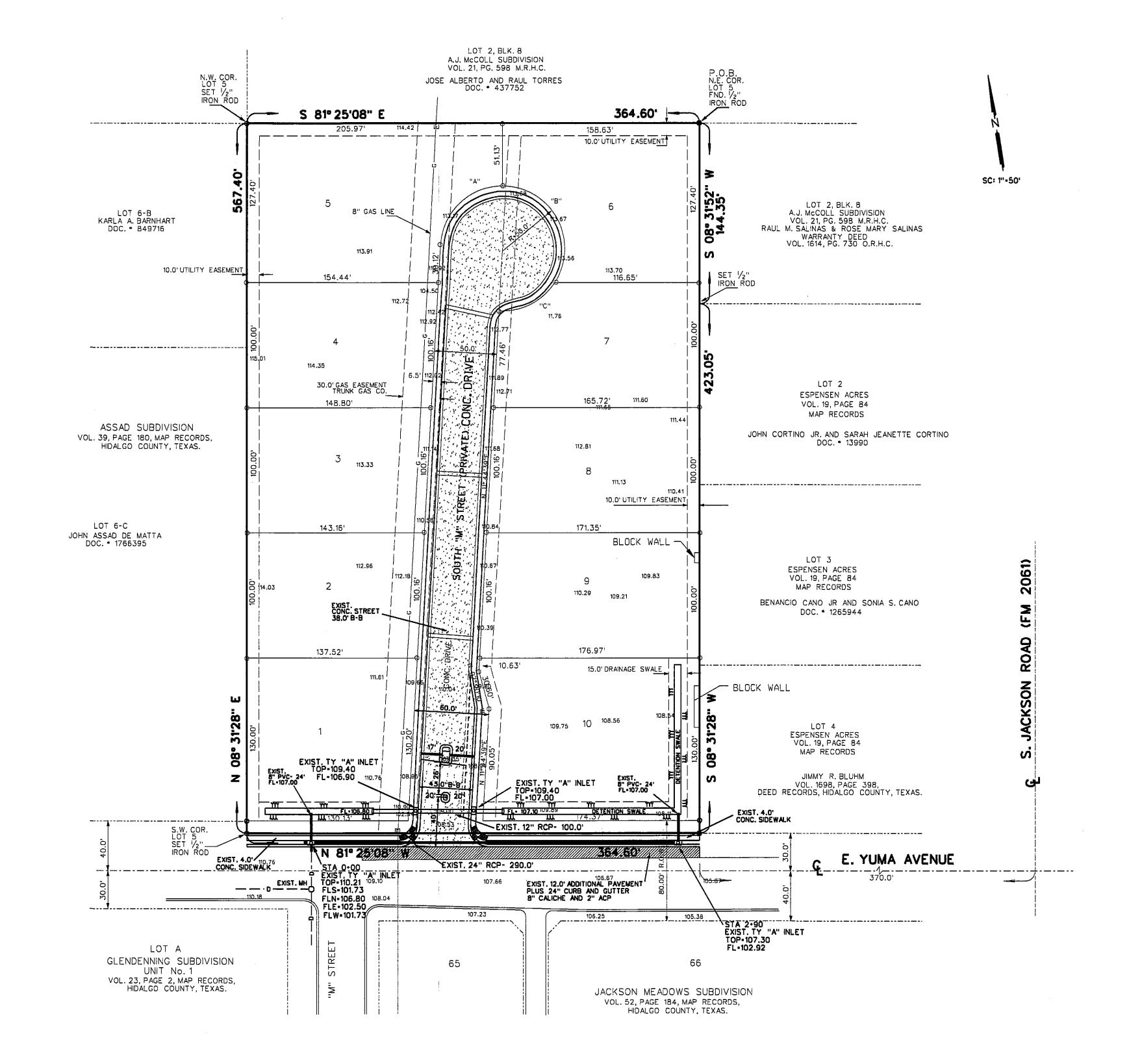
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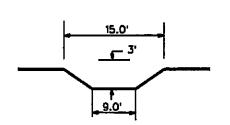
国公

GUILLERMO A. ARRATIA

526 N. 5TH STREET DONNA, TEXAS. 7853

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SWALE DETAIL N.T.S. DRAINAGE DETENTION REQUIRED: 13,323 CF DRAINAGE DETENTION CAPACITY: 13,860 CF DETENTION AREA TO BE MAINTAINED BY LOT OWNER 04/01/2022 Page 1 of 3 SUB2022-0035



Reviewed On: 4/1/2022

SUBDIVISION NAME: PASEO DEL ANGEL	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
*E. Yuma Avenue: 10 ft. ROW dedication required for 40 ft. from centerline for an 80 ft. ROW Paving: 52 ft 65 ft. Curb & gutter: both sides. ** Please label existing Right of Way along East Yuma Avenue. ****Subdivision Ordinance: Section 134-105 ***Monies must be escrowed if improvements are required prior to final *****COM Thoroughfare Plan	Applied
*S. "M" Street (private): 50 ft 60 ft. ROW Paving: min. 32 ft. Curb & gutter: both sides *S. "M" Street, which is proposed as a private, interior street does not meet the minimum 125 ft. off-set requirement for streets. **Provide distance from centerline to centerline from proposed S. "M" Street to existing "M" Street to the south. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118	NA
* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118	Compliance
* 600 ft. Maximum Cul-de-Sac.** South "M" Street Cul-de Sac approximately 375 ft. in length.***Subdivision Ordinance: Section 134-105	Compliance
ALLEYS	
*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: in accordance with the Zoning Ordinance, or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Interior Sides: in accordance with the Zoning Ordinance, or greater for easements **Zoning Ordinance: Section 138-356	Applied

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

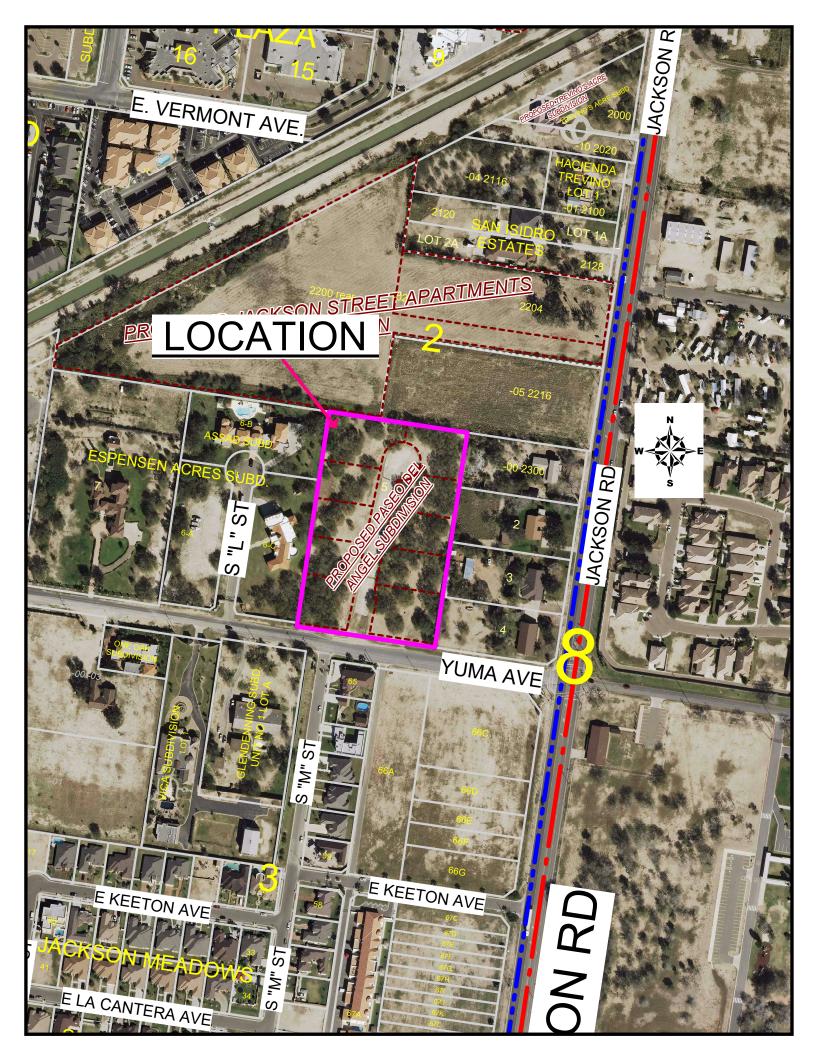
04/01/2022 Page 2 of 3 SUB2022-0035

* Corner: Proposing 20 ft. for the easement for lots 1 & 12 and 10 ft. or greater for easements. **Clarify and finalize plat note prior to final. ***Zoning Ordinance: Section 138-356	Non-compliance
* Garage: 18 ft. except where greater setback is required; greater setback applies.	Applied
**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 on E. Yuma Avenue and on both sides of S. "M" Street. **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 and along E. Yuma Avenue. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Applied
**Landscaping Ordinance: Section 110-46	
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted alongE. Yuma Avenue **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets: proposed as private.	Applied
**Subdivision Ordinance: Section 134-1	

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

04/01/2022 Page 3 of 3 SUB2022-0035

* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* ExistingR-1 ProposedR-1 ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	Applied
* Park Fee of \$7,000, fee based on 10 total lots at \$700 per lot/dwelling units. Fees will be adjusted accordingly if total number of lots/dwelling units changes.	Applied
* Pending review by the Parkland Dedication Advisory Board and CC.	Applied
TRAFFIC	
* As per Traffic Department, TG waived for 10 single residential homes, notify if land use or number of units change.	TBD
* As per Traffic Department, TG waived for 10 single residential homes, notify if land use or number of units change.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. **Private Streets must comply with street requirements and built to city standards. ***Gate detail and mechanism must be submitted for review prior to final plat approval. ****Subdivision previously presented as Villa Del Angel, subdivision received final but never was recorded.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE PLAT IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, AND UTILITY & DRAINAGE APPROVALS.	Applied



Supa022-0034

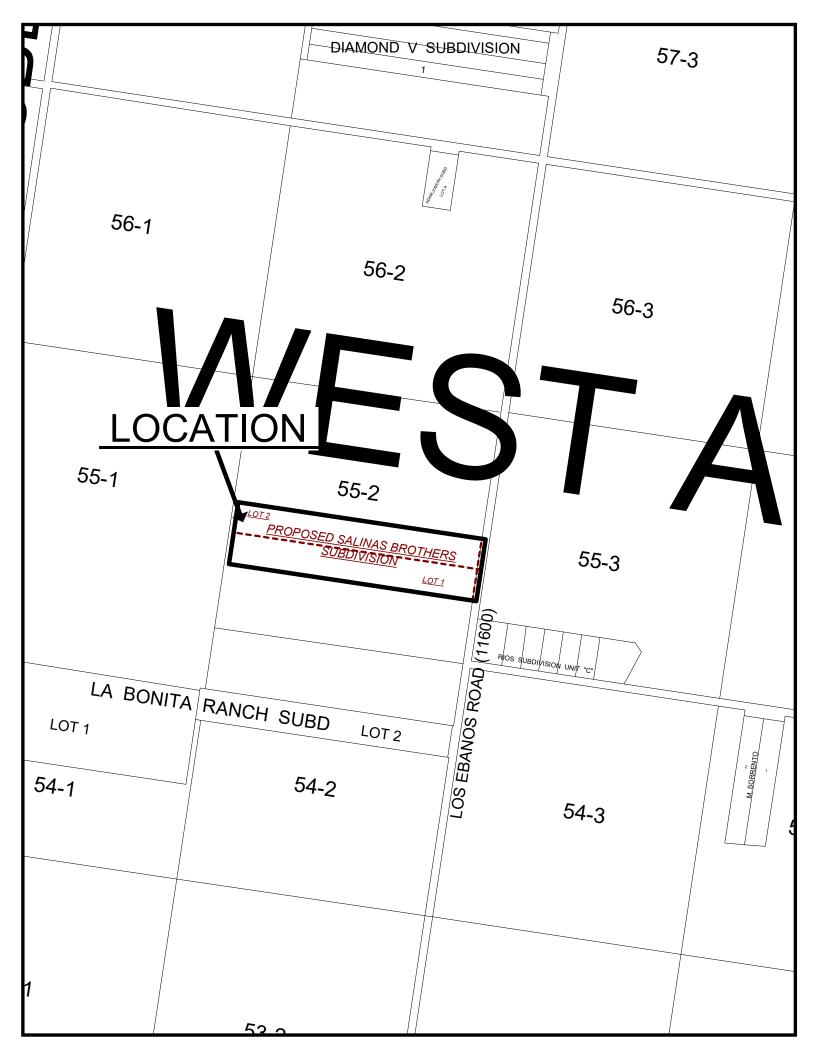
City of McAllen Planning Department APPLICATION FOR SURDIVISION PLAT REVIEW

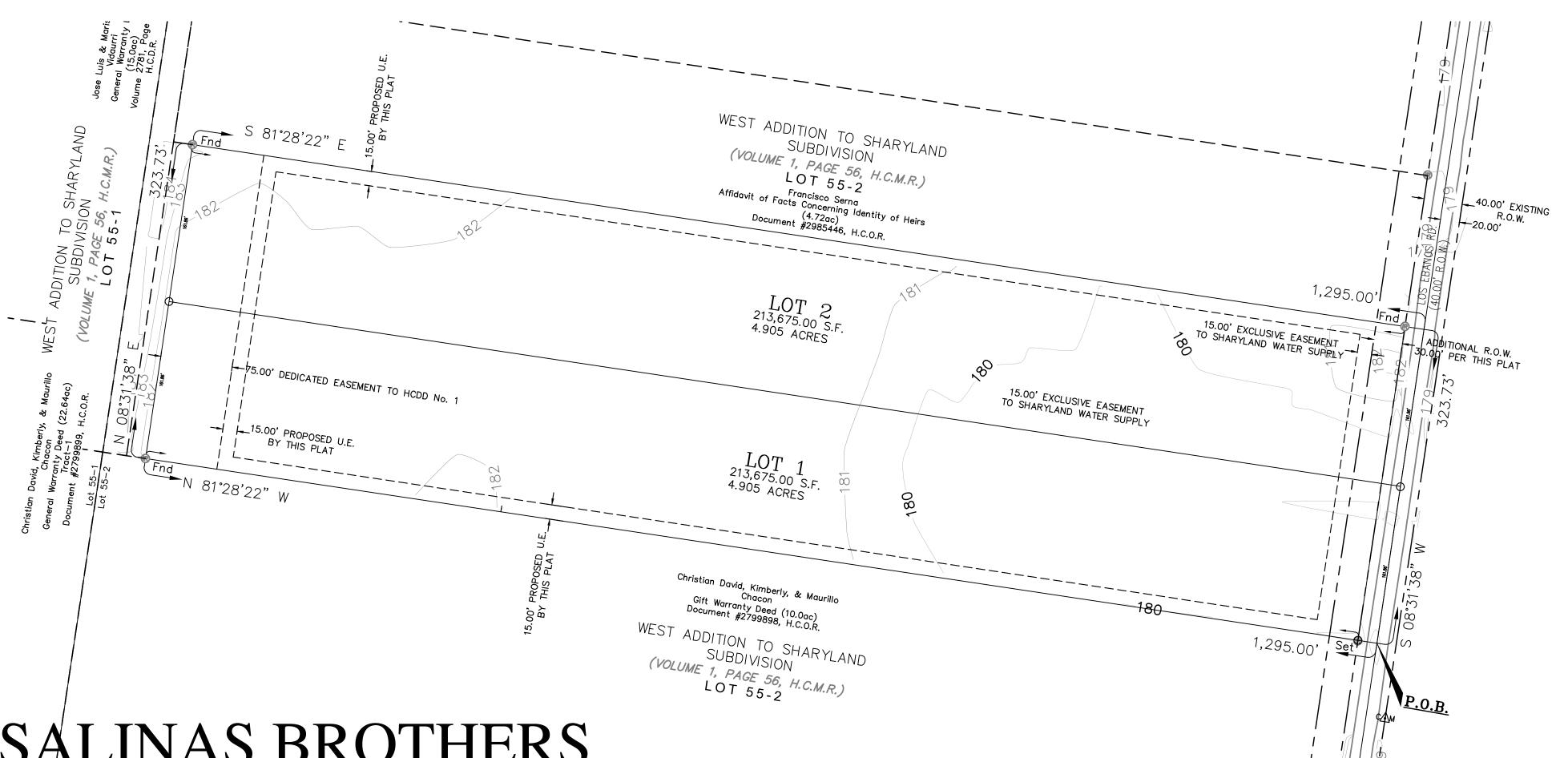
311 North 15th Street McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)

	SCDDIVISION I ENTINE VIE VV
Project Description	Subdivision Name SALINAS Brothers Division
Owner	Name JUAN LUIS SALINAS & LEONEL JR. SALINAS Phone 956-867-1095 Address 3908 XENOPS AVE City MCALLEN State TEXAS Zip 78504 E-mail juanluism@yahoo.com
Developer	NameJUAN LUIS SALINAS Phone956-867-1095 Address3908 XENOPS AVE City MCALLEN StateTEXAS Zip78504 Contact Person JUAN LUIS SALINAS E-mail juanluism@yahoo.com
Engineer	Name IDEN I. TREVINO Phone 956-283-8847 Address 200 S. 10 TH ST. SUITE 1303 City MCALLEN State TEXAS Zip 78501 Contact Person KARIME FARACHALA E-mail ident@trevinoengineering.com, karime@trevinoengineering.com
Surveyor	Name HOMERO GUTIERREZ Phone 956-369-0988 Address P.O. BOX 548 City MCALLEN State TEXAS Zip 78505

ME3/1422.

Initial: M





SALINAS BROTHERS **SUBDIVISION**

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

METES AND BOUNDS

A 9.81-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 55-2, WEST ADDITION TO SHARYLAND SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 56, HIDALGO COUNTY MAP RECORDS, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE WEST SIDE OF LOS EBANOS ROAD. AND APPROXIMATELY 2.970.00 FEET NORTH OF MILE 8 NORTH ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT (N: 16648791.39, E: 1042805.91) ON THE EXISTING CENTERLINE OF LOS EBANOS ROAD, FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 55-2; THENCE, NORTH 08 DEGREES 31 MINUTES 28 SECONDS EAST, WITH THE EAST LINE OF SAID LOT 55-2, AND WITH EXISTING CENTERLINE OF SAID LOS EBANOS ROAD A DISTANCE OF 330.00 FEET TO A POINT FOR AN APPARENT NORTHWEST CORNER OF A 10.0-ACRE TRACT OF LAND VESTED IN CHRISTIAN DAVID, KIMBERLY, & MAURILLO CHACON (DOCUMENT #2799898, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE SOUTHEAST CORNER OF SAID 9.81-ACRE TRACT OF LAND HEREIN DESCRIBED. AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 9.81-ACRE TRACT OF LAND

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

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

THENCE, SOUTH 81 DEGREES 28 MINUTES 22 SECONDS EAST, PARALLEL TO THE APPARENT SOUTH LOT LINE OF SAID LOT 55-2, AND THE NORTH LOT LINE OF SAID 9.81-ACRE TRACT, A DISTANCE OF 1,295.00 FEET PASS A NO.4 REBAR FOUND ON THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF SAID LOS EBANOS ROAD, FOR A TOTAL DISTANCE OF 1.295.00 FEET TO A POINT ON THE APPARENT EAST LOT LINE OF SAID LOT 55-2. AND THE EXISTING CENTERLINE OF SAID LOS EBANOS ROAD, FOR THE APPARENT SOUTHEAST CORNER OF SAID 4.72-ACRE TRACT VESTED IN FRANCISCO SERNA, AND THE APPARENT NORTHEAST CORNER OF SAID 9.81-ACRE TRACT OF LAND HEREIN DESCRIBED;

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

SHARYLAND WATER SUPPLY CORPORATION

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

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

ADDRESS

P.O. BOX 548

3908 XENOPS AVENUE

13545 N. LOS EBANOS RD.

200 S. 10TH ST. SUITE 1303

SHERILYN DAHLBERO GENERAL MANAGER SHARYLAND WATER SUPPLY CORPORATION

PRINCIPAL CONTACTS:

JUAN LUIS SALINAS

LEONEL SALINAS JR.

IDEN I. TREVINO, P.E.

SURVEYOR: HOMERO L. GUTIERREZ, RPLS

STATE OF TEXAS COUNTY OF HIDALGO

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

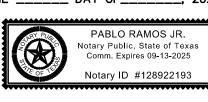
JUAN L. SALINAS & LEONEL SALINAS JR. 3908 XENOPS AVENUE

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME. THE UNDERSIGNED NOTARY PUBLIC. ON THIS DAY PERSONALLY APPEARED JUAN LUIS SALINAS & LEONEL SALINAS JR. AND PROVED TO ME THROUGH HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULLY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS MY COMMISION EXPIRES:



CITY OF McALLEN PLANNING & ZONING

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

CHAIRMAN, PLANNING COMMISSION

CITY OF McALLEN MAYOR

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

MAYOR, CITY OF MCALLEN

PHONE

(956) 867-1095

(956) 330-1631

(956) 283-8847

(956) 249-8061

CITY & ZIP

MISSION, TEXAS 78504

MISSION, TEXAS 78573

McALLEN, TEXAS 78501

McALLEN, TEXAS 78505

CITY SECRETARY

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

INSTRUMENT NUMBER . OF MAP RECORDS OF HIDALGO COUNTY TEXAS

DEPUTY

DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE s 49.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRÙCTURES 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

HIDALGO COUNTY DRAINAGE DISTRICT NO.

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

UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE ____

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

UNITED IRRIGATION DISTRICT

ATTEST: SECRETARY

GENERAL NOTES

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) COMMUNITY PANEL NO. 480334 0292D

SCALE: 1"=80°

LEGEND

– FND. 1/2" IRON ROD

● - FND. 5/8" IRON ROD O - FND. 2" IRON PIPE

R.O.W. - RIGHT OF WAY

FND. - FOUND

O - SET 1/2" IRON ROD SET

P.O.C. - POINT OF COMMENCEMENT

P.O.B. - POINT OF BEGINNING

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

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

2. SETBACKS:

REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER

6.00 FEET OR EASEMENT, WHICHEVER IS GREATER

- 3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR OCCUPYING THE LOT.
- 4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF SCHUERBACH ROAD OR 18" ABOVE THE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- 5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. --> B.M. ON POWER POLE ELEVATION= 182.47
- 6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO RETAIN A TOTAL OF 19,284 CUBIC-FEET OR 0.442 ACRE-FEET OF STORMWATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DRAINAGE DETENTION POND SHALL TO BE CONSTRUCTED IN DESIGNATED AREAS AS DESIGNATED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE
- 7. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITH IN ANY DRAINAGE SWALE EASEMENT, EACH DRAINAGE SWALE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDING, PLANTINGS, AND OTHER CONSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.

DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY.

- 8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTING (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT. GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 9. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- 10. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN

11. THE OWNER OF THE LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT WITH REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH, AND RE-GRADING OF ROADSIDE DITCH TO COUNTY SPECIFICATIONS AT THE TIME OF APPLICATION FOR CONSTRUCTION.

LOCATION MAP

SCALE: 1"=1,000'

12. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.

13. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE/ THIS IS IN ACCORDANCE WITH THE HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1

14. THE CROSS-HATCHED AREA IS TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED (EAST) IN A RECORDED PLAT. SAID TEMPORARY EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE

15. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUB DIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

- A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY
- B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LO AREA WITH POTABLE WATER SUPPLY.
- C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT. D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY
- DEPARTMENT AND EXCERPTS MAY BE ALSO SEE ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
- E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- 16. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- 17. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: A) ANCHORING OF SEPTIC TANK(S).
 - B) BACK FLOW VALVES. C) SEPTIC TANK COVER SHALL BE ABLE TO SEAL.

18. JUAN L. SALINAS & LEONEL SALINAS JR., THE OWNERS & SUBDIVIDER OF SALINAS 2-LOTS SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AND APPROVED OF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.

19. AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.

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

STATE OF TEXAS COUNTY OF HIDALGO

"KNOW ALL MEN BY THESE PRESENTS:

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

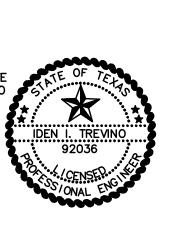
HOMERO LUIS GUTIERREZ, RPLS NO. 2791

DATE

STATE OF TEXAS COUNTY OF HIDALGO

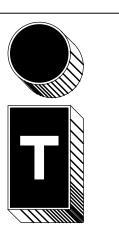
I, THE UNDERSIGNED, <u>IDEN I. TREVINO</u>, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO

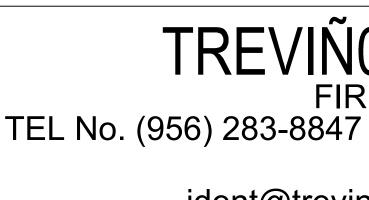
IDEN I. TREVINO, PE



(Homero Luis Gutierrez







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

DATE OF PREPARATION: FEBRUARY 14, 2022

TREVIÑO ENGINEERING

FIRM No. F-7906

200 S. 10th St. Ste. 1303 McAllen, Texas 78501

ident@trevinoengineering.com

04/01/2022 Page 1 of 3 SUB2022-0034



Reviewed On: 4/1/2022

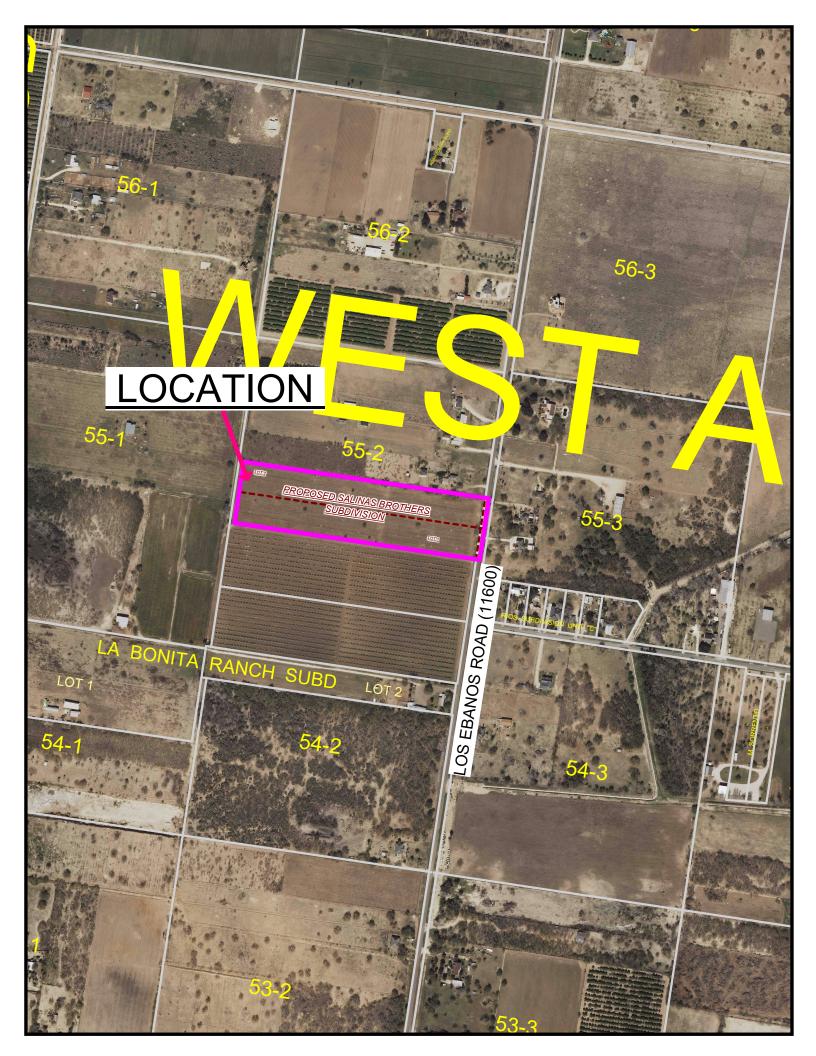
SUBDIVISION NAME: SALINAS BROTHERS SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
North Los Ebanos Road: Proposing 30ft. dedication or as needed for 50 ft. from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: Both Sides *Please clarify how existing Right of Ways were dedicated on plat and include document numbers as needed prior to final. **Label centerline on plat and finalize dedication requirements prior to final. ***Subdivision Ordinance: Section 134-105 ****Monies must be escrowed if improvements are required prior to final ******COM Thoroughfare Plan	Non-compliance
N/S Collector Street (West Side): 30 ft 35 ft. dedication required for 60 ft 70 ft. total ROW. Paving 40 ft44 ft. Curb & gutter: Both Sides. *Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final. ***Label and identify area on the West side of the subdivision and Lot 55-2 lot line. **** Finalize street dedication prior to final. **COM Thoroughfare Plan	Non-compliance
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
*Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front/North Los Ebanos Road: Proposing 50 ft. or in line with average setback of existing structures, or easement, whichever is greater **Finalize note#2 wording prior to final. ***Clarify note #2 regarding front setback prior to final ****Zoning Ordinance: Section 138-356	Non-compliance

04/01/2022 Page 2 of 3 SUB2022-0034

* Proposing: Rear: 15 ft. or easement, whichever is greater. **N/S collector street along west side will be finalized prior to final. ***Setbacks will be finalized prior to final	Applied
*****Clarification needed on the 75 ft. Dedicated Easement to HCDD No.1. *****Zoning Ordinance: Section 138-356	
* Proposing: Sides: 6 ft. or easement, whichever is greater. **Setbacks will be finalized prior to final. ***Zoning Ordinance: Section 138-356	Applied
* Corner:10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setbacks are required; greater setback applies. **Please add plat note as shown above prior to final. ***Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on along North Los Ebanos Road and N/S collector	Non-compliance
street. ** Please add plat note prior to final and once required streets have been finalized. ***Subdivision Ordinance: Section 134-120	Tron 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. ***Please add plat note 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 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. **Must comply with City Access Management Policy	TBD
* 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, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA

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* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance
ZONING/CUP	
* Existing:ETJ Proposed: Residential **If annexation is proposed, process must be finalized prior to final along with initial zoning process. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval **If annexation is proposed, process must be finalized prior to final along with initial zoning process. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. As per Parks Department, properties in ETJ are not subject to Parks Department requirements.	TBD
* 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. Park fee will be required if property is annexed.	TBD
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording and/or land dedication. As per Parks Department, properties in ETJ are not subject to Parks Department requirements. Park fee will be required if property is annexed.	TBD
TRAFFIC	
* As per Traffic Department, Trip Generation waived for two single-family residences, no TIA required.	Applied
* As per Traffic Department, Trip Generation waived for two single-family residences, no TIA required.	Applied
COMMENTS	
Comments: *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied



Planning Department

Memo

TO: Planning & Zoning Commission

FROM Edgar I. Garcia, AICP, CNU-A, CPM

DATE: April 1, 2022

SUBJECT: City Commission Actions on March 28, 2022

CONDITIONAL USE PERMITS

1. Request of Javier Quintanilla, for life of the use, for an Amended Planned Unit Development (PUD) at Quinta Real Subdivision; 1820 N Taylor Rd

- Planning and Zoning Commission recommended approval for life of the use
- City Commission approved as recommended
- 2. Request of Cigar Bar, for one year, for a bar at Lot 1, Nolana West Subdivision; 2200 Nolana Ave, Suites 2212 & 2214
 - Planning and Zoning Commission recommended disapproval with a favorable recommendation
 - City Commission approved as recommended
- 3. Request of Surfing Crab Restaurant, for life of the use, for a portable building greater than 10' x 12', Lot 2, Nolana Center Subdivision Phase II; 421 E Nolana Ave
 - Planning and Zoning Commission recommended approval for 10 years
 - City Commission approved as recommended

REZONINGS

- 4. Rezone from R-1 to R-2 at Los 16 & 17, Block 2, Cathay Courts Subdivision; 200 S Cynthia St
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
- 5. Rezone from C-3L to C-3 at 2.2822 acres out of Lot 4, Block 3, Steel & Pershing Subdivision; 301 E Trenton Rd
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended

VARIANCE

6. Variance from ROW dedication requirements for N Bryan Rd at proposed Oak Valley Subdivision, 9600 N Bryan Rd

- Planning and Zoning Commission recommended approval of 35 ft. of ROW dedication
- City Commission approved as recommended

2022 ATTEND	ANC	ER	EC	OR	D F	OR	PL	ANI	NIN	G A	ND	ZO	NIN	G C	ON	1MI	SSI	ON	ME	ETI	NG	S		
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Daniel Santos	Α																							
Michael Fallek	Р	Р	Р	Α	Р	Р																		
Gabriel Kamel	Р	Α	Р	Р	Р	Р																		
Michael Hovar	Р	Р	Р																					
Jose B. Saldana	Α	Α	Р	Р	Α	Α																		
Marco Suarez	Р	Р	Α	Р	Α	Р																		
Emilio Santos Jr.	Р	Р	Р	Α	Р	Р																		
Rudy Elizondo				Р	Р	Р																		
Erica de la Garza-Lopez				Р	Α	Р																		
2022 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION WORKSHOPS																								
Daniel Santos																								
Michael Fallek																								
Gabriel Kamel																								
Michael Hovar																								

Jose B. Saldana Marco Suarez Emilio Santos Jr. Rudy Elizondo

Erica de la Garza-Lopez



PLANNING DEPARTMENT



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

2022 CALENDAR

A Pu	ity Commisublic Utility Estoric Preservation	ssion Board on Council	Zonii	ng Board o	oning Boar f Adjustmer	Deadlines: D- Zoning/CUP Application N - Public Notification * Holiday - Office is closed										
		JAN	UARY 2	022			FEBRUARY 2022									
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat			
						1			1	2 N- 2/16 & 2/17 D- 3/2& 3/3	3	4	5			
2	3 A-1/18 & 1/19	4	5 N-1/18 & 1/19 D-2/1 & 2/2	6	7	8	6	7	8	9	10	11	12			
9	10	11	12	13	14	15	13	14 A-3/2 & 3/3	15	16 N-3/2 & 3/3 D-3/16 & 3/17	17	18	19			
16	A-2/1 & 2/2	18	19 N-2/1 & 2/2 D-2/16 & 2/17	20	21	22	20	21	22	23	24 HPC	25	26			
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13	14	15	16 D-4/19 & 4/20	17	18	19	10	11	12	13		HOLIDAY	16			
20	A-4/5 & 4/6	22	N-4/5 & 4/6	24	25	26	17	18 A- 5/3 & 5/4	19	20 N- 5/3 & 5/4 D-5/17 & 5/18	21	22	23			
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1	2 A- 5/17 & 5/18	3	4 D: 6/1 & 6/7 N-5/17 & 5/18	5	6	7	5	6 A-6/21 P&Z	7	8 N-6/21 P&Z	9	10	11			
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22		24	25 HPC N-6/7 PZ	26	27 A-6/15 ZBA	28	26	27	28	29 HPC	30					
			I subject to cha	l nge at any ti	ne. Please	contact the	e Planning	g Department	at (956) 681	I -1250 if you h	I ave any que	I stions.	<u> </u>			



PLANNING DEPARTMENT



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

2022 CALENDAR

			Meetings:			Deadlines:									
_	ity Commis			Planning	& Zoning	D- Zoning/CUP Application N - Public Notification									
	blic Utility E			Zoning B	oard of Adju	* Haliday Office is alread									
HPC -	Historic Pre			20		* Holiday - Office is closed									
Q	M	J	JLY 202		T	AUGUST 2022									
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Deadline	s and Meeting	g Dates are	subject to cha	nge at any ti	me. Please o	ontact the	e Plannino	g Department	at (956) 681	-1250 if you h	ave any que	stions.			