

## AGENDA

**PLANNING & ZONING COMMISSION SPECIAL MEETING  
THURSDAY, OCTOBER 13, 2022 - 3:30 PM  
MCALLEN DEVELOPMENT CENTER, EXECUTIVE CONFERENCE ROOM 311 NORTH 15<sup>TH</sup>  
STREET, McALLEN, TEXAS**

**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 -**

#### **1) SUBDIVISIONS:**

- a) Saltillo Plaza Phase III Subdivision, 5001 Pecan Boulevard, Juan Gaytan Jr. (SUB2021-0123)(REVISED FINAL)M&H**
- b) Northwest Creek Subdivision, 3420 Mile 6 ½ Road, Andres L. Kalifa Jr and Sr. and Fernando Valle (SUB2022-0037)(REVISED PRELIMINARY)M&H**
- c) Sharyland Business Park No. 11 Subdivision, 7201 South Shary Road, Cascade Real Estates Operating, L.P.(SUB2022-0091)(REVISED PRELIMINARY)ME**
- d) San Jose Tres Cabezas Subdivision, 11001 North La Homa Road, Valentin Olmedo Vargas (SUB2022-0111)(PRELIMINARY)SE**

#### **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.**

Sub 2021-0046



City of McAllen  
Planning Department  
APPLICATION FOR

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

SUBDIVISION PLAT REVIEW

|                     |  |
|---------------------|--|
| Project Description | Subdivision Name <u>Saltillo Plaza Phase III Subdivision</u><br>Location <u>South side of Pecan Blvd-515.0'(1/4) East of Taylor Rd.</u><br>City Address or Block Number <u>5001 PECAN BLVD</u><br>Number of lots <u>1</u> Gross acres <u>1.136</u> Net acres <u>0.998</u><br>Existing Zoning <u>C3</u> Proposed <u>C3</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____<br>Existing Land Use <u>vacant</u> Proposed Land Use <u>Plaza</u> Irrigation District # <u>UID</u><br>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/><br>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>0</u><br>Parcel No. <u>489006</u> Tax Dept. Review _____<br>Legal Description <u>Approx 1.136 acres out of lot 247, John H. Sham</u> |
| Owner               | Name <u>Juan Gaytan Jr</u> Phone <u>956 381-0981</u><br>Address <u>1700 N. Taylor Road</u><br>City <u>McAllen</u> State <u>Tx</u> Zip <u>78504</u><br>E-mail <u>956 ruben@meldenandhunt.com</u>  |
| Developer           | Name <u>Saltillo Developers LLC</u> Phone <u>(956) 655-2393</u><br>Address <u>1804 N. 23rd St.</u><br>City <u>McAllen</u> State <u>Tx</u> Zip <u>78501</u><br>Contact Person <u>roberto garza</u><br>E-mail <u>robertog@yahoo.com</u>  |
| Engineer            | Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u><br>Address <u>115 W. Mc Intyre St.</u><br>City <u>Edinburg</u> State <u>Tx</u> Zip <u>78541</u><br>Contact Person <u>Ruben James De Jesus</u><br>E-mail <u>ruben@meldenandhunt.com</u>   |
| Surveyor            | Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u><br>Address <u>115 W. Mc Intyre St.</u><br>City <u>Edinburg</u> State <u>Tx</u> Zip <u>78541</u>  |


RECEIVED  
 APR 30 2021  
 By



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

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

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

|                      |  |
|----------------------|--|
| <b>Project</b>       | Legal Description <u>1.136 acres out of Lot 247, John. H. Shary Subdivision, according to the map or plat thereof recorded in</u><br><u>Volume 1, Page 17, Hidalgo County Map Records.</u><br>Street Address _____<br>Number of lots <u>1</u> Gross acres <u>1.136 acres</u><br>Existing Zoning <u>C-3 General Business District</u> Existing Land Use <u>vacant</u><br><input checked="" type="checkbox"/> Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required  |
| <b>Applicant</b>     | Name <u>Saltillo Developers LLC</u> Phone <u>(956) 655-2393</u><br>Address <u>1804 N. 23rd Street</u> E-mail <u>Roberto Garza &lt;robertog20@yahoo.com&gt;</u><br>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>  |
| <b>Owner</b>         | Name <u>Juan Gaytan Jr</u> Phone <u>c/o (956) 381-0981</u><br>Address <u>1700 N. Taylor Road</u> E-mail <u>n/a</u><br>City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u>  |
| <b>Authorization</b> | 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?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>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.<br>Signature <u></u> Date <u>September 15, 2022</u><br>Print Name <u>Ruben James De Jesus, P.E., R.P.L.S.</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent |
| <b>Office</b>        | *FOR OFFICE USE ONLY*<br>APPLICATION FILING FEE: <input type="checkbox"/> \$250.00<br>Accepted by _____ Payment received by _____ Date _____<br>Rev 06/21  |



# City of McAllen

## Planning Department

### REASON FOR APPEAL

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

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

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

Reason for Appeal

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

The developer is asking for a variance to the side setback for the proposed subdivision to accommodate the proposed commercial building.

Said building will have fire rated walls for additional fire protection and maintain fire code. Due to the utility easement running along the perimeter of the property the developer is unable to place his building on the 0' lot line. He is respecting the fact that there may be utilities within the easement and has chosen to place the building at 4.0' on the west side and 5.0' on the east while maintaining fire code.

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

The variance is necessary because there are no other options for the property because of its size and narrow shape. The property will be used to construct a commercial plaza with the required landscaping, parking and a beautifully constructed facility. We ask that you take into consideration that this property has been undeveloped for many years and with the developer constructing a facility it will bring more taxes to the City of McAllen. Again, the developer is proposing fire-rated walls for added fire protection. Plus with the additional 4-5 feet on either side, it should suffice to meet fire code while still allowing the maximum use and enjoyment of the property.

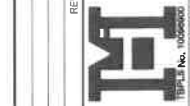
3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

The variance will not be detrimental to public health, safety or welfare or injurious to the legal rights that other property owners may enjoy within the proposed area.

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

The variance will not have a negative effect or prevent the orderly subdivision of the other lands within the area in accordance with the provisions of this Chapter and the City of McAllen.

BY DATE  
 MILDEN & HUNT, INC.  
 CONSULTANTS • ENGINEERS • SURVEYORS  
 116 W. MCINTYRE - EDINBURG, TX 76541  
 PH: (806) 381-0981 - FAX: (806) 381-1839  
 ESTABLISHED 1947 - www.meldenandhunt.com



ENG. TECH. EVZ.  
 PROJECT ENG.  
 1. RELEASE DATE:  
 2. RELEASE DATE:  
 3. RELEASE DATE:  
 SCALE: 1"=20'

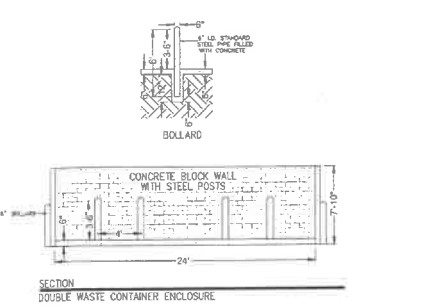
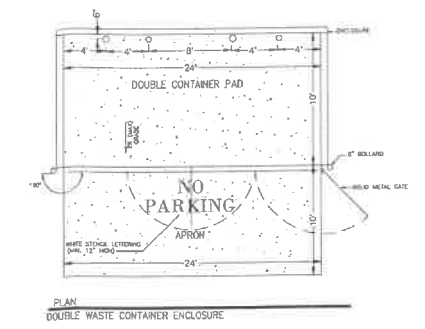
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RUBEN JAMES DE JESUS, P.E. 126282 ON APR. 30, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

MILDEN & HUNT, INC.  
 TEXAS REGISTRATION F-1435  
  
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RUBEN JAMES DE JESUS, P.E. 126282

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

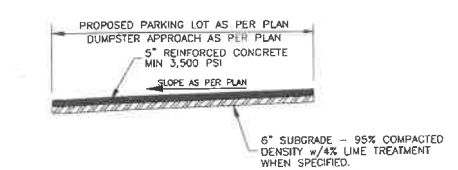
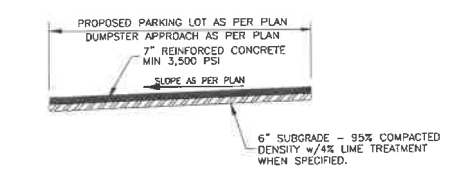
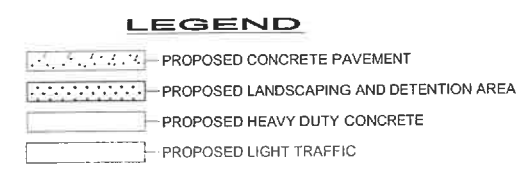
SAL TILO PLAZA  
 PHS.III SUBDIVISION  
 MCALLEN,  
 HIDALGO CO., TX

**SITE PLAN**

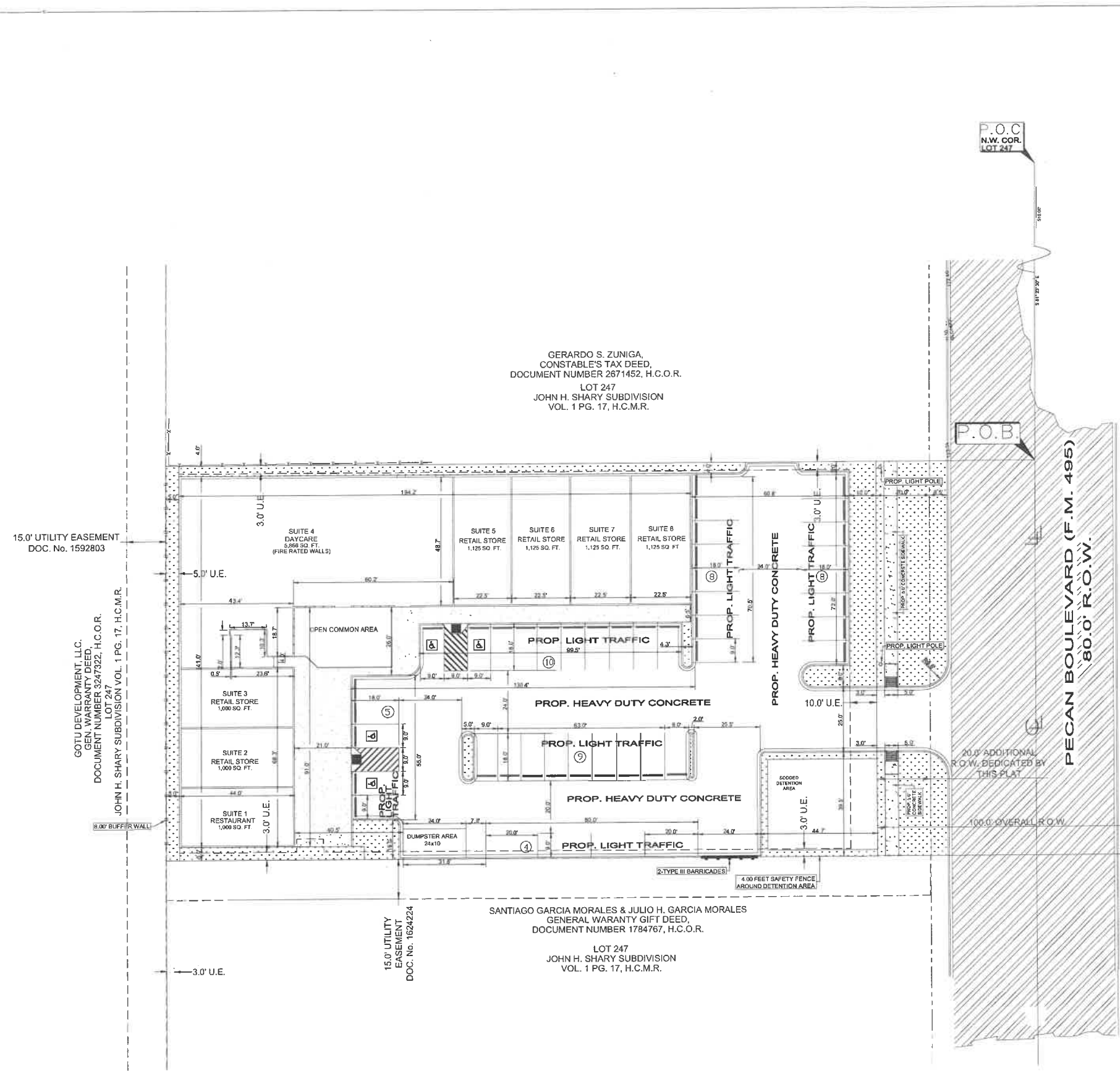


| SUITES TABLE |                  |
|--------------|------------------|
| BUILDING USE | SQUARE FOOTAGE   |
| RESTAURANT   | 1,000.00 SQ. FT. |
| RETAIL STORE | 6,500.00 SQ. FT. |
| DAYCARE      | 5,866.00 SQ. FT. |

| PARKING TABLE |    |
|---------------|----|
| GENERAL       | 44 |
| HANDICAPPED   | 4  |



- GENERAL NOTES: (GEOTECH REPORT SHALL TAKE PRECEDENCE)
1. CONCRETE SHALL BE 3500 PSI AT 28 DAYS WITH A SET (3) OF TEST CYLINDERS TAKEN FOR EVERY 50 C.Y. OF CONCRETE POURED.
  2. TESTING BY A REPUTABLE TESTING LAB SHALL BE PAID FOR BY THE CONTRACTOR WITH RESULTS REPORTED TO THE OWNER AND ENGINEER AND CITY OF ALICE REQUIRED TESTING SHALL BE:
- A) 1 STANDARD PROCTOR FOR EACH SUBGRADE SOIL MATERIAL.  
 B) 1 DENSITY ON SUBGRADE PER 500 S.Y. OF PAVING.  
 C) 1 SET (3) OF CONCRETE CYLINDERS PER 50 C.Y. OF CONCRETE POURED.



MIKADA, LLC.  
 WARRANTY DEED WITH VENDOR'S LIEN.  
 DOCUMENT NUMBER 2378496, H.C.O.R.

PABLO VILLAREAL, INCORPORATED.  
 VOLUME 2374, PAGE 322, H.C.O.R.  
 DOCUMENT NUMBER 150715, H.C.O.R.

15.0' UTILITY EASEMENT  
 DOC. No. 1592803

GOTU DEVELOPMENT, LLC.  
 GENERAL WARRANTY DEED.  
 DOCUMENT NUMBER 2247322, H.C.O.R.  
 LOT 27  
 JOHN H. SHARY SUBDIVISION VOL. 1 PG. 17, H.C.M.R.

15.0' UTILITY EASEMENT  
 DOC. No. 1624224

SANTIAGO GARCIA MORALES & JULIO H. GARCIA MORALES  
 GENERAL WARRANTY GIFT DEED,  
 DOCUMENT NUMBER 1784767, H.C.O.R.  
 LOT 247  
 JOHN H. SHARY SUBDIVISION  
 VOL. 1 PG. 17, H.C.M.R.

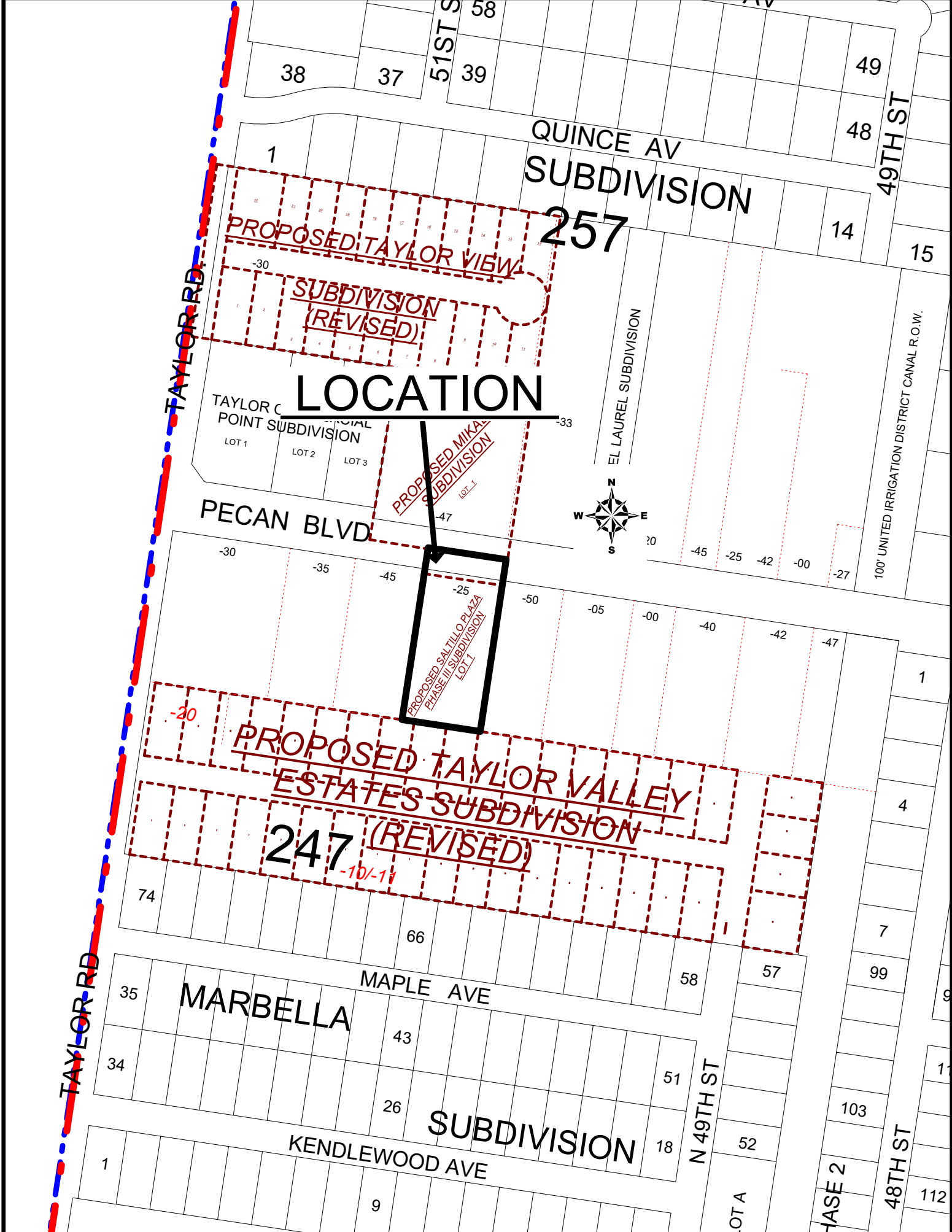
P.O.C.  
 N.W. COR.  
 LOT 247

P.O.B.

PECAN BOULEVARD (F.M. 495)  
 80.0' R.O.W.

20.0' ADDITIONAL R.O.W. DEDICATED BY THIS PLAN

100.0' OVERALL R.O.W.



QUINCE AV  
SUBDIVISION

257

PROPOSED TAYLOR VIEW  
SUBDIVISION  
(REVISED)

LOCATION

PROPOSED MIKAL  
SUBDIVISION  
LOT 1

PROPOSED SALTILO PLAZA  
PHASE III SUBDIVISION  
LOT 1

PROPOSED TAYLOR VALLEY  
ESTATES SUBDIVISION  
(REVISED)  
247

MARBELLA

SUBDIVISION

KENDLEWOOD AVE

TAYLOR RD

TAYLOR RD

EL LAUREL SUBDIVISION

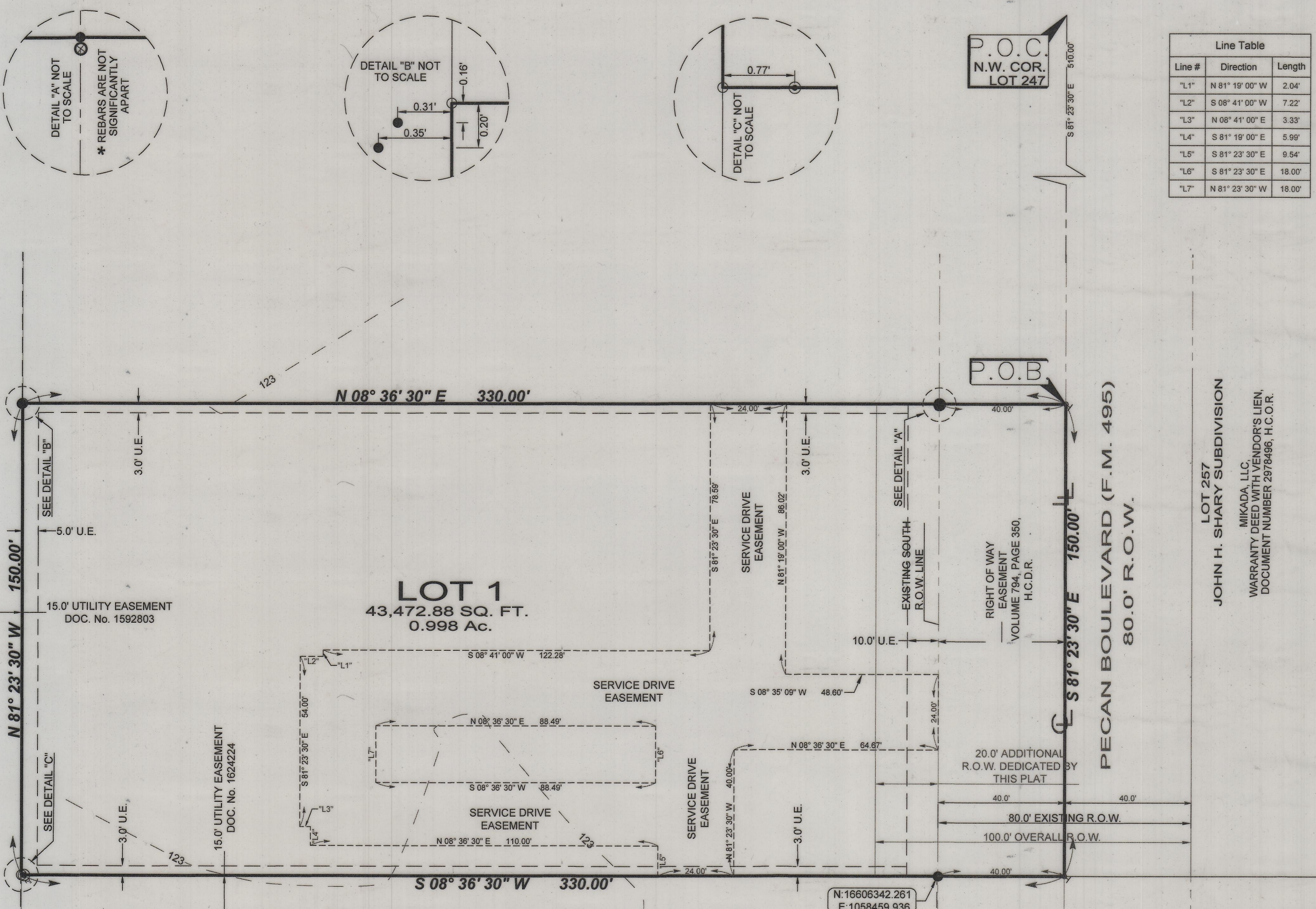
49TH ST

N 49TH ST

48TH ST

100' UNITED IRRIGATION DISTRICT CANAL R.O.W.





- LEGEND**
- FOUND No.4 REBAR
  - FOUND No.5 REBAR
  - FOUND PIPE (SIZE AS NOTED)
  - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT SET NAIL
  - B-B - BACK OF CURB TO BACK OF CURB
  - R.O.W. - RIGHT OF WAY
  - H.C.M.R. - HIDALGO COUNTY OFFICIAL RECORDS
  - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
  - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCING
  - N.W. COR. - NORTHWEST CORNER
  - BLVD. - BOULEVARD
  - Ac. - OF ONE ACRE
  - LOT LINE
  - PROPERTY LINE

DRAWN BY: E.V.Z. DATE: 08/09/2022  
 SURVEYED, CHECKED: DATE: \_\_\_\_\_  
 FINAL CHECK: DATE: \_\_\_\_\_

**MELDEN & HUNT INC.**  
 CONSULTANTS • ENGINEERS • SURVEYORS  
 115 W. McINTYRE - EDINBURG, TX 78541  
 PH: (956) 381-0991 - FAX: (956) 381-1839  
 ESTABLISHED 1947 - www.meldenandhunt.com



PLAT OF  
**SALTILLO PLAZA PHASE III**  
**SUBDIVISION**

BEING A SUBDIVISION OF 1.136 ACRES  
 SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS,  
 BEING A PART OR PORTION OUT OF LOT 247, JOHN H. SHARY SUBDIVISION,  
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17,  
 HIDALGO COUNTY MAP RECORDS

**METES AND BOUNDS DESCRIPTION:**

BEING A SUBDIVISION OF A TRACT OF LAND CONTAINING 1.136 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 247, JOHN H. SHARY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, HIDALGO COUNTY MAP RECORDS, SAID 1.136 ACRES WERE CONVEYED TO SALTILLO DEVELOPERS, LLC, BY VIRTUE OF A GENERAL WARRANTY DEED WITH, RECORDED UNDER DOCUMENT NUMBER 3252031, HIDALGO COUNTY OFFICIAL RECORDS, SAID 1.136 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 247;

THENCE, S 81° 23' 30" E ALONG THE NORTH LINE OF SAID LOT 247 AND WITHIN THE EXISTING RIGHT-OF-WAY OF PECAN BOULEVARD (FM 495), A DISTANCE OF 150.00 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF THIS TRACT;

1. THENCE, S 81° 23' 30" E CONTINUING ALONG THE NORTH LINE OF SAID LOT 247 AND WITHIN THE EXISTING RIGHT-OF-WAY OF PECAN BOULEVARD (FM 495), A DISTANCE OF 150.00 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF THIS TRACT;

2. THENCE, S 08° 36' 30" W AT A DISTANCE OF 40.00 FEET PASS A NO. 4 REBAR FOUND (NORTHING: 18606342.261, EASTING: 1058459.936) ON THE EXISTING SOUTH RIGHT-OF-WAY OF PECAN BOULEVARD (FM 495), CONTINUING A TOTAL DISTANCE OF 330.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

3. THENCE, N 81° 23' 30" W A DISTANCE OF 150.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

4. THENCE, N 08° 36' 30" E AT A DISTANCE OF 290.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF PECAN BOULEVARD (FM 495), CONTINUING A TOTAL DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.136 ACRES, OF WHICH 0.136 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF PECAN BOULEVARD (FM 495), LEAVING AN EXISTING NET OF 0.998 OF ONE ACRE MORE OR LESS

Rec'd 8/10/2022  
 Rtg #5

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

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

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

STATE OF TEXAS §  
 COUNTY OF HIDALGO §

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SALTILLO PLAZA PHASE III 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 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.

SALTILLO DEVELOPERS, LLC DATE: \_\_\_\_\_  
 A TEXAS LIMITED LIABILITY COMPANY.  
 ROBERTO M. GARZA, MANAGER  
 1804 N. 23RD ST.  
 McALLEN, TX 78501

STATE OF TEXAS §  
 COUNTY OF HIDALGO §

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

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. DATE: \_\_\_\_\_  
 GENERAL MANAGER

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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE: \_\_\_\_\_

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

MAYOR, CITY OF McALLEN DATE: \_\_\_\_\_

CITY SECRETARY DATE: \_\_\_\_\_

- GENERAL NOTES:**
- THIS SUBDIVISION IS IN FLOOD ZONE "C" FLOOD ZONE "C" ARE AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NUMBER: 480343 0005 C MAP REVISED: NOVEMBER 02, 1982
  - 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:  
 FRONT - IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS  
 REAR - IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS  
 SIDES - IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
  - REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 8.770 C.F. (201 AC.-FT.) TO BE PROVIDED WITHIN GREEN AREAS OF THIS PLAT. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.
  - AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
  - NO BUILDING ALLOWED OVER ANY EASEMENT.
  - THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
 --TEMPORARY BENCHMARK NO. 1: LOCATED ON THE NORTHEAST SIDE OF THE SUBDIVISION, DESCRIBED AS A SQUARE CUT SET ON THE CENTER OF THE BACK OF CURB TYPE "A" INLET SOUTH FROM CENTER LINE PECAN RD. LOCATE 33.50' SOUTH FROM CENTER LINE PECAN RD AND 708.0' EAST FROM CENTERLINE OF THE INTERSECTION OF PECAN AND TAYLOR RD. N=18606341.7495' E=1058509.8414' ELEV=121.97'  
 --CITY OF McALLEN BENCHMARK: "MC 70" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK & LINN ON OCTOBER 6, 1999. BEING LOCATED AT THE CORNER PF THE INTERSECTION OF FM 495& WARE. THE MONUMENT IS 27.0 FT FROM THE CL OF WARE ROAD AND 23 FT FROM THE BC OF F.M. 495. 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT ELEVATION = 122.69 (TEXAS SOUTH 4205).
  - 5.00 FEET WIDE MINIMUM SIDEWALK REQUIRED ON PECAN BOULEVARD.
  - 6.00 FEET OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
  - 8.00 FEET MANSORY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
  - PRIVATE SERVICE DRIVE EASEMENT FOR CITY SERVICES WILL BE EXTENDED EAST AND WEST WHEN ADJACENT PROPERTIES DEVELOP AND MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
  - UNITED IRRIGATION DISTRICT NOTES:  
 • ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.  
 • NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.  
 • NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.  
 • NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM UNITED IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
  - UID BLANKET RESERVATION PER 08/31/1914 DOC. #1914-450421

STATE OF TEXAS §  
 COUNTY OF HIDALGO §

I, RUBEN JAMES DE JESUS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

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

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

DATE PREPARED: 4-30-21  
 ENGINEERING JOB No. 21082.02-08

THE STATE OF TEXAS §  
 COUNTY OF HIDALGO §

I, ROBERTO N. TAMEZ, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

ROBERTO N. TAMEZ R.P.L.S. # 6238  
 STATE OF TEXAS

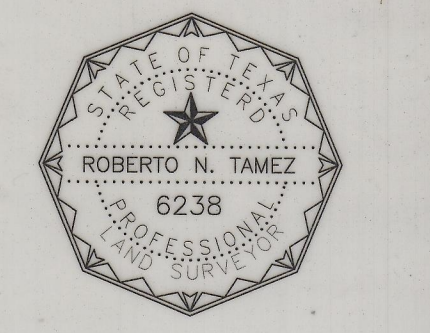
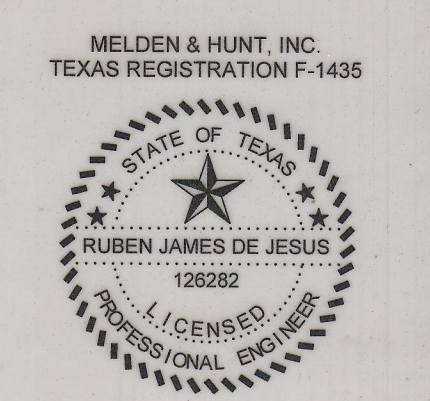
DATE SURVEYED: 1-7-21  
 T-1104, PG. 12  
 SURVEYING JOB No. 21082.00

THE STATE OF TEXAS §  
 COUNTY OF HIDALGO §

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

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

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





**City of McAllen**  
**SUBDIVISION PLAT REVIEW**

Reviewed On: 9/29/2022

|  |                |
|--|----------------|
| <b>SUBDIVISION NAME: SALTILLO PLAZA PHASE III</b>  |                |
| <b>REQUIREMENTS</b>  |                |
| <b>STREETS AND RIGHT-OF-WAYS</b>   |                |
| Pecan Boulevard: 20 ft. dedication required for 60 ft. from centerline for 120 ft. total ROW.<br>Paving: By the state Curb & gutter: By the state<br>***Show ROW on both sides of centerline prior to recording.<br>***COM Thoroughfare Plan<br><br>_____<br>Paving _____ Curb & gutter _____<br>* 800 ft. Block Length.<br>**Subdivision Ordinance: Section 134-118<br><br>* 600 ft. Maximum Cul-de-Sac.<br>**Subdivision Ordinance: Section 134-105  | Applied        |
|  | Applied        |
|  | NA             |
|  | NA             |
| <b>ALLEYS</b>  |                |
| ROW: 20 ft. Paving: 16 ft.<br>*Service drive easement required for commercial shown to be extended east and west when the adjacent properties develop on plat submitted 8/10/22.<br>**Subdivision Ordinance: Section 134-106   | Compliance     |
| <b>SETBACKS</b>  |                |
| * Front: In accordance with Zoning Ordinance or greater for easements or approved site plan.<br>**Zoning Ordinance: Section 138-356<br><br>* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan.<br>**Zoning Ordinance: Section 138-356<br><br>* Interior Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan.<br>***Engineer submitted variance request on September 16, 2022 for a 4 ft. side setback on west side and a 5 ft. side setback on east side subject to compliance with building code requirements in lieu of in accordance with the zoning ordinance.<br>**Zoning Ordinance: Section 138-356<br><br>* Corner.<br>Zoning Ordinance: 138-356<br><br>* Garage:<br>**Zoning Ordinance: Section 138-356<br><br>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied        |
|  | Applied        |
|  | Non-compliance |
|  | NA             |
|  | NA             |
| Applied  |                |
| <b>SIDEWALKS</b>   |                |
| * 5 ft. wide minimum sidewalk required on Pecan Boulevard.<br>**5 ft. sidewalk requirement as per Engineering Department.<br>****Subdivision Ordinance: Section 134-120  | Applied        |

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

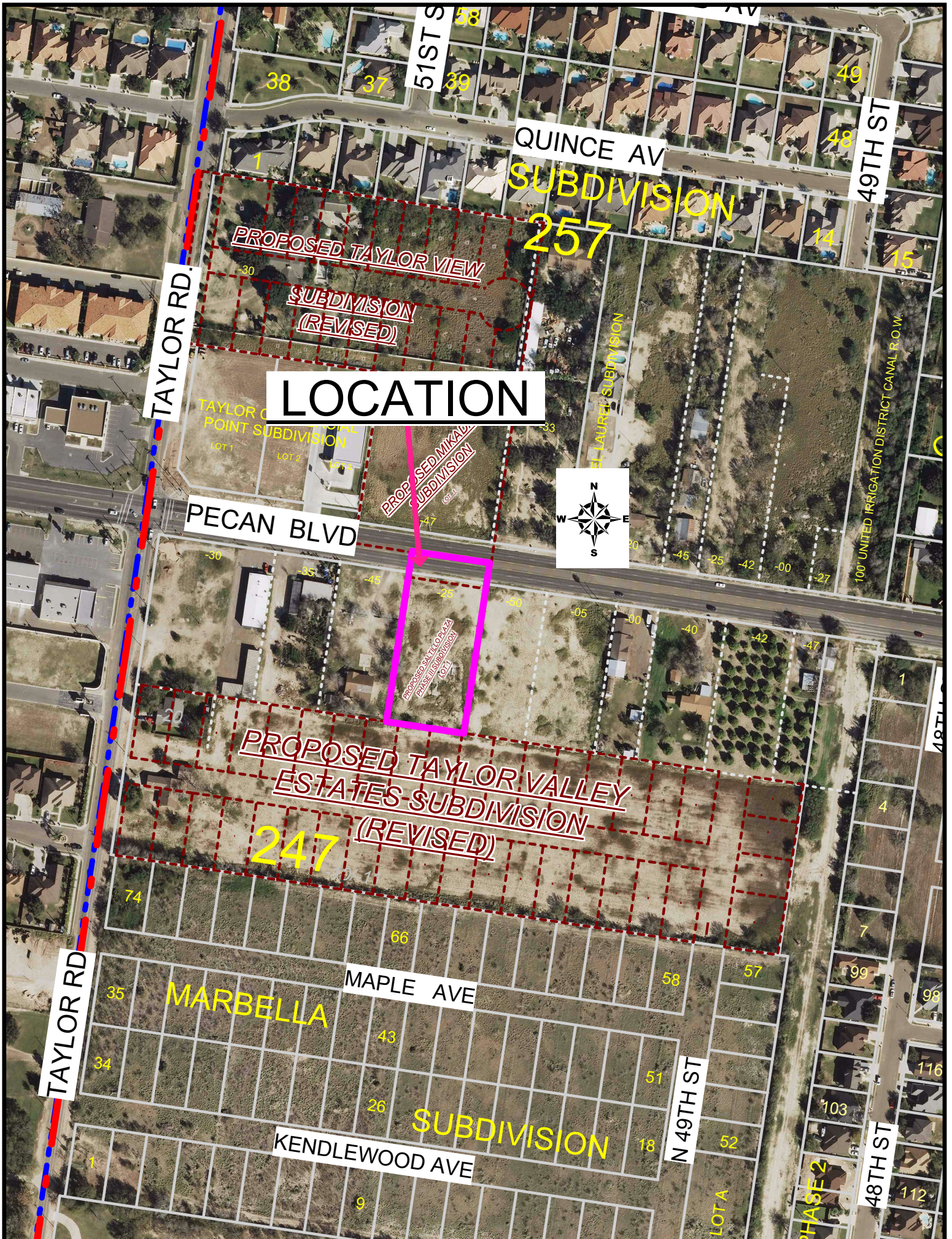


|   |            |
|---|------------|
| * Perimeter sidewalks must be built or money escrowed if not built at this time.  | Applied    |
| <b>BUFFERS</b>  |            |
| * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.<br>**Landscaping Ordinance: Section 110-46   | Applied    |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses and along south property line.<br>**Landscaping Ordinance: Section 110-46  | Applied    |
| *Perimeter buffers must be built at time of Subdivision Improvements.   | Applied    |
| <b>NOTES</b>  |            |
| * No curb cut, access, or lot frontage permitted along.<br>****City's Access Management Policy  | NA         |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance.<br>**Please remove plat note #7 since plat note is not required.  | Applied    |
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.  | Required   |
| * 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.<br>**Section 110-72 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | NA         |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.<br>**Subdivision Ordinance: Section 110-72   | NA         |
| <b>LOT REQUIREMENTS</b>   |            |
| * Minimum lot width and lot area.<br>**Zoning Ordinance: 138-1  | Compliance |
| * Lots fronting public streets.<br>**Zoning Ordinance: Section. 138-356   | Compliance |
| <b>ZONING/CUP</b>   |            |
| * Existing: C-3 Proposed: C-3<br>Zoning Ordinance: Article V  | Applied    |
| * Rezoning Needed Before Final Approval<br>**As per Engineer, existing Zoning District complies.<br>***Zoning Ordinance: Article V  | NA         |
| <b>PARKS</b>  |            |
| * Land dedication in lieu of fee.   | NA         |
| * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording   | NA         |

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

|   |           |
|---|-----------|
| * Pending review by the Parkland Dedication Advisory Board and CC.  | NA        |
| <b>TRAFFIC</b>  |           |
| * As per Traffic Department, Trip Generation approved; Traffic Impact Analysis (TIA) under review.  | Completed |
| * As per Traffic Department, Trip Generation approved; Traffic Impact Analysis (TIA) approved.  | Complete  |
| <b>COMMENTS</b>   |           |
| Comments:<br>*Must comply with City's Access Management Policy  | Applied   |
| <b>RECOMMENDATION</b>   |           |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM SUBJECT TO CONDITIONS NOTED AND CLARIFICATION OF THE REQUESTED VARIANCE. | Applied   |

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



TAYLOR RD

51ST ST

QUINCE AV

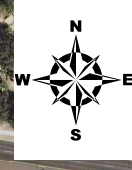
49TH ST

SUBDIVISION  
257

PROPOSED TAYLOR VIEW  
SUBDIVISION  
(REVISED)

LOCATION

PECAN BLVD



PROPOSED MIKAEL  
SUBDIVISION

PROPOSED TAYLOR VALLEY  
ESTATES SUBDIVISION  
(REVISED)

247

TAYLOR RD

MARBELLA

MAPLE AVE

SUBDIVISION

KENDLEWOOD AVE

N 49TH ST

48TH ST

PHASE 2

LOTA

# City of McAllen

## Planning Department

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

### SUBDIVISION PLAT REVIEW APPLICATION

|   |  |   |  |
|---|--|---|--|
| Project Information   | RESUBDIVISION OF LOTS 164-171 INC OF PRIDE O' TEXAS  |   |  |
|   | Subdivision Name <u>(PROPOSED NORTHWEST CREEK SUBDIVISION)</u>   |   |  |
|   | Location <u>Approximately 500 feet west of N 32nd Lane, on the north side of Mile 6 1/2 Road.</u>  |   |  |
|   | City Address or Block Number <u>Mile 6 1/2 Road</u>  |   |  |
|   | Number of Lots <u>56</u> Gross Acres <u>20.00</u> Net Acres _____ ETJ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                              |   |  |
|   | Existing Zoning <u>N/A</u> Proposed Zoning <u>R-3A</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>04.29.2022</u> |   |  |
|   | Existing Land Use <u>Vacant</u> Proposed Land Use <u>Duplex</u> Irrigation District # <u>1</u>   |   |  |
|   | Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential <u>X</u>   |   |  |
|   | Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due _____  |   |  |
|   | Parcel # <u>262592 &amp; 262593</u> Tax Dept. Review _____   |   |  |
| Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____   |  |   |  |
| Legal Description <u>20.00 acres being all of Lot 3, Resubdivision of Lots 164-171 Inc. Pride O'Texas, Volume 7, Page 48, H.C.M.R., Hidalgo County, Texas</u> |  |   |  |
| Owner   | Name <u>1. Andres Leonel Kalifa Jr &amp; Andres Leonel Kalifa Sr<br/>2. Fernando Valle</u>   | Phone <u>(956) 655-3768<br/>c/o (956) 381-0981</u>            |  |
|   | Address <u>1. 2720 Grambling Avenue<br/>2. 2410 East 27th Street</u>   | E-mail <u>akalifa@msn.com<br/>c/o robertog20@yahoo.com</u>    |  |
|   | City <u>1. McAllen<br/>2. Mission</u> State <u>Texas</u> Zip <u>1. 78504<br/>2. 78574</u>  |   |  |
| Developer   | Name <u>Garman Investments, LP</u>   | Phone <u>(956) 655-2393</u>                                   |  |
|   | Address <u>1804 N. 23rd Street</u>   | E-mail <u>ireneuribe00@yahoo.com<br/>robertog20@yahoo.com</u> |  |
|   | City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>  |   |  |
|   | Contact Person <u>Irene Uribe &amp; Roberto Garza</u>  |   |  |
| Engineer  | Name <u>Melden &amp; Hunt, Inc.</u>  | Phone <u>(956) 381-0981</u>                                   |  |
|   | Address <u>115 West McIntyre Street</u>  | E-mail <u>ruben@meldenandhunt.com</u>                         |  |
|   | City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>   |   |  |
|   | Contact Person <u>Ruben James De Jesus, P.E., R.P.L.S.</u> cc: <u>drobles@meldenandhunt.com</u>  |   |  |
| Surveyor  | Name <u>Melden &amp; Hunt, Inc.</u>  | Phone <u>(956) 381-0981</u>                                   |  |
|   | Address <u>115 West McIntyre Street</u>  | E-mail <u>robert@meldenandhunt.com</u>                        |  |
|   | City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>   |   |  |

ENTERED

SEP 12 2022

Initial: AM

## Proposed Plat Submittal

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

### PLAT TO SHOW:

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

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

Minimum Developer's Requirements Submitted with Application

Owners Signature

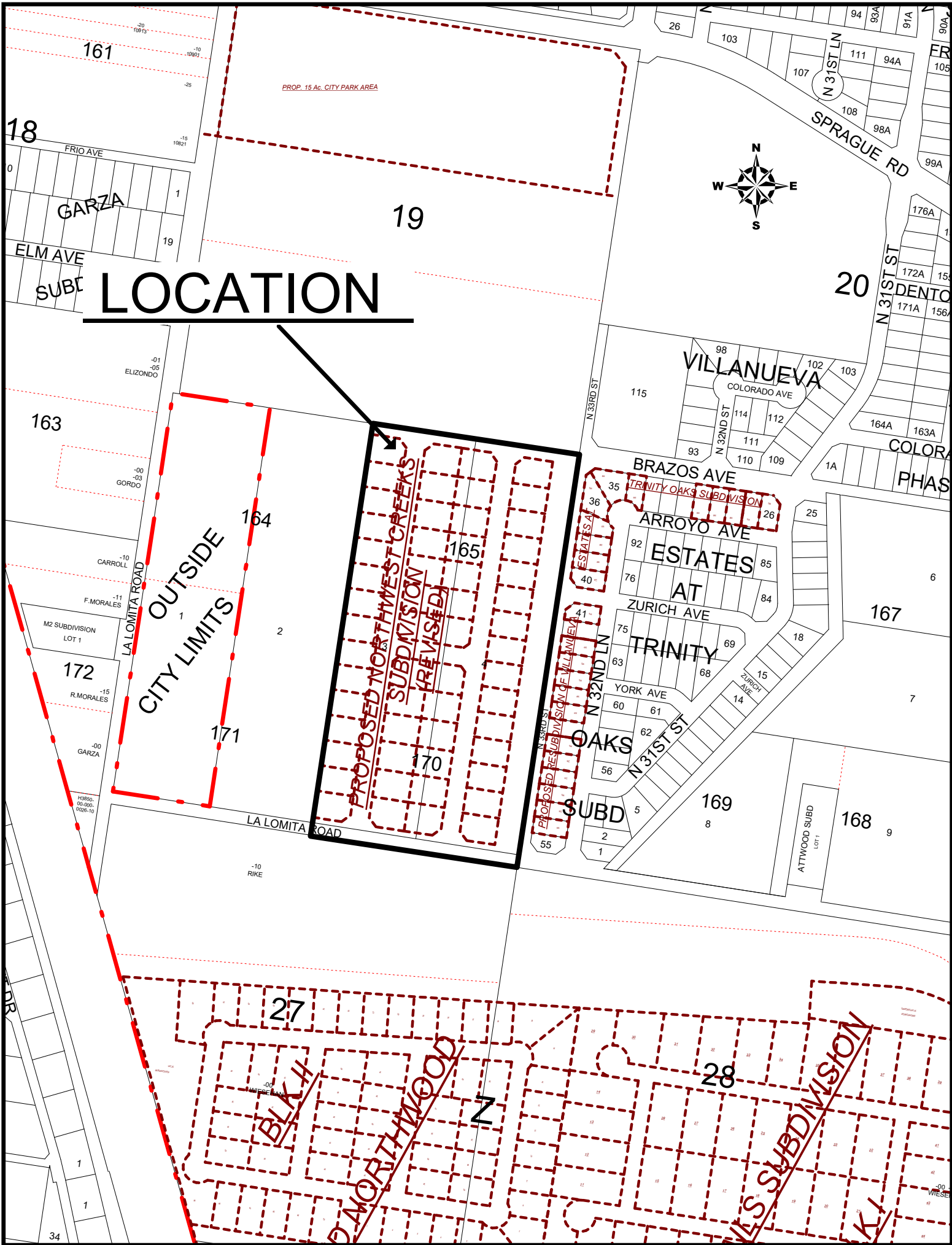
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date September 09, 2022

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

Owner

Authorized Agent



# LOCATION

PROP. 15 Ac. CITY PARK AREA

OUTSIDE CITY LIMITS

PROPOSED NORTHWEST CREEKS SUBDIVISION (REVISED)

TRINITY OAKS SUBDIVISION

ARROYO AVE

ESTATES AT

ZURICH AVE

TRINITY

YORK AVE

OAKS

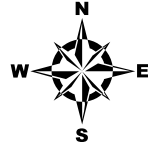
PROPOSED RESUBDIVISION OF WILLAMETTE ESTATES

LA LOMITA ROAD

BLK H

NORTHWOOD

W'S SUBDIVISION



161  
18  
GARZA  
ELM AVE  
SUBD

19

SPRAGUE RD  
N 31ST LN

20

VILLANUEVA

COLORADO AVE

N 31ST ST  
DENTON  
171A 156A

163

164

165

BRAZOS AVE

ARROYO AVE

ESTATES AT

ZURICH AVE

TRINITY

YORK AVE

OAKS

PROPOSED RESUBDIVISION OF WILLAMETTE ESTATES

LA LOMITA ROAD

172

171

170

YORK AVE

OAKS

PROPOSED RESUBDIVISION OF WILLAMETTE ESTATES

LA LOMITA ROAD

172

171

170

YORK AVE

OAKS

PROPOSED RESUBDIVISION OF WILLAMETTE ESTATES

LA LOMITA ROAD

LA LOMITA ROAD

RIKE

YORK AVE

OAKS

PROPOSED RESUBDIVISION OF WILLAMETTE ESTATES

LA LOMITA ROAD

34

27

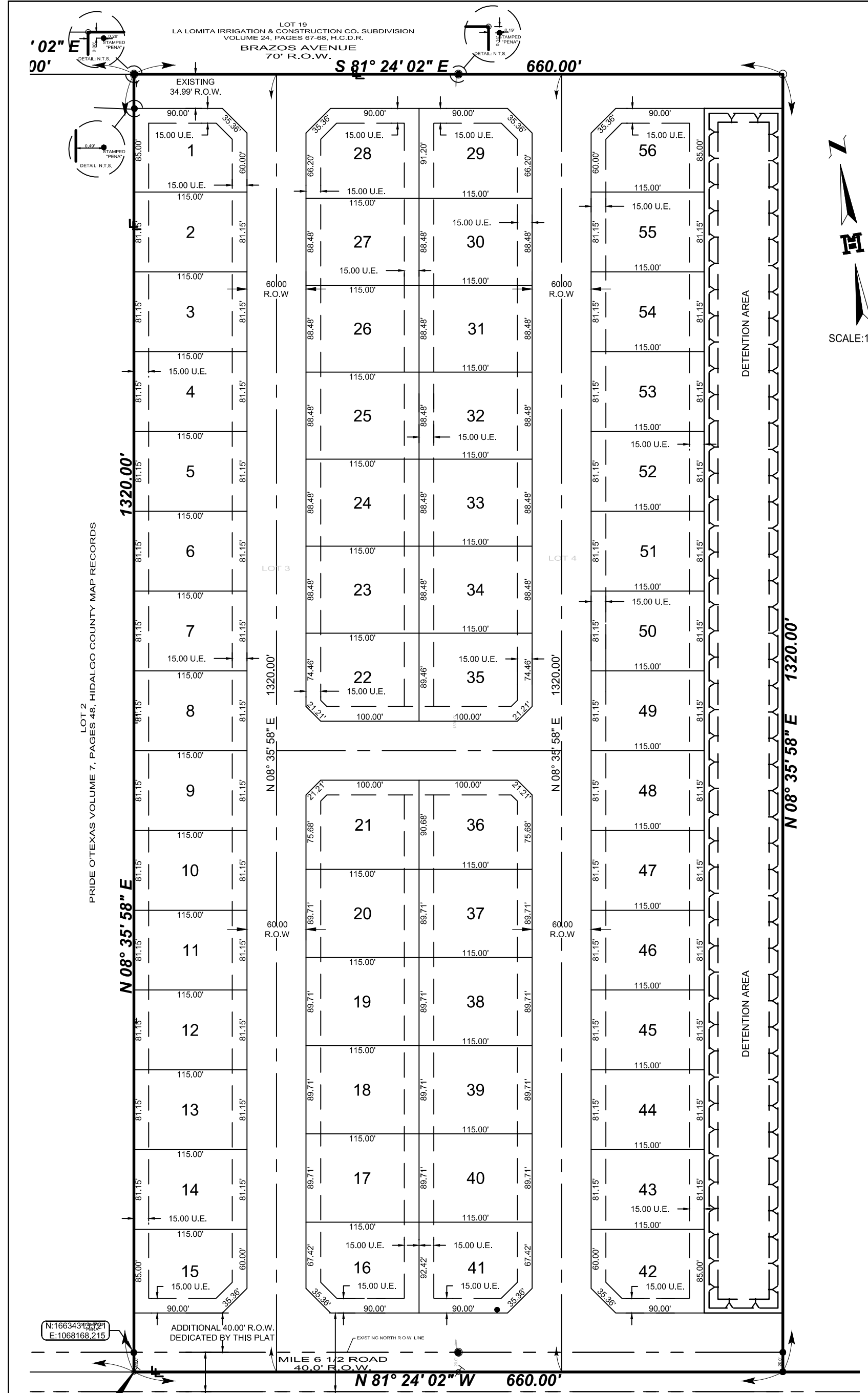
28

BLK H

NORTHWOOD

W'S SUBDIVISION

WESE



**METES AND BOUNDS DESCRIPTION:**

A TRACT OF LAND CONTAINING 20.000 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING ALL OF LOTS 3 AND 4, RESUBDIVISION OF LOTS 164-171 INC. OF PRIDE OTEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 48, HIDALGO COUNTY MAP RECORDS. SAID 20.000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 3 AND THE SOUTHEAST CORNER OF LOT 2, OF SAID RESUBDIVISION OF LOTS 164-171 INC. OF PRIDE OTEXAS, AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 6 1/2 ROAD, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT.

- THENCE, N 08° 35' 58" E ALONG THE WEST LINE OF SAID LOT 3 AND THE EAST LINE OF SAID LOT 2, AT A DISTANCE OF 20.000 FEET PASS A NO. 4 REBAR FOUND WITH CAP STAMPED "PENA" (NORTHING: 16634313.721, EASTING: 1068168.216) ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 6 1/2 ROAD, AT A DISTANCE OF 60.00 FEET PASS A NO. 4 REBAR SET ON THE HEREBY PROPOSED NORTH RIGHT-OF-WAY LINE OF MILE 6 1/2 ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR SET AT THE NORTHWEST CORNER OF SAID LOT 3 AND THE NORTHEAST CORNER OF SAID LOT 2 AND BEING ON THE SOUTH LINE OF LOT 19, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67-68, HIDALGO COUNTY DEED RECORDS, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT, FROM WHICH A NO. 4 REBAR FOUND WITH CAP STAMPED "PENA" BEARS S 64° 47' 00" E WITH A DISTANCE OF 0.29 FEET;
- THENCE, S 81° 24' 02" E ALONG THE NORTH LINE OF SAID LOT 3 AND THE SOUTH LINE OF SAID LOT 19, AT A DISTANCE OF 330.00 FEET PASS THE NORTHEAST CORNER OF SAID LOT 3 AND THE NORTHWEST CORNER OF SAID LOT 4, FROM WHICH A NO. 4 REBAR FOUND WITH CAP STAMPED "PENA" BEARS S 44° 42' 49" E WITH A DISTANCE OF 0.24 FEET, CONTINUING A TOTAL DISTANCE OF 660.00 FEET TO A NO. 4 REBAR SET AT THE NORTHEAST CORNER OF SAID LOT 4 AND BEING ON THE WEST LINE OF VILLANUEVA ESTATES AT TRINITY OAKS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER 2938654, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 35' 58" W ALONG THE EAST LINE OF SAID LOT 4 AND THE WEST LINE OF SAID VILLANUEVA ESTATES AT TRINITY OAKS, AT A DISTANCE OF 1,260.00 FEET PASS A NO. 4 REBAR SET ON THE HEREBY PROPOSED NORTH RIGHT-OF-WAY LINE OF MILE 6 1/2 ROAD, AT A DISTANCE OF 1,300.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 6 1/2 ROAD, AT A DISTANCE OF 1,319.70 FEET PASS A NO. 4 REBAR FOUND WITH CAP STAMPED "CVS LS" IN LINE, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR FOUND WITH CAP STAMPED "MELDEN AND HUNT, INC." AT THE SOUTHEAST CORNER OF SAID LOT 4 AND THE SOUTHWEST CORNER OF SAID VILLANUEVA ESTATES AT TRINITY OAKS, FOR THE SOUTHWEST CORNER OF THIS TRACT, FROM WHICH A NO. 4 REBAR FOUND BEARS S 37° 34' 46" W WITH A DISTANCE OF 0.67 FEET;
- THENCE, N 81° 24' 02" W ALONG THE SOUTH LINE OF SAID LOT 4 AND THE NORTH LINE OF LOT 27, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67-68, HIDALGO COUNTY DEED RECORDS AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 6 1/2 ROAD, AT A DISTANCE OF 330.00 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 4 AND THE SOUTHEAST CORNER OF LOT 3, FROM WHICH A NO. 4 REBAR FOUND BEARS S 28° 42' 49" W WITH A DISTANCE OF 0.75 FEET, CONTINUING A TOTAL DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.000 ACRES OF LAND, MORE OR LESS.

| Lot # | SQ. FT. | ACREAGE |
|-------|---------|---------|
| 1     | 9462.50 | 0.22    |
| 2     | 9332.76 | 0.21    |
| 3     | 9332.76 | 0.21    |
| 4     | 9332.76 | 0.21    |
| 5     | 9332.76 | 0.21    |
| 6     | 9332.76 | 0.21    |
| 7     | 9332.76 | 0.21    |
| 8     | 9332.76 | 0.21    |
| 9     | 9332.76 | 0.21    |
| 10    | 9332.76 | 0.21    |
| 11    | 9332.76 | 0.21    |
| 12    | 9332.76 | 0.21    |
| 13    | 9332.76 | 0.21    |
| 14    | 9332.76 | 0.21    |
| 15    | 9462.50 | 0.22    |

| Lot # | SQ. FT.  | ACREAGE |
|-------|----------|---------|
| 16    | 10316.08 | 0.24    |
| 17    | 10316.08 | 0.24    |
| 18    | 10316.08 | 0.24    |
| 19    | 10316.08 | 0.24    |
| 20    | 10316.08 | 0.24    |
| 21    | 10316.08 | 0.24    |
| 22    | 10175.60 | 0.23    |
| 23    | 10175.60 | 0.23    |
| 24    | 10175.60 | 0.23    |
| 25    | 10175.60 | 0.23    |
| 26    | 10175.60 | 0.23    |
| 27    | 10175.60 | 0.23    |
| 28    | 10175.60 | 0.23    |
| 29    | 10175.60 | 0.23    |
| 30    | 10175.60 | 0.23    |

| Lot # | SQ. FT.  | ACREAGE |
|-------|----------|---------|
| 31    | 10175.60 | 0.23    |
| 32    | 10175.60 | 0.23    |
| 33    | 10175.60 | 0.23    |
| 34    | 10175.60 | 0.23    |
| 35    | 10175.60 | 0.23    |
| 36    | 10316.08 | 0.24    |
| 37    | 10316.08 | 0.24    |
| 38    | 10316.08 | 0.24    |
| 39    | 10316.08 | 0.24    |
| 40    | 10316.08 | 0.24    |
| 41    | 10316.08 | 0.24    |
| 42    | 9462.50  | 0.22    |
| 43    | 9332.76  | 0.21    |
| 44    | 9332.76  | 0.21    |
| 45    | 9332.76  | 0.21    |

| Lot # | SQ. FT. | ACREAGE |
|-------|---------|---------|
| 46    | 9332.76 | 0.21    |
| 47    | 9332.76 | 0.21    |
| 48    | 9332.76 | 0.21    |
| 49    | 9332.76 | 0.21    |
| 50    | 9332.76 | 0.21    |
| 51    | 9332.76 | 0.21    |
| 52    | 9332.76 | 0.21    |
| 53    | 9332.76 | 0.21    |
| 54    | 9332.76 | 0.21    |
| 55    | 9332.76 | 0.21    |
| 56    | 9462.50 | 0.22    |

- LEGEND**
- FOUND NO. 4 REBAR
  - FOUND NO. 4 REBAR WITH CAP STAMPED "PENA"
  - FOUND NO. 4 REBAR WITH CAP STAMPED "PENA"
  - SET NO. 4 REBAR WITH PLASTIC
  - CAP STAMPED MELDEN & HUNT
  - SET NAIL
  - ( ) - RECORDED MAP CALLS
  - A.A. - EDGE OF ASPHALT TO EDGE OF ASPHALT
  - R.O.W. - RIGHT OF WAY
  - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
  - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
  - N.T.S. - NOT TO SCALE
  - S.W. COR. - SOUTHWEST CORNER
  - S.E. COR. - SOUTHEAST CORNER
  - P.O.B. - POINT OF BEGINNING
  - Re: ROAD
  - L - LOT LINE

- GENERAL NOTES:**
- THE SITE LIES IN ZONE "X" (UNSHADED). ZONE "X" UNSHADED IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN. ZONE "X" UNSHADED SHOWN ON: COMMUNITY-PANEL NUMBER: 480334 0295 D MAP REVISED: JUNE 6, 2000.
  - MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
  - MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE.
    - FRONT: 20 FEET OR GREATER FOR EASEMENT OR APPROVED SITE PLAN
    - REAR: 10 FEET EXCEPT 25 FEET FOR DOUBLE FRONTING LOTS IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN
    - SIDE CORNER: 10 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN
    - INTERIOR SIDES: 6 FEET IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN
    - GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED: GREATER SETBACK APPLIES.
  - REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 150,988 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA A DETENTION PONDS WITH A CAPACITY OF 68,700 CUBIC FEET. WATER WILL THEN DISCHARGE THROUGH AN 36" LINE INTO AN EXISTING CITY OF McALLEN STORM SEWER NETWORK LOCATED ON THE WEST SIDE OF THE PROPERTY.
  - CITY OF McALLEN BENCHMARK: (MC 38) FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY Glick, Linn ON NOVEMBER 06, 1999, BEING LOCATED INSIDE THE McALLEN PUBLIC WORKS WHICH IS WESTBOUND OF WARE RD. AT A DRAIN DITCH BY 7 MILE LINE RD. 30" ALUMINUM PIPE, WITH A 3-1/4" BRASS MONUMENT CAP ON TOP. CAP ON TOP AT ELEVATION = 115.16, NORTHING: 16636659.37695, EASTING: 1066482.31938 (NAVD8).
  - NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
  - 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG THE SOUTH SIDE OF BRAZOS AVENUE, AND A 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG THE NORTH SIDE OF MILE 6 1/2 AND 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG BOTH SIDES OF ALL INTERNAL STREETS.
  - 25 FT. x 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
  - 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/NEARBY MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDIVIDUAL ZONES/USES ALONG MILE 6 1/2 ROAD AND BRAZOS AVENUE.
  - AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
  - SET NO. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
  - DETENTION AREAS IN WHICH NO BUILDING WILL BE BUILT, ANY PRIVATE STREET/ALLEYS, AND/OR GATES MUST MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
  - NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG WEST 6 1/2 ROAD AND BRAZOS AVENUE.

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

MAYOR, CITY OF McALLEN \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

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

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

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

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

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

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. \_\_\_\_\_ DATE \_\_\_\_\_  
 GENERAL MANAGER

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

THE STATE OF TEXAS  
 COUNTY OF BEXAR

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

ANDRES LEONEL KALIFA JR. \_\_\_\_\_ DATE \_\_\_\_\_  
 2720 GRAMBLING AVE.  
 McALLEN, TX 78504

THE STATE OF TEXAS  
 COUNTY OF BEXAR

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

ANDRES LEONEL KALIFA SR. \_\_\_\_\_ DATE \_\_\_\_\_  
 2720 GRAMBLING AVE.  
 McALLEN, TX 78504

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANDRES LEONEL KALIFA 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, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

STATE OF TEXAS  
 COUNTY OF

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

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

STATE OF TEXAS  
 COUNTY OF HIDALGO:

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

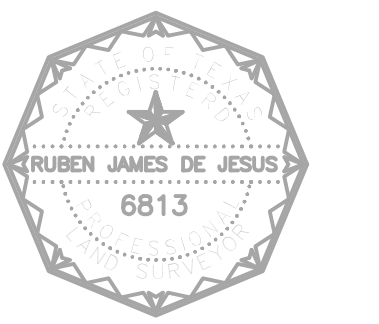
RUBEN JAMES DE JESUS, P.E. # 126282 \_\_\_\_\_ DATE: \_\_\_\_\_  
 DATE PREPARED: 04-07-2022  
 ENGINEERING JOB NO. 22061.00



STATE OF TEXAS  
 COUNTY OF HIDALGO:

I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF NORTHWEST CREEK SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 1-15-2021, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

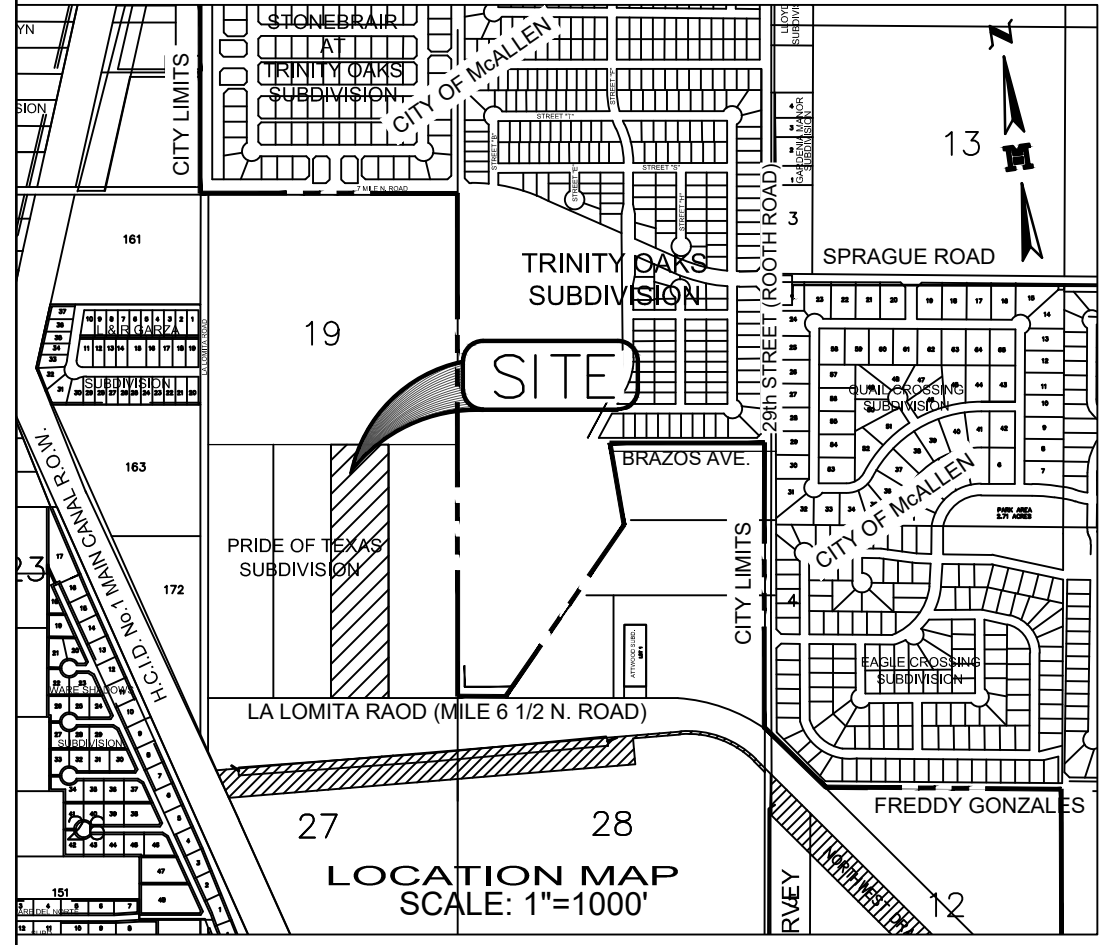
RUBEN JAMES DE JESUS, R.P.L.S. # 6813 \_\_\_\_\_ DATE: \_\_\_\_\_  
 DATE SURVEYED: 03-24-2022  
 SURVEY JOB NO. 22061.02-08



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

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

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

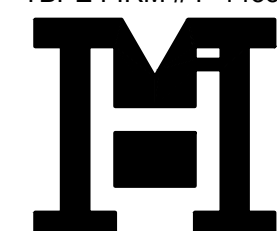


**SUBDIVISION MAP OF  
 NORTHWEST CREEK  
 PRIVATE SUBDIVISION**

BEING A SUBDIVISION OF A 20.00 ACRES OF LAND SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 3, RESUBDIVISION OF LOTS 164-171 INC. PRIDE OTEXAS VOLUME 7, PAGES 48, HIDALGO COUNTY MAP RECORDS.

|                          |                |
|--------------------------|----------------|
| DRAWN BY: E.V.Z.         | DATE: 05-25-22 |
| SURVEYED, CHECKED: _____ | DATE: _____    |
| FINAL CHECK: _____       | DATE: _____    |

BTPE FIRM # F-1435



**MELDEN & HUNT INC.**  
 CONSULTANTS • ENGINEERS • SURVEYORS  
 115 W. MONTYRE  
 EDINBURG, TX 78541  
 ESTABLISHED 1947  
 PH: (956) 381-6981  
 FAX: (956) 381-1839  
 www.meldenandhunt.com



Reviewed On: 9/29/2022

|  |                |
|--|----------------|
| <b>SUBDIVISION NAME: NORTHWEST CREEK SUBDIVISION</b>   |                |
| <b>REQUIREMENTS</b>  |                |
| <b>STREETS AND RIGHT-OF-WAYS</b>   |                |
| <p>La Lomita Rd.(Mile 6 1/2 Road): 40 ft. ROW dedication for 80 ft. total ROW<br/>                     Paving: 52 ft. - 65 ft. Curb &amp; gutter: both sides<br/>                     *Revise street name references on plat as shown above prior to final.<br/>                     **Label ROW dedications from centerline to new plat boundary, total, existing, etc., revise as applicable prior to final.<br/>                     ****Include document numbers on plat and provide any documents as applicable regarding any existing ROW dedications<br/>                     *****Label total ROW after accounting for dedication<br/>                     *****Subdivision Ordinance: Section 134-105<br/>                     *****Monies must be escrowed if improvements are required prior to final<br/>                     *****COM Thoroughfare Plan</p> | Non-compliance |
| <p>Brazos Avenue (E/W 1/4 mile Collector on Northern Boundary): 35 ft. ROW dedication for 70 ft. ROW<br/>                     Paving: 44 ft. Curb &amp; gutter: both sides<br/>                     **Please clarify 34.99 ft. existing ROW referenced on plat, if provided through existing document , provide document number on plat and document for staff review, revise as applicable and clarify prior to final.<br/>                     **Subdivision Ordinance: Section 134-105<br/>                     **Monies must be escrowed if improvements are required prior to final<br/>                     **COM Thoroughfare Plan</p>  | Non-compliance |
| <p>Interior Street: 60 ft. total ROW.<br/>                     Paving: 40 ft. Curb &amp; gutter: both sides<br/>                     *Street names will be finalized prior to recording.<br/>                     **Subdivision Ordinance: Section 134-105<br/>                     **Monies must be escrowed if improvements are required prior to final<br/>                     **COM Thoroughfare Plan</p>   | Applied        |
| <p>N. 33rd Street (N/S 1/4 mile Collector on Eastern Boundary): 35 ft. ROW dedication for 70 ft. ROW<br/>                     Paving: 44 ft. Curb &amp; gutter: both sides<br/>                     *Current subdivision layout does not provide ROW dedication for future N. 33rd Street along Eastern Boundary, revise accordingly, prior to final.<br/>                     **Villanueva Estates at Trinity Oaks provided 35ft. of ROW dedication along Western Boundary for N. 33rd Street.<br/>                     ***Finalize ROW requirements prior to final.<br/>                     ****Subdivision Ordinance: Section 134-105<br/>                     ****Monies must be escrowed if improvements are required prior to final<br/>                     *****COM Thoroughfare Plan</p>   | Non-compliance |
| <p>Paving _____ Curb &amp; gutter _____<br/>                     **Subdivision Ordinance: Section 134-105<br/>                     **Monies must be escrowed if improvements are required prior to final<br/>                     **COM Thoroughfare Plan</p>  | Applied        |
| <p>* 1,200 ft. Block Length<br/>                     **Subdivision Ordinance: Section 134-118</p>  | NA             |

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



|   |                |
|---|----------------|
| <p>* 900 ft. Block Length for R-3 Zone Districts<br/>                 **Subdivision layout does not comply with block length requirement lots 1-15 and 42-56, please revise accordingly prior to final. If no changes please submit variance request for 900 ft. maximum block length requirement.<br/>                 ***Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac .<br/>                 **Subdivision Ordinance: Section 134-105</p>   | Non-compliance |
|   | NA             |
| <b>ALLEYS</b>   |                |
| <p>ROW:20 ft. Paving: 16 ft.<br/>                 *Alley/service drive easement required for commercial and multi-family properties.<br/>                 **Subdivision Ordinance: Section 134-106</p>  | Non-compliance |
| <b>SETBACKS</b>   |                |
| <p>* Front: Proposing: 20 ft. or greater for easement or approved site plan.<br/>                 **Please submit a site plan with the proposed number of units per lot, prior to final.<br/>                 ***Setbacks will be established once site plan has been submitted for staff review.<br/>                 ****Plat note must be e finalized prior to final.<br/>                 *****Zoning Ordinance: Section 138-356</p>  | Non-compliance |
| <p>* Rear: Proposing:10 ft. except 25 ft. for double fronting lots in accordance with the zoning ordinance or greater for easements or approved site plan.<br/>                 **The ordinance for double fronting lots requiring rear setback to be the same as front setback was amended by City Commission back in October; clarify setback.<br/>                 ***Please submit a site plan with the proposed number of units per lot, prior to final.<br/>                 ****Setbacks will be established once site plan has been submitted for staff review.<br/>                 *****Plat note must be e finalized prior to final.<br/>                 *****Zoning Ordinance: Section 138-356</p> | Non-compliance |
| <p>* Sides: Proposing: 6 ft. in accordance with the zoning ordinance or greater for easements or approved site plan.<br/>                 **Please submit a site plan with the proposed number of units per lot, prior to final.<br/>                 ***Setbacks will be established once site plan has been submitted for staff review.<br/>                 ****Plat note must be e finalized prior to final.<br/>                 *****Zoning Ordinance: Section 138-356</p>  | Non-compliance |
| <p>* Corner: Proposing: 10 ft. or greater for easements or approved site plan.<br/>                 **Please submit a site plan with the proposed number of units per lot, prior to final.<br/>                 ***Setbacks will be established once site plan has been submitted for staff review.<br/>                 ****Plat note must be e finalized prior to final.<br/>                 *****Zoning Ordinance: Section 138-356</p>  | Non-compliance |
| <p>* Garage: 18 ft. except where greater setback is required, greater setback applies.<br/>                 **Zoning Ordinance: Section 138-356</p>   | Applied        |
| <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>  | Applied        |
| <b>SIDEWALKS</b>  |                |
| <p>* 4 ft. wide minimum sidewalk required along La Lomita Rd.(Mile 6 1/2 Road) ,Brazos Avenue, N.33rd Street and both sides of all interior streets.<br/>                 **Add note as shown above prior to final.<br/>                 ***Sidewalk requirements may increase to 5ft. prior to final per Engineering Department requirements.<br/>                 ****Finalize plat note prior to final.<br/>                 *****Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>   | Non-compliance |
|   | Required       |

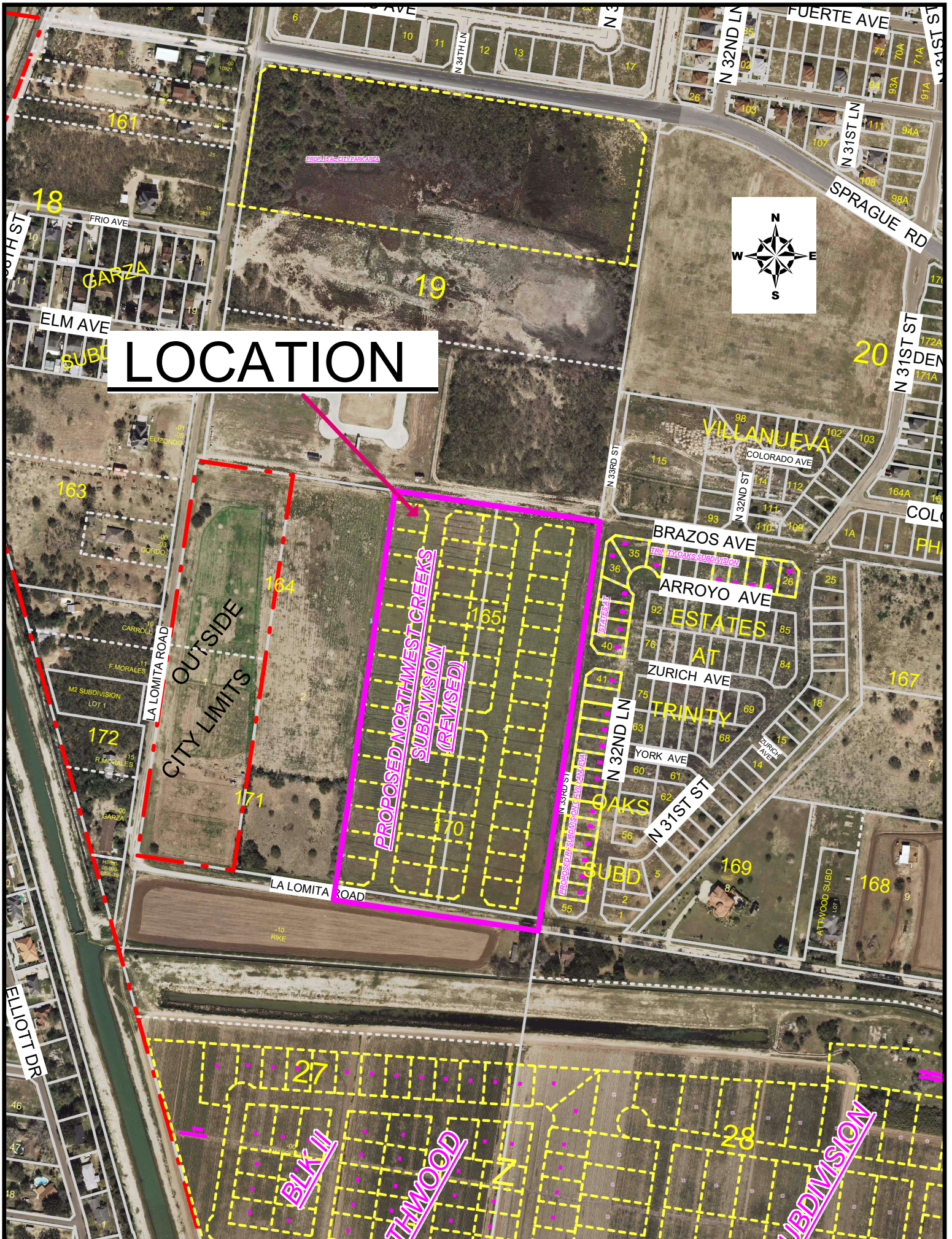
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**

| BUFFERS   |                |
|---|----------------|
| <p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along La Lomita Rd.(Mile 6 1/2 Road) ,Brazos Avenue, N.33rd Street<br/>                     ***Plat note must be revised as shown above prior to final<br/>                     **Landscaping Ordinance: Section 110-46</p>  | Non-compliance |
| <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses<br/>                     **Landscaping Ordinance: Section 110-46</p>  | Applied        |
| <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>  | Required       |
| NOTES   |                |
| <p>* No curb cut, access, or lot frontage permitted along La Lomita Rd.(Mile 6 1/2 Road), Brazos Avenue, and N.33rd Street.<br/>                     ***Plat note must be revised as shown above prior to final<br/>                     ****Must comply with City Access Management Policy</p>   | Non-compliance |
| <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.<br/>                     **Requirement might be triggered depending on the number of units proposed per lot, 5 units or more. will require site plan approval.<br/>                     ***Please submit a site plan with the proposed number of units per lot, prior to final.</p>  | TBD            |
| <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.<br/>                     **Add note as shown prior to final.</p>  | Non-compliance |
| <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>   | NA             |
| <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.<br/>                     **Section 134-168 applies if private subdivision is proposed.<br/>                     ***Section 110-72 applies if public subdivision is proposed.<br/>                     ****Landscaping Ordinance: Section 110-72<br/>                     *****Subdivision Ordinance: Section 134-16</p> | Required       |
| <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.<br/>                     **Homeowner's Association Covenants must be submitted for staff review, prior to recording.<br/>                     ***Section 134-168 applies if private subdivision is proposed.<br/>                     ****Section 110-72 applies if public subdivision is proposed.<br/>                     *****Landscaping Ordinance: Section 110-72<br/>                     *****Subdivision Ordinance: Section 134-168</p>  | Required       |
| LOT REQUIREMENTS  |                |
| <p>* Lots fronting public streets<br/>                     **Subdivision Ordinance: Section 134-1</p>   | Compliance     |
| <p>* Minimum lot width and lot area<br/>                     **Zoning Ordinance: Section 138-356</p>  | Compliance     |

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

|   |                |
|---|----------------|
| <b>ZONING/CUP</b>   |                |
| <p>* Existing : R-3A(apartment residential) District Proposed: R-3A(apartment residential) District<br/>                 **Initial Zoning and Annexation to R-3A approved by City commission on May 23, 2022 for the West 330.00 ft. and on August 8th,2022 a rezoning request from R-1 (single -family ) residential district to R-3A(apartment residential) District for the east 330.00 ft. was approved by the City Commission.<br/>                 ***Zoning Ordinance: Article V</p> | Completed      |
| <p>* Rezoning Needed Before Final Approval<br/>                 **Initial Zoning and Annexation to R-3A approved by City commission on May 23, 2022 for the West 330.00 ft. and on August 8th,2022 a rezoning request from R-1 (single -family ) residential district to R-3A(apartment residential) District for the east 330.00 ft. was approved by the City Commission.<br/>                 ***Zoning Ordinance: Article V</p>  | Complete       |
| <b>PARKS</b>  |                |
| <p>* Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable.</p>  | TBD            |
| <p>* Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable.<br/>                 **Provide total number of units proposed to establish requirements, prior to final.</p>   | Non-compliance |
| <p>* Pending review by the City Manager's Office.</p>   | TBD            |
| <b>TRAFFIC</b>  |                |
| <p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</p>  | Non-compliance |
| <p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>  | TBD            |
| <b>COMMENTS</b>   |                |
| <p>Comments:<br/>                 *Must comply with City's Access Management Policy.<br/>                 **Subdivision presented as private subdivision please provide gate details for staff review, prior to final.<br/>                 ***Please submit a site plan with the proposed number of units per lot, prior to final.</p>   | Required       |
| <b>RECOMMENDATION</b>   |                |
| <p>Recommendation: STAFF RECOMMENDS APPROVAL IN REVISED PRELIMINARY FORM SUBJECT TO CONDIITONS NOTED, DRAINAGE, AND UTILITY APPROVALS.</p>  | Applied        |

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



**LOCATION**



CITY LIMITS

PROPOSED NORTHWEST CREEKS  
SUBDIVISION  
(REVISED)

BLK II  
THWOOD

SUBDIVISION

161

18

19

20

163

172

164

171

165

170

BRAZOS AVE

ARROYO AVE

ESTATES

AT

ZURICH AVE

TRINITY

YORCK AVE

OAKS

SUBD

169

168

27

28

FRIJO AVE

ELM AVE

GARZA

SUBD

FUERTE AVE

N 32ND LN

N 31ST LN

N 31ST ST

SPRAGUE RD

N 33RD ST

N 32ND ST

N 32ND LN

N 33RD ST

N 31ST ST

LA LOMITA ROAD

LA LOMITA ROAD

ELLIOTT DR

46

47

48

N 31ST ST

N 31ST ST

N 31ST ST

N 31ST ST

N 31ST ST

N 31ST ST

N 31ST ST

SUB2022-0091

# City of McAllen Planning Department

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

|   |   |  |
|---|---|--|
| Project Information   | Subdivision Name <u>SHARYLAND BUSINESS PARK NO. 11</u>  |  |
|   | Location <u>APPROXIMATELY 0.50 MILES SOUTH OF FM1016 &amp; FM 494 INTERSECTION ON THE EAST SIDE OF FM 494</u>   |  |
|   | City Address or Block Number <u>7201 S. SHARY RD</u>  |  |
|   | Number of Lots <u>2</u> Gross Acres <u>45.80</u> Net Acres <u>38.76</u> ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No                      |  |
|   | Existing Zoning <u>I-1</u> Proposed Zoning <u>I-1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ |  |
|   | Existing Land Use <u>AGRI</u> Proposed Land Use <u>LIGHT INDUST.</u> Irrigation District # <u>19</u>  |  |
|   | Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <u>N/A</u> Residential <u>N/A</u>                                   |  |
|   | Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>\$4,540.64</u>                   |  |
|   | Parcel # <u>280770,280771,280762,280763</u> Tax Dept. Review <u>kmj</u>   |  |
|   | Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____   |  |
| Legal Description <u>45.80 ACRES (1,994,916.19 SQUARE FEET) OF LAND COMPRISED OF 6.25 ACRES OF LAND OUT OF LOT 35; 14.54 ACRES OF LAND OUT OF LOT 36; 17.92 ACRES OF LAND OUT OF LOT 45; AND 7.09 ACRES OF LAND OUT OF LOT 46, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS</u> |   |  |
| Owner   | Name <u>CASCADE REAL ESTATE OPERATING, L.P.</u> Phone <u>(956) 724-7141</u>   |  |
|   | Address <u>4302 UNIVERSITY BLVD.</u> E-mail <u>rortiz@killamco.com</u>  |  |
|   | City <u>LAREDO</u> State <u>TX</u> Zip <u>78041</u>   |  |
| Developer   | Name <u>KILLAM DEVELOPMENT, LTD.</u> Phone <u>(956) 724-7141</u>  |  |
|   | Address <u>4302 UNIVERSITY BLVD.</u> E-mail <u>rortiz@killamco.com</u>  |  |
|   | City <u>LAREDO</u> State <u>TX</u> Zip <u>78041</u>   |  |
|   | Contact Person <u>ROLAND G. ORTIZ, PHD</u>  |  |
| Engineer  | Name <u>MESQUITE ENGINEERING</u> Phone <u>(210) 420-0991</u>  |  |
|   | Address <u>3402 DEL MAR BLVD., SUITE 184</u> E-mail <u>cburns@killamco.com</u>  |  |
|   | City <u>CHRIS BURNS, P.E.</u> State <u>TX</u> Zip <u>78045</u>  |  |
|   | Contact Person <u>CHRIS BURNS, P.E.</u>   |  |
| Surveyor  | Name <u>OSCAR HERNANDEZ</u> Phone <u>(956) 702-8880</u>   |  |
|   | Address <u>200 S. 10TH STREET, STE. 1500, McALLEN, TX 78501</u> E-mail <u>ohernandez@samengineering-surveying.com</u>                                     |  |
|   | City <u>McALLEN</u> State <u>TX</u> Zip <u>78501</u>  |  |

ENTERED  
AUG 05 2022  
Initial: OH

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

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

### PLAT TO SHOW:

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

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

Owners Signature

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

Signature  Date 8/2/22

Print Name Clifffe Killan II

Owner  Authorized Agent

The Planning Department is now accepting DocuSign signatures on application



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

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

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

|                      |  |
|----------------------|--|
| <b>Project</b>       | <p>Legal Description <u>45.80 ACRES (1,994,916.19 SQUARE FEET) OF LAND COMPRISED OF 6.25 ACRES OF LAND OUT OF LOT 35; 14.54 ACRES OF LAND OUT OF LOT 36; 17.92 ACRES OF LAND OUT OF LOT 45; AND 7.09 ACRES OF LAND OUT OF LOT 46, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS</u></p> <p>Street Address <u>SHARYLAND BUSINESS PARK NO. 11 (HONDURAS AVE., McALLEN, TEXAS)</u></p> <p>Number of lots <u>2</u> Gross acres <u>45.80 ACRES</u></p> <p>Existing Zoning <u>I-1</u> Existing Land Use <u>AGRI</u></p> <p><input checked="" type="checkbox"/> Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required</p>      |
| <b>Applicant</b>     | <p>Name <u>CASCADE REAL ESTATE OPERATING,</u> Phone <u>(956) 724-7141</u></p> <p>Address <u>4302 UNIVERSITY BLVD.</u> E-mail <u>rortiz@killamco.com</u></p> <p>City <u>LAREDO</u> State <u>TX</u> Zip <u>78041</u></p>   |
| <b>Owner</b>         | <p>Name <u>CASCADE REAL ESTATE OPERATING, L.P.</u> Phone <u>(956) 724-7141</u></p> <p>Address <u>4302 UNIVERSITY BLVD.</u> E-mail <u>rortiz@killamco.com</u></p> <p>City <u>LAREDO</u> State <u>TX</u> Zip <u>78041</u></p>  |
| <b>Authorization</b> | <p>To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?<br/> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.</p> <p>Signature _____ Date _____</p> <p>Print Name <u>Radcliffe Killam</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent</p> |
| <b>Office</b>        | <p><b>*FOR OFFICE USE ONLY*</b></p> <p>APPLICATION FILING FEE: <input type="checkbox"/> \$250.00</p> <p>Accepted by _____ Payment received by _____ Date _____</p> <p>Rev 06/21</p>  |

# *HI* City of McAllen

## *Planning Department*

### REASON FOR APPEAL

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

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

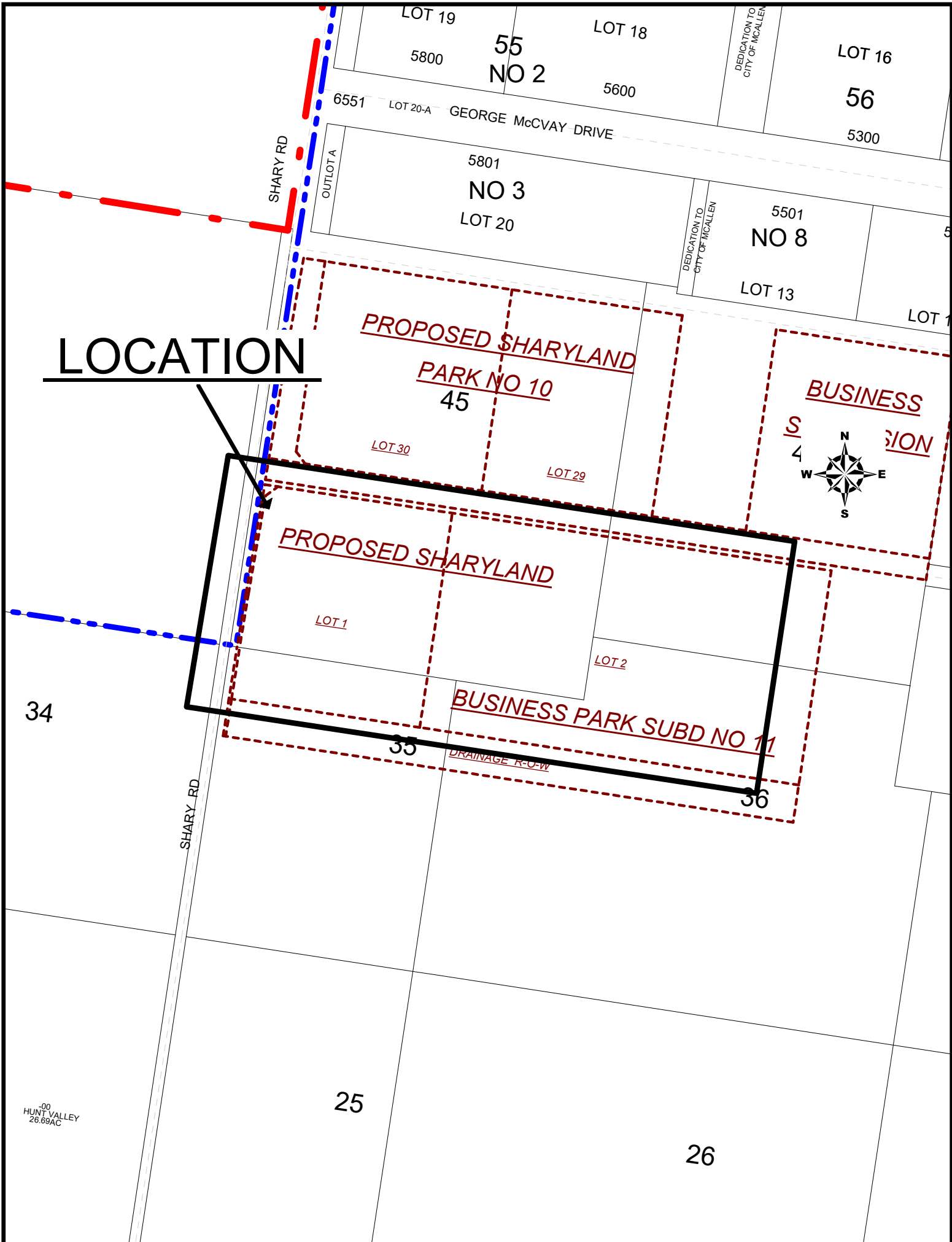
"Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

Reason for Appeal

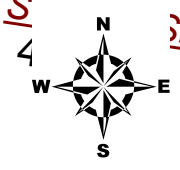
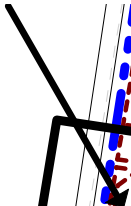
1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

The City's Ordinances are written for block lengths to be a maximum of 1,200 ft. The proposed subdivision will have approximately 2,114 ft. of frontage on Honduras Avenue (Proposed by Sharyland Business Park No. 10 Plat). The intent of the block length requirement was primarily designed to promote the navigability of residential neighborhoods throughout the city. However, the proposed subdivision falls within a well-established industrial part of town. The established traffic pattern for the area has George McVay Drive and Honduras Avenue, including the proposed extension, as the roads providing east-west mobility between International Parkway and Shary Road (F.M. 494), which provide north-south mobility. The establish development pattern for this area does not provide additional north-south collectors to Military Highway (F.M. 1016). Such was the case with Sharyland Business Park No. 2 and No. 3. Due to the close proximity of the proposed subdivision to the United States/Mexico Border, if a collector was required in the southern direction, within the proposed subdivision, the alignment would terminate in less the 1/4 mile. Due to the proposed subdivision's circumstances and previous statements, the necessity for a 1,200 ft. block length is infeasible and would be a burden to the development. For these reasons, we respectfully request a variance to the 1,200 ft. block length ordinance.



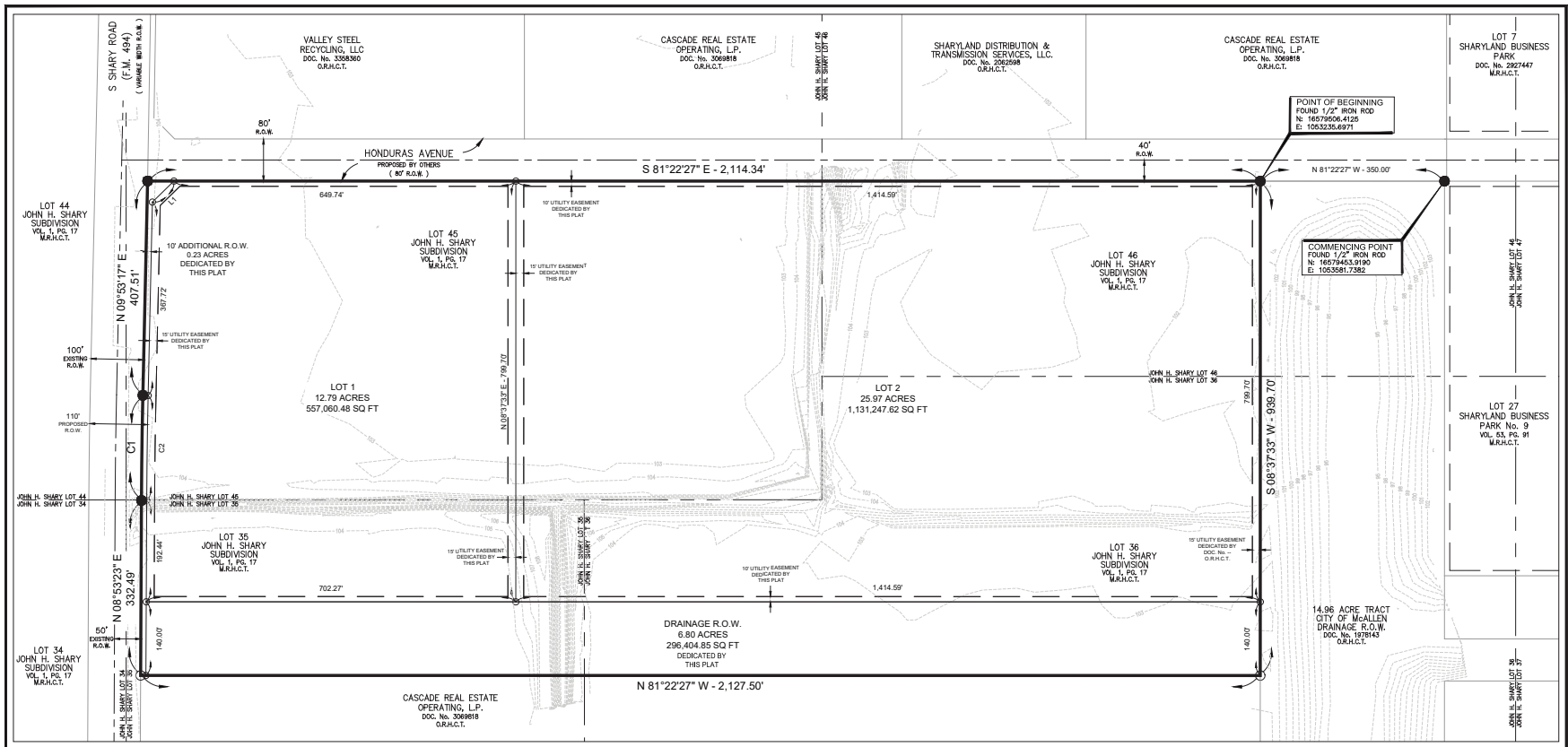


**LOCATION**



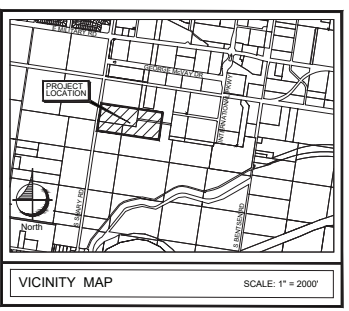
00  
HUNT VALLEY  
26.69AC

26



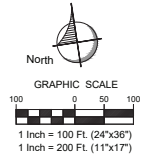
POINT OF BEGINNING  
FOUND 1/2" IRON ROD  
N: 16573606.4125  
E: 1953235.6971

COMMENCING POINT  
FOUND 1/2" IRON ROD  
N: 16573606.4125  
E: 1953235.6971



| Line Table |        |               |  |
|------------|--------|---------------|--|
| Line #     | Length | Direction     |  |
| L1         | 57.20' | N 54°15'25" E |  |

| Curve Table |         |            |          |         |                 |              |
|-------------|---------|------------|----------|---------|-----------------|--------------|
| Curve #     | Length  | Radius     | Delta    | Tangent | Chord Direction | Chord Length |
| C1          | 199.82' | 11,409.16' | 1°00'13" | 99.91'  | N 09°23'11" E   | 199.82'      |
| C2          | 199.65' | 11,389.21' | 1°00'13" | 99.83'  | N 09°23'11" E   | 199.65'      |



| Legend |                     |
|--------|---------------------|
| ●      | Found 1/2" Iron Rod |
| ○      | Set 1/2" Iron Rod   |
| —      | Boundary Line       |
| —      | Lot Line            |
| —      | Easement Line       |
| —      | Center Line         |
| —      | John H. Shary Lines |
| —      | Major Contours      |
| —      | Minor Contours      |

**SHARYLAND BUSINESS PARK No. 11**

CITY OF McALLEN, HIDALGO COUNTY, TEXAS

**KILLAM ENGINEERING**

OWNER:  
SHARYLAND BUSINESS PARK No. 11  
CITY OF McALLEN, HIDALGO COUNTY, TEXAS

PROJECT LOCATION:  
SHARYLAND BUSINESS PARK No. 11  
CITY OF McALLEN, HIDALGO COUNTY, TEXAS

DRAWN: 08-23-2022  
SCALE: 1" = 100'

DATE: 08-23-2022  
SCALE: 1" = 200'

**SAM**  
Engineering and Surveying

**MESQUITE ENGINEERING**

ENGINEER:  
SHARYLAND BUSINESS PARK No. 11  
CITY OF McALLEN, HIDALGO COUNTY, TEXAS

DRAWN: 08-23-2022  
SCALE: 1" = 100'

DATE: 08-23-2022  
SCALE: 1" = 200'

1 of 2

STATE OF TEXAS:  
COUNTY OF HIDALGO:

We the undersigned owners of the land shown on this plat and designated herein as SHARYLAND BUSINESS PARK NO. 11, an addition to the City of McAllen, Texas, and whose name is subscribed hereto, hereby reserve the streets and alleys shown on this plat as private streets and alleys, but dedicate as ingress and egress easement over and across such private streets to fire and police units, garbage and rubbish collection agencies, and all public and private utility entities. We further dedicate to the use of the public all drains, easements (including drainage easements), water lines, sewer lines, storm sewer, fire hydrants, and other public places which are installed or which we will cause to be installed thereon, shown or not shown, and required otherwise to be installed or dedicated under the subdivision approval process of the City of McAllen, all the same for the purposes therein expressed, either on the plat hereon or on the official minutes of the applicable authorities of the City of McAllen.

Cascade Real Estate Operating, L.P.  
By: **Killam Management, L.C.**  
Its: Sole Voting Member

By: \_\_\_\_\_  
**Radclyffe Killam II**  
Its: Manager

STATE OF TEXAS:  
COUNTY OF HIDALGO:

Before me, the undersigned authority, on this day personally appeared **Radclyffe Killam II**, known to me, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and consideration therein stated. Given my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public

STATE OF TEXAS:  
COUNTY OF HIDALGO

This plat of SHARYLAND BUSINESS PARK NO. 11 has been submitted to and considered by the Planning and Zoning Commission of the City of McAllen, Texas and hereby approved by such commission. Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**Michael Fallak**  
Chairman, Planning Commission

STATE OF TEXAS:  
COUNTY OF HIDALGO:

I, the undersigned mayor of the City of McAllen, hereby certify that this subdivision plat conforms to all requirements of the subdivisions regulations of the city wherein my approval is required. Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**Perla Lara**  
Attested: Secretary, City of McAllen

**Javier Villalobos**  
Mayor, City of McAllen

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 Texas Water Code 49.211 (C). The district has not reviewed and does not certify that the drainage structures described are appropriate for the specific subdivision, based on generally accepted engineering criteria. It is the responsibility of the developer of the subdivision and its engineer to make these determinations.

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

Date

By: Hidalgo County Drainage District No. 1

STATE OF TEXAS:  
COUNTY OF HIDALGO:

I, **Oscar Hernandez**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat was prepared from actual survey of the property made under my supervision on the ground.

**Oscar Hernandez, RPLS**  
Registered Professional Land Surveyor  
State of Texas No. 5005

STATE OF TEXAS:  
COUNTY OF WEBB:

I, **Christopher P. Burns**, a Licensed Professional Engineer in the State of Texas, do hereby certify that proper engineering consideration has been given to this plat.

**Christopher P. Burns, P.E.**  
Licensed Professional Engineer  
P.E. Registration No. 137054

**HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 CERTIFICATION**

This plat approved by Hidalgo County Irrigation District No. 1 on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Hidalgo County Irrigation District No. One will not be responsible for drainage or delivery of water to any lot in this subdivision. Also there will not be any permanent structures on the district right-of-ways and/or easements.

No improvements of any kind shall be placed upon the HCID#1 rights of ways or easements without the expressed written permission of HCID#1

**R.L. Bell, Jr.**  
President

**Mark J. Fryer**  
Secretary

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

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

INSTRUMENT NUMBER

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

**PRINCIPAL CONTACTS**

**OWNER:** CASCADE REAL ESTATE OPERATING, L.P.  
4320 UNIVERSITY BLVD.  
PO BOX 499  
LAREDO TEXAS, 78041  
PHONE: (956) 724-7141

**ENGINEER:** MESQUITE ENGINEERING  
3402 E DEL MAR BLVD #184  
LAREDO TEXAS, 78041  
PHONE: (956) 724-7141

**SURVEYOR:** SAM ENGINEERING & SURVEYING INC.  
200 SOUTH 10th STREET, SUITE 1500  
MCALLEN TEXAS, 78501  
PHONE: (956) 702-8880

**METES & BOUNDS**

45.80 ACRES (1,994,916.19 SQUARE FEET) OF LAND COMPRISED OF 6.25 ACRES OF LAND OUT OF LOT 35; 14.54 ACRES OF LAND OUT OF LOT 36; 17.92 ACRES OF LAND OUT OF LOT 45; AND 7.09 ACRES OF LAND OUT OF LOT 46, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS

BEING 45.80 ACRES (1,994,916.19 SQUARE FEET) OF LAND, COMPRISED OF 6.25 ACRES OF LAND OUT OF LOT 35; 14.54 ACRES OF LAND OUT OF LOT 36; 17.92 ACRES OF LAND OUT OF LOT 45; AND 7.09 ACRES OF LAND OUT OF LOT 46, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, BEING THE SAME OUT OF A 382.78 ACRE TRACT CONVEYED TO CASCADE REAL ESTATE OPERATING, L.P., A TEXAS LIMITED PARTNERSHIP RECORDED IN DOCUMENT NUMBER 3068818, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS; SAID 45.80 ACRES (1,994,916.19 SQUARE FEET) OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE COMMON CORNER OF A 14.96 ACRE TRACT (TRACT 1 - DRAINAGE EASEMENT) CONVEYED TO CITY OF MCALLEN, RECORDED IN DOCUMENT NUMBER 1978143, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND LOT 27, SHARYLAND BUSINESS PARK NO. 9, SUBDIVISION, RECORDED IN VOLUME 53, PAGE 91, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND THE WEST RIGHT OF WAY LINE OF HONDURAS PARKWAY (HAVING A 80.0 FT. RIGHT OF WAY); (HAVING A STATE PLANE COORDINATE OF X= 1053581.7382 Y = 16579453.9190)

**THENCE** NORTH 81 DEG. 22 MIN. 27 SEC. WEST, LEAVING THE COMMON CORNER OF SAID 14.96 ACRE TRACT (TRACT 1 - DRAINAGE EASEMENT) CONVEYED TO CITY OF MCALLEN, AND LOT 26, OF SAID SHARYLAND BUSINESS PARK NO. 6 SUBDIVISION, AND ALONG THE NORTH RIGHT OF WAY LINE OF SAID 14.96 ACRE TRACT (TRACT 1 - DRAINAGE EASEMENT) CONVEYED TO CITY OF MCALLEN, A DISTANCE OF 350.00 FEET, TO A FOUND 1/2 INCH IRON ROD, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; (HAVING A STATE PLANE COORDINATE OF X= 1053235.6971 Y = 16579506.4125)

- 1) THENCE**, SOUTH 08 DEG. 37 MIN. 33 SEC. WEST, ALONG THE WEST RIGHT OF WAY LINE OF SAID 14.96 ACRE TRACT (TRACT 1 - DRAINAGE EASEMENT) CONVEYED TO CITY OF MCALLEN, A DISTANCE OF 370.16 FEET, PASSING THE COMMON LINE OF LOTS 36, AND 46, OF SAID JOHN H. SHARY SUBDIVISION, CONTINUING TO A TOTAL DISTANCE OF 939.70 FEET, TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMSES", FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;
- 2) THENCE**, NORTH 81 DEG. 22 MIN. 27 SEC. WEST, LEAVING THE WEST RIGHT OF WAY LINE OF SAID 14.96 ACRE TRACT (TRACT 1 - DRAINAGE EASEMENT) CONVEYED TO CITY OF MCALLEN, A DISTANCE OF 1308.82 FEET, PASSING THE COMMON LINE OF LOTS 35, AND 36, OF SAID JOHN H. SHARY SUBDIVISION, CONTINUING TO A TOTAL DISTANCE OF 2127.50 FEET, TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMSES", FOR WEST LINE OF SAID 382.78 ACRE TRACT DESCRIBED AS TRACT 7-PARCEL AS CONVEYED TO CASCADE REAL ESTATE OPERATING, L.P., A TEXAS LIMITED PARTNERSHIP, AND THE WEST RIGHT OF WAY LINE OF SHARY ROAD (HAVING A 100.0 FT. RIGHT OF WAY) FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
- 3) THENCE**, NORTH 08 DEG. 53 MIN. 23 SEC. EAST, ALONG THE WEST LINE OF SAID 382.78 ACRE TRACT DESCRIBED AS TRACT 7-PARCEL AS CONVEYED TO CASCADE REAL ESTATE OPERATING, L.P., A TEXAS LIMITED PARTNERSHIP, AND THE WEST RIGHT OF WAY LINE OF SHARY ROAD, A DISTANCE OF 332.49 FEET, TO A FOUND 1/2 INCH IRON ROD, FOR A POINT OF CURVATURE OF A CURVE TO THE RIGHT FOR AN ANGLE POINT OF THE TRACT;
- 4) THENCE** CONTINUING ALONG THE WEST LINE OF SAID 382.78 ACRE TRACT DESCRIBED AS TRACT 7-PARCEL AS CONVEYED TO CASCADE REAL ESTATE OPERATING, L.P., A TEXAS LIMITED PARTNERSHIP, AND THE WEST RIGHT OF WAY LINE OF SHARY ROAD, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 11409.16 FEET; AN ARC LENGTH OF 199.82 FEET, A DELTA ANGLE OF 91 DEG. 00 MIN. 13 SEC.; A CHORD BEARING OF NORTH 09 DEG. 23 MIN. 11 SEC. EAST A DISTANCE OF 199.82 FEET, TO A FOUND 1/2 INCH IRON ROD, FOR THE POINT OF TANGENCY AND COMMON LINE FOR LOTS 35, AND 45, OF SAID JOHN H. SHARY SUBDIVISION, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 5) THENCE**, NORTH 09 DEG. 53 MIN. 17 SEC. EAST, CONTINUING ALONG THE WEST LINE OF SAID 382.78 ACRE TRACT DESCRIBED AS TRACT 7-PARCEL AS CONVEYED TO CASCADE REAL ESTATE OPERATING, L.P., A TEXAS LIMITED PARTNERSHIP, A DISTANCE OF 407.51, TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMSES", FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
- 6) THENCE**, SOUTH 81 DEG. 22 MIN. 27 SEC. EAST, LEAVING THE WEST LINE OF SAID 382.78 ACRE TRACT DESCRIBED AS TRACT 7-PARCEL AS CONVEYED TO CASCADE REAL ESTATE OPERATING, L.P., A TEXAS LIMITED PARTNERSHIP, A DISTANCE OF 1280.81 FEET, PASSING THE COMMON LINE OF LOTS 45 AND 46, OF SAID JOHN H. SHARY SUBDIVISION, CONTINUING TO A TOTAL DISTANCE OF 2114.34, TO THE POINT OF BEGINNING; CONTAINING 45.80 ACRES (1,994,916.19 SQUARE FEET) OF LAND, WITHIN THIS METES AND BOUNDS DESCRIPTION.

**GENERAL NOTES**

- ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID.
- BY GRAPHICALLY PLOTTING, THIS TRACT IS SITUATED IN FLOOD ZONE "B" AS PER FLOOD INSURANCE RATE MAPS FOR HIDALGO COUNTY, TEXAS, FEMA COMMUNITY PANEL NO. 480334 0400C, DATED NOVEMBER 16, 1982. ZONE "B" IS DEFINED AS "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM BASE FLOOD.
- BENCHMARK INFORMATION: (SURVEYOR TO PROVIDE)
- BUILDING SETBACKS IN ACCORDANCE WITH ZONING ORDINANCE (SECTION 138-356), OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR IN LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.
- NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 105.50 FT OR 18" ABOVE TOP OF CURB, WHICHEVER IS GREATER.
- STORM WATER DETENTION REQUIRED FOR THIS DEVELOPMENT IS 1,831,977 CF OR 42.06 AC-FT AND SHALL BE CONVEYED TO, AND DETAINED WITHIN, THE DRAINAGE RIGHT-OF-WAY, DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT. THE DEDICATED RIGHT OF WAY IS AN EXTENSION OF THE SHARYLAND PLANTATION REGIONAL DRAINAGE SYSTEM.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF MCALLEN COMPREHENSIVE PLAN.
- DRIVEWAY LOCATIONS SHALL COMPLY WITH THE CITY OF MCALLEN AND TxDOTS ACCESS MANAGEMENT POLICY.
- DRIVEWAYS, SIDEWALKS, AND TREES SHALL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE MCALLEN SUBDIVISION ORDINANCE REQUIREMENTS.
- COMMON AREAS AND SERVICE DRIVES MUST BE MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF MCALLEN.
- SOLID WASTE DELIVERY REQUIREMENTS SHALL BE IMPOSED BY THE CITY OF MCALLEN'S SOLID WASTE ORDINANCE AT THE TIME APPLICATION FOR BUILDING PERMITS.
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE MCALLEN SUBDIVISION ORDINANCE REQUIREMENTS.
- 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES. PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS. LANDSCAPING ORDINANCE: SECTION 110-46.
- 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES. LANDSCAPING ORDINANCE: SECTION 110-46.



|             |            |
|-------------|------------|
| DESIGNED BY | M.C.       |
| DRAWN BY    | C.B.       |
| CHECKED BY  | C.B.       |
| DATE        | 08-23-2022 |
| SCALE       |            |
| PROJECT NO. | 11317      |



**City of McAllen**  
**SUBDIVISION PLAT REVIEW**

Reviewed On: 9/29/2022

|   |                |
|---|----------------|
| <b>SUBDIVISION NAME: SHARYLAND BUSINESS PARK NO. 11</b>   |                |
| <b>REQUIREMENTS</b>   |                |
| <b>STREETS AND RIGHT-OF-WAYS</b>  |                |
| <p>S. Shary Rd. (FM 494): Minimum 10 ft. dedication for 60 ft. from centerline for 120 ft. ROW<br/>                     Paving: 65 ft. Curb &amp; gutter: Both Sides<br/>                     *Label centerline on plat, prior to final.<br/>                     **Label ROW dedications from centerline to new plat boundary, total, existing, etc., and remove "proposed" from labeling, revise as applicable prior to final.<br/>                     ***Provide Document Numbers on plat for existing ROW dedication and Documents, prior to final.<br/>                     ****Subdivision Ordinance: Section 134-105<br/>                     *****Monies must be escrowed if improvements are required prior to final<br/>                     *****COM Thoroughfare Plan</p>  | Non-compliance |
| <p>Honduras Ave: 80 ft. ROW dedication<br/>                     Paving: 52 ft. Curb &amp; gutter: Both Sides<br/>                     *Submitted plat references 80 ft. dedication by others, if proposed dedication is not recorded prior to final, ROW dedication will be required.<br/>                     ** At the Planning and Zoning Commission meeting of April 5th,2022, the proposed subdivision to the north under the name of Sharyland Business park No. 10 received a variance to provide 44ft. of pavement width in lieu of 52ft with 80 ft. of ROW.<br/>                     ***ROW requirements must be finalized prior to final.<br/>                     ****Subdivision Ordinance: Section 134-105<br/>                     ****Monies must be escrowed if improvements are required prior to final<br/>                     ****COM Thoroughfare Plan</p> | Applied        |
| <p>_____ Paving _____ Curb &amp; gutter _____<br/>                     **Subdivision Ordinance: Section 134-105<br/>                     **Monies must be escrowed if improvements are required prior to final<br/>                     **COM Thoroughfare Plan</p>   | Applied        |
| <p>_____ Paving _____ Curb &amp; gutter _____<br/>                     **Subdivision Ordinance: Section 134-105<br/>                     **Monies must be escrowed if improvements are required prior to final<br/>                     **COM Thoroughfare Plan</p>   | Applied        |
| <p>* 1,200 ft. Block Length<br/>                     **Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 1200 ft. maximum block length requirement.<br/>                     ***Engineer submitted a variance application on September 16th,2022,requesting a variance to the 1200 ft. Block Length requirement. Under the authority and review of the Planning Director the Variance request to the block length was approved administratively.<br/>                     ****Subdivision Ordinance: Section 134-118</p>   | Applied        |
| <p>* 900 ft. Block Length for R-3 Zone Districts.<br/>                     **Subdivision Ordinance: Section 134-118</p>   | NA             |
| <p>* 600 ft. Maximum Cul-de-Sac<br/>                     **Subdivision Ordinance: Section 134-105</p>   | NA             |

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

|   |  |                |
|---|--|----------------|
| <b>ALLEYS</b>   |  |                |
| ROW: 20 ft. Paving: 16 ft.<br>*Alley/service drive easement required for commercial properties<br>**Alley or service drive easement cannot dead-end. Provide for alley or service drive easement on the plat prior to final.<br>****Subdivision Ordinance: Section 134-106  |  | Non-compliance |
| <b>SETBACKS</b>   |  |                |
| * Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies.<br>**Add plat note as shown above prior to final.<br>**Zoning Ordinance: Section 138-356   |  | Non-compliance |
| *Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.<br>**Add plat note as shown above prior to final.<br>***Zoning Ordinance: Section 138-356  |  | Non-compliance |
| * Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.<br>**Add plat note as shown above prior to final.<br>***Zoning Ordinance: Section 138-356  |  | Non-compliance |
| * Corner: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.<br>** Add plat note as shown above prior to final.<br>***Zoning Ordinance: Section 138-356  |  | Non-compliance |
| * Garage: Proposed Commercial Development.<br>**Zoning Ordinance: Section 138-356   |  | NA             |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN   |  | Applied        |
| <b>SIDEWALKS</b>  |  |                |
| *4 ft. wide minimum sidewalk required along S. Shary Road (FM 494) and Honduras Avenue.<br>**Add note as shown above prior to final.<br>***5 ft. sidewalk along S. Shary Road (FM 494) and any other internal streets might be required prior to final as per Engineering Department.<br>****Subdivision Ordinance: Section 134-120   |  | Non-compliance |
| * Perimeter sidewalks must be built or money escrowed if not built at this time.  |  | Required       |
| <b>BUFFERS</b>  |  |                |
| * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.<br>**Revise note as shown above prior to final, "Perimeter buffers must be built at time of subdivision improvements. Landscaping ordinance: section 110-46" reference not required to be part of note.<br>**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.<br>**Revise note as shown above prior to final, ordinance reference not required to be part of note.<br>***Landscaping Ordinance: Section 110-46  |  | Non-compliance |
| *Perimeter buffers must be built at time of Subdivision Improvements.   |  | Required       |

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

| <b>NOTES</b>  |                |
|---|----------------|
| *Must comply with City's Access Management Policy.<br>**Verify compliance with Access Management Policy prior to final  | Required       |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance.   | Required       |
| * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.  | 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 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets.<br>**Section 134-168 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | NA             |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.<br>**Section 134-168 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168  | NA             |
| <b>LOT REQUIREMENTS</b>   |                |
| * Lots fronting public streets.<br>**Submitted plat references 80 ft. ROW dedication by others, if proposed dedication is not recorded prior to final, ROW dedication will be required, as lots must front a public street. Lot 2 currently fronts a proposed street dedicated by another plat.<br>***Finalize ROW and lot frontage requirements prior to final.<br>****Subdivision Ordinance: Section 134-1  | TBD            |
| * Minimum lot width and lot area.<br>**Original subdivision boundary should be a bold solid line and new lot lines should be solid lines but not as bold as original subdivision boundary line.<br>***Original John H. Shary lot lines must not be as bold, if proposing to remain line boldness should be similar to contours, finalize prior to final.<br>**Zoning Ordinance: Section 138-356   | Non-compliance |
| <b>ZONING/CUP</b>   |                |
| * Existing: I-1(Light Industrial) District Proposed: I-1(Light Industrial) District<br>***Zoning Ordinance: Article V   | Compliance     |
| * Rezoning Needed Before Final Approval<br>***Zoning Ordinance: Article V   | NA             |
| <b>PARKS</b>  |                |
| * Land dedication in lieu of fee.   | NA             |
| * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording   | NA             |
| * Pending review by the City Manager's Office.  | NA             |
| <b>TRAFFIC</b>  |                |
| * As per Traffic Department, Trip Generation approved, no TIA required.   | Complete       |

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

|  |                |
|--|----------------|
| <p>* Traffic Impact Analysis (TIA) required prior to final plat.<br/>                 **As per Traffic Department, Trip Generation approved, no TIA required.</p>  | <p>NA</p>      |
| <p><b>COMMENTS</b></p>   |                |
| <p>Comments:<br/>                 *Finalize ROW requirements for proposed Honduras Avenue prior to final to ensure compliance with ROW requirements and lot Frontage.<br/>                 **As per Engineering Department review of September 21,2022, Drainage approval has been granted.<br/>                 ***As per Utilities Department review of September 21,2022, Subdivision received McAllen Public Utility Board approval on September 13,2022.<br/>                 ****Must comply with City's Access Management Policy.</p> | <p>Applied</p> |
| <p><b>RECOMMENDATION</b></p>   |                |
| <p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED.</p>   | <p>Applied</p> |

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

# SHARYLAND

LOT 19

5800

55  
NO 2

LOT 18

5801

LOT 16

56

5300

DEDICATION TO  
CITY OF McALLEN

6551

LOT 20-A

GEORGE McCVAY DRIVE

5801

NO 3

LOT 20

DEDICATION TO  
CITY OF McALLEN

5501

NO 8

LOT 13

520

LOT 11

SHARY RD

OUTLOT A

LOCATION

PROPOSED SHARYLAND

PARK NO 10

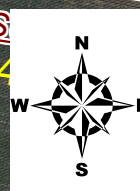
45

LOT 30

LOT 29

BUSINESS

SECTION



PROPOSED SHARYLAND

LOT 1

LOT 2

34

BUSINESS PARK SUBD NO 11

35

DRAINAGE R.O.W

36

SHARY RD

25

26



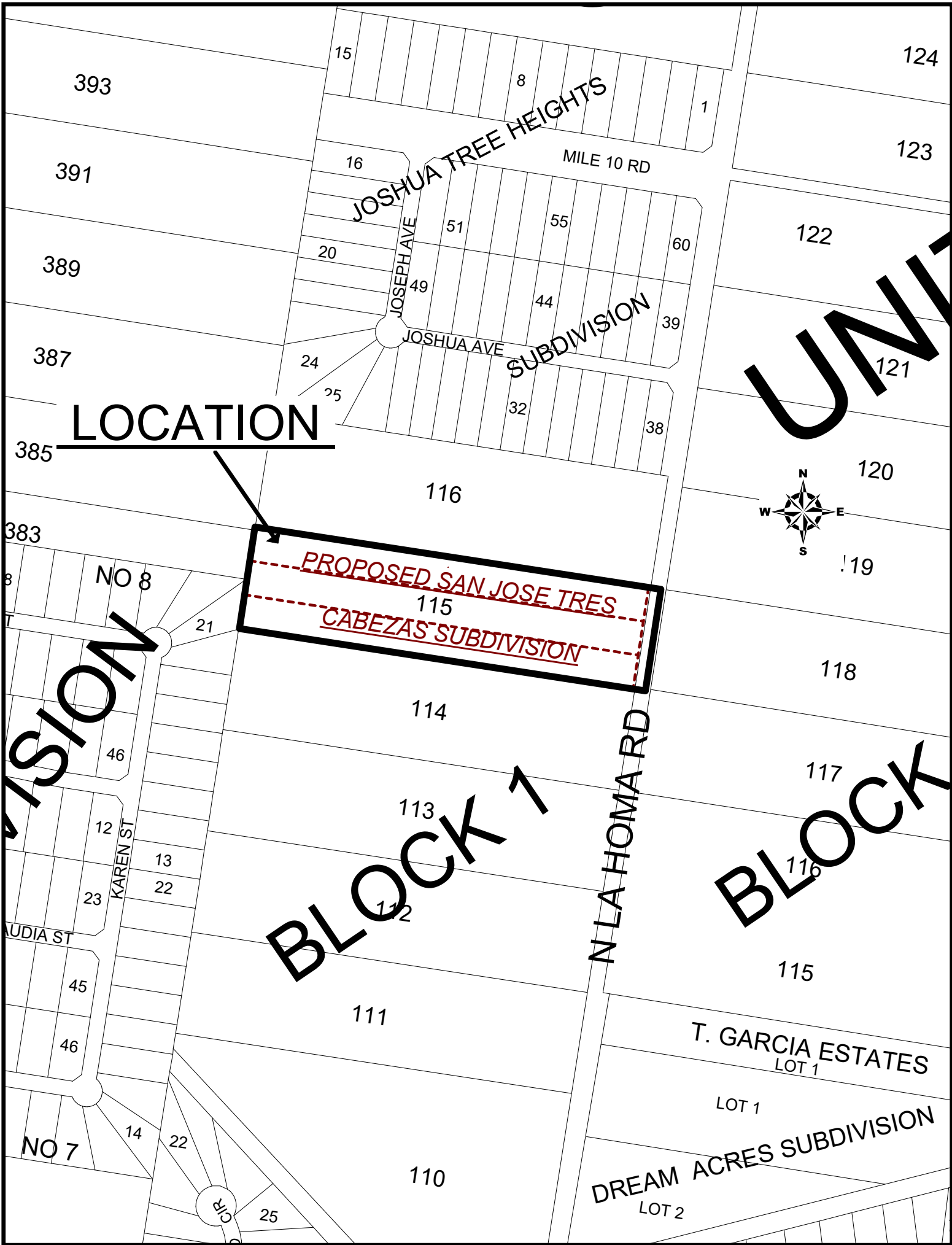
Subarea-0111

# City of McAllen Planning Department

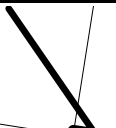
311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax)  
SUBDIVISION PLAT REVIEW APPLICATION

|  |   |  |
|--|---|--|
| Project Information  | Subdivision Name <u>San Jose Tres Cabezas</u>   |  |
|  | Location <u>La Homa Rd. approximately 1,500 ft south of Monte Cristo Rd.</u>  |  |
|  | City Address or Block Number <u>11001 N. LA HOMA RD</u>   |  |
|  | Number of Lots <u>3</u> Gross Acres <u>10</u> Net Acres <u>9.811</u> ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No                         |  |
|  | Existing Zoning <u>ETJ</u> Proposed Zoning <u>ETJ</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ |  |
|  | Existing Land Use <u>Residential</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>6</u>  |  |
|  | Replat <input type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential <u>Yes</u>   |  |
|  | Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>0</u>                            |  |
|  | Parcel # <u>964299</u> Tax Dept. Review <u>OMP</u>  |  |
|  | Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____   |  |
| Legal Description <u>La Homa Ranch Citrus Groves Unit No. 2 Lot 115 Block 1</u><br><u>L1100-02-001-0115-05</u> |   |  |
| Owner  | Name <u>Valentin Olmedo Vargas</u> Phone <u>(956) 600-0507</u>  |  |
|  | Address <u>8508 Ahijada St</u> E-mail <u>prominent.masonry@gmail.com</u>  |  |
|  | City <u>Mission</u> State <u>TX</u> Zip <u>78574</u>  |  |
| Developer  | Name _____ Phone _____  |  |
|  | Address _____ E-mail _____  |  |
|  | City _____ State _____ Zip _____  |  |
|  | Contact Person _____  |  |
| Engineer   | Name <u>Supreme Engineering, PLLC</u> Phone <u>(956) 272-2246</u>   |  |
|  | Address <u>401 S. Jackson Rd #2780</u> E-mail <u>omar.cano@supremeengineering.com</u>   |  |
|  | City <u>Edinburg</u> State <u>TX</u> Zip <u>78540</u>   |  |
|  | Contact Person <u>Omar Cano, PE</u>   |  |
| Surveyor   | Name <u>Carrizalez Land Surveying, LLC</u> Phone <u>(512) 470-1489</u>  |  |
|  | Address <u>4807 Gondola Ave.</u> E-mail <u>fnfcad@gmail.com</u>   |  |
|  | City <u>Edinburg</u> State <u>TX</u> Zip <u>78542</u>   |  |

ENTERED  
SEP 16 2022  
Initial OM



**LOCATION**

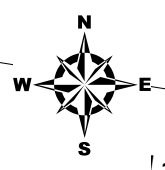


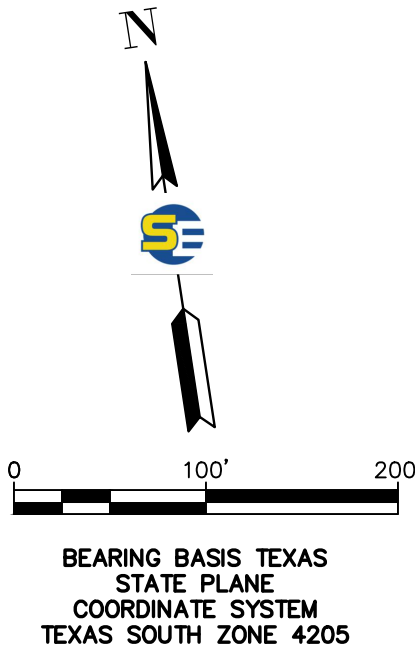
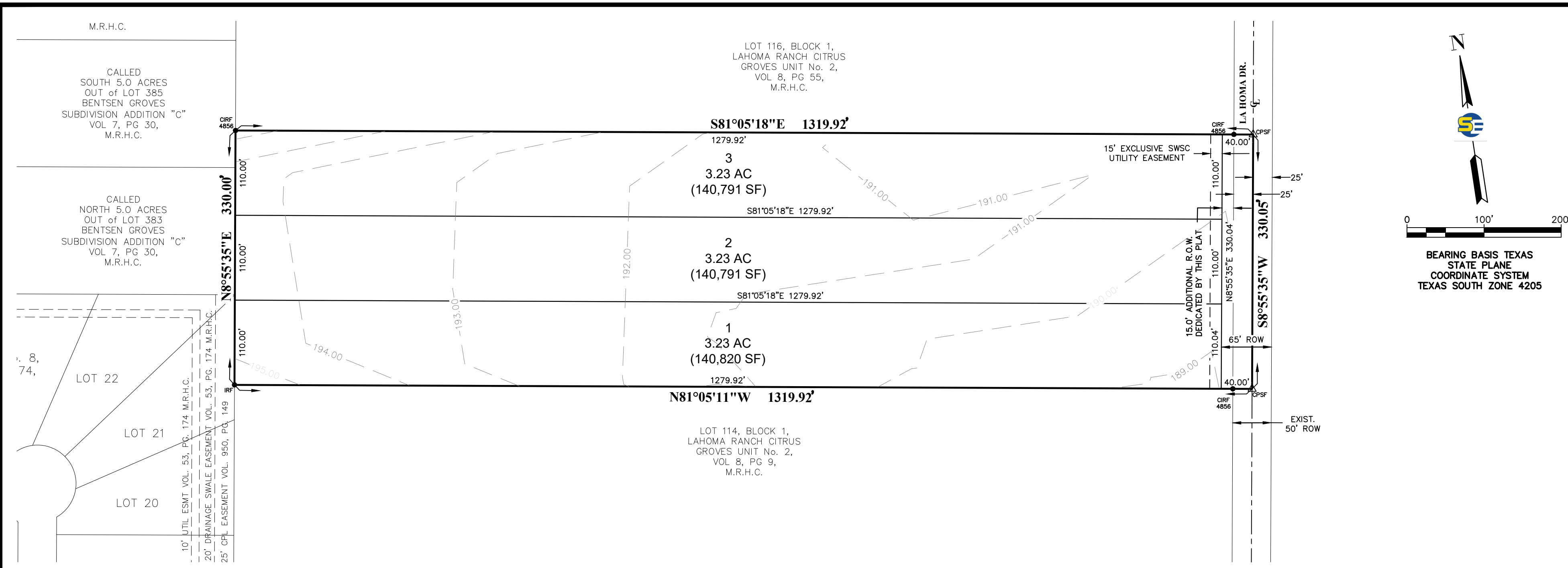
**PROPOSED SAN JOSE TRES**  
**CABEZAS SUBDIVISION**

**BLOCK 1**

**BLOCK**

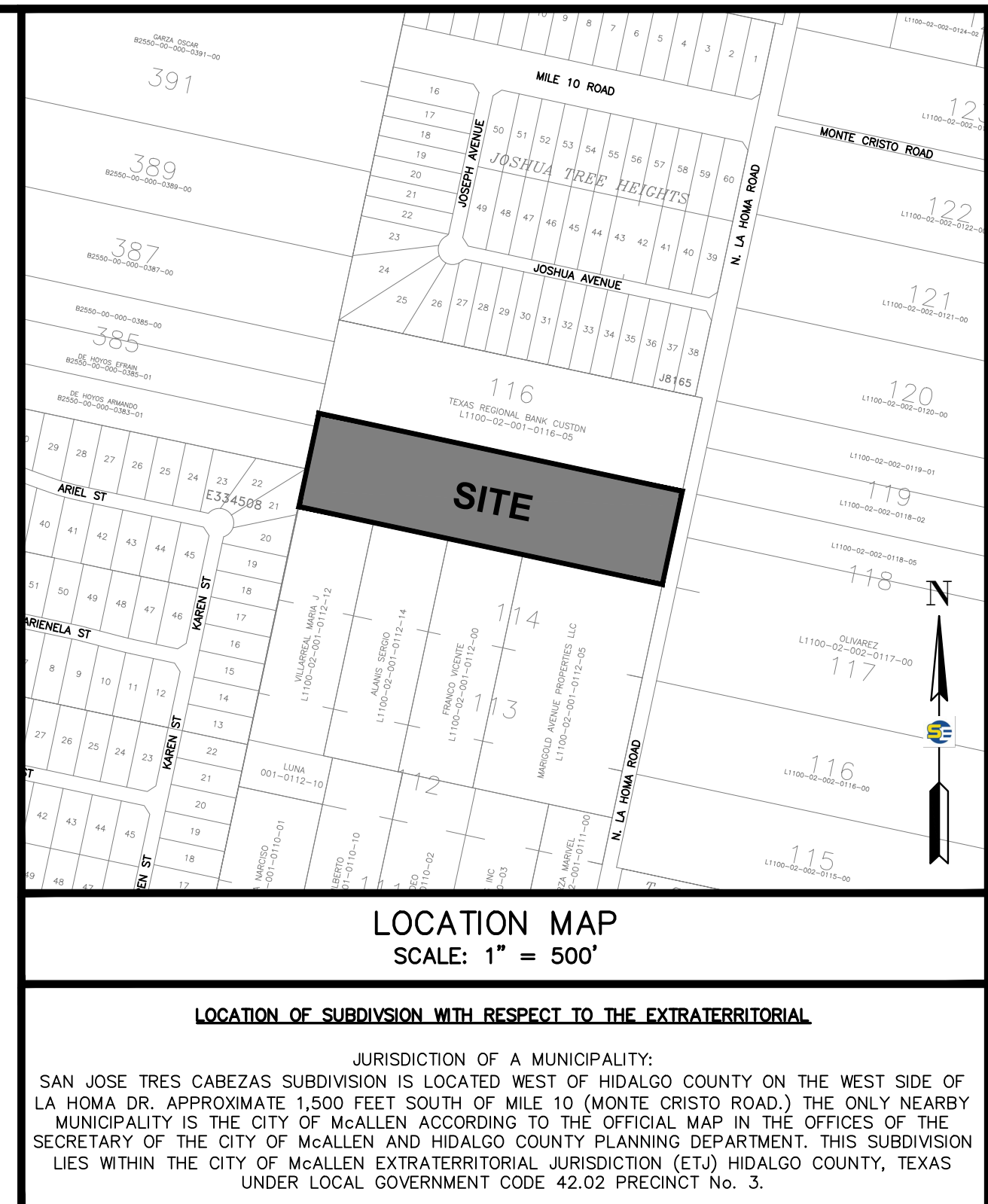
**UNIM**





**GENERAL SUBDIVISION PLAT NOTES**

- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE TOP OF THE STREET CURB WHEN MEASURED AT THE CENTER FRONT OF ALL THE LOTS. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THIS SUBDIVISION IS LOCATED IN: ZONE "X" AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. FEMA FIRM COMMUNITY PANEL No. 480334 0300 D EFFECTIVE DATE: JUNE 6, 2000. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-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).
- SETBACKS: FRONT SIDE: 25.00 FEET REAR SETBACK: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER SIDE SETBACK: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. NO COMMERCIAL SHALL BE ALLOWED.
- CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP, HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. -->B.M. NO. 1--ELEV. 190.20 TOP OF A COTTON PICKER SPINDLE. AT THE NORTHEAST CORNER OF THE PROPERTY AT THE EXISTING CENTER LINE OF LA HOMA DRIVE (NAVD 1988) COORDINATE: N= 16656418.42 E=1036692.725 -->B.M. NO. 2--ELEV. 189.61 TOP OF A COTTON PICKER SPINDLE. AT THE SOUTHEAST CORNER OF THE PROPERTY AT THE EXISTING CENTER LINE OF LA HOMA DRIVE (NAVD 1988) COORDINATE: N= 16656092.37 E= 1036641.498
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF \_\_\_\_\_ CUBIC- FEET (\_\_\_\_\_ ACRE- FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE WILL BE ACCOMPLISHED BY STORM SEWER SYSTEM, CURB INLETS AND UNDERGROUND STORM LINES. DETENTION WILL BE ACCOMPLISHED BY CONSTRUCTING A NEW DRAIN DITCH DEDICATED TO THE HCCD#1. (SEE SHEET NO.3 FOR STORM SEWER IMPROVEMENTS AND DETAIL DRAINAGE REPORT APPROVED BY HCCD#1.)
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED 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.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT 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 EXCEPTS MAY BE ALSO SEEN 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.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- VALENTIN OLMEDO-VARGAS THE SUBDIVIDER OF **SAN JOSE TRES CABEZAS SUBDIVISION**, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.



**CHAIRMAN, PLANNING COMMISSION**

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

CHAIRMAN, PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

**MAYOR, CITY OF McALLEN**

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

MAYOR, CITY OF McALLEN \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVED BY IRRIGATION DISTRICT #6**

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 6 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACE UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 6 RIGHT OF WAY OR EASEMENTS.

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

**STATE OF TEXAS COUNTY OF HIDALGO**

UNDER LOCAL GOVERNMENT CODE 232.028(G)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE **SAN JOSE TRES CABEZAS SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS' COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**SHARYLAND WATER SUPPLY CORP**

I, SHERILYN DAHLBERG, HEREBY CERTIFY THAT THE SHARYLAND WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER INFRASTRUCTURE FOR **SAN JOSE TRES CABEZAS SUBDIVISION**, LOCATED IN THE CITY OF McALLEN (ETJ), HIDALGO COUNTY TEXAS. SUBJECT TO THE POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DESIGN ENGINEER AND ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

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

SHERILYN DAHLBERG \_\_\_\_\_ DATE \_\_\_\_\_  
GENERAL MANAGER  
SHARYLAND WATER SUPPLY CORPORATION

| PRINCIPAL CONTACTS                    |                         |                        |               |
|---------------------------------------|-------------------------|------------------------|---------------|
| NAME                                  | ADDRESS                 | CITY, STATE & ZIP CODE | PHONE         |
| OWNER: VALENTIN OLMEDO-VARGAS         | 8508 AHJADA ST.         | MISSION, TEXAS 78574   | (956)809-0507 |
| ENGINEER: OMAR CANO, P.E.             | 410 S. JACKSON RD #2780 | EDINBURG, TEXAS 78539  | (956)272-2246 |
| SURVEYOR: MANUEL CARRIZALEZ, R.P.L.S. | 4807 GONDOLA AVE.       | EDINBURG, TEXAS 78542  | (512)470-1489 |

**STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**

VALENTIN OLMEDO-VARGAS AS OWNER OF THE 10.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **SAN JOSE TRES CABEZAS SUBDIVISION** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
 (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;  
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND  
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

VALENTIN OLMEDO-VARGAS  
8508 AHJADA ST.  
MISSION, TEXAS 78574

**STATE OF TEXAS COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED VALENTIN OLMEDO-VARGAS KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

**THE STATE OF TEXAS COUNTY OF HIDALGO**

I/WE, THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **SAN JOSE TRES CABEZAS SUBDIVISION** OF THE CITY OF McALLEN (ETJ), TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SIGNATURE AND TITLE \_\_\_\_\_ DATE \_\_\_\_\_  
**FALCON INTERNATIONAL BANK**

**STATE OF TEXAS COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC FOR THE STATE OF TEXAS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **SAN JOSE TRES CABEZAS SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVED BY DRAINAGE DISTRICT**

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

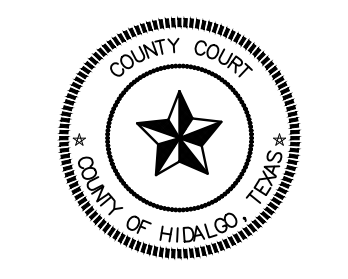
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 \_\_\_\_\_

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

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

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

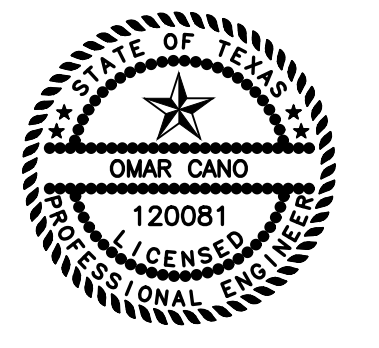
BY: \_\_\_\_\_ DEPUTY



**THE STATE OF TEXAS COUNTY OF HIDALGO**

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

OMAR CANO, P.E.  
LICENSE PROFESSIONAL ENGINEER No. 120081



**THE STATE OF TEXAS COUNTY OF HIDALGO**

I, THE UNDERSIGNED, A (REGISTERED PROFESSIONAL ENGINEER AND/OR 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.

MANUEL CARRIZALES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6388  
SURVEY FIRM No. 10194417



**SUPREME ENGINEERING, PLLC CONSULTING ENGINEERS**  
ENGINEERING FIRM F-21135  
410 S. JACKSON RD. #2780 · EDINBURG, TX 78539  
(956) 272-2246

# PLAT OF SAN JOSE TRES CABEZAS SUBDIVISION

BEING ALL OF LOT 115, BLOCK 1, LA HOMA RANCH CITRUS GROVES UNIT No. 2 RECORDED IN VOLUME 8, PAGE 55, MAP RECORDS HIDALGO COUNTY, TEXAS.

DATE: SEPTEMBER 2022



**City of McAllen**  
SUBDIVISION PLAT REVIEW

Reviewed On: 9/29/2022

|   |                |
|---|----------------|
| <b>SUBDIVISION NAME: SAN JOSE TRES CABEZAS</b>  |                |
| <b>REQUIREMENTS</b>   |                |
| <b>STREETS AND RIGHT-OF-WAYS</b>  |                |
| <p>N. La Homa Rd:15 ft. of ROW dedication for 40 ft. from centerline for future 80 ft. total ROW.<br/>Paving:52 ft. Curb &amp; gutter: Both Sides.<br/>*Revise street name references on plat as shown above prior to final.<br/>**Label ROW dedications from centerline to new plat boundary, total, existing, etc., revise as applicable prior to final.<br/>***Include document numbers on plat and provide any documents as applicable regarding any existing ROW dedications for N. La Homa Rd.<br/>****Subdivision Ordinance: Section 134-105<br/>*****Monies must be escrowed if improvements are required prior to final<br/>*****COM Thoroughfare Plan</p> | Non-compliance |
| <p>N/S Quarter Mile Collector (Western boundary):dedication as needed for 60 ft. total ROW<br/>Paving: 40 ft. Curb &amp; gutter: Both sides<br/>*Street alignment and ROW being reviewed and plat would need to be revised accordingly.<br/>**Please provide ownership map to verify that no landlocked properties exist or will be created.<br/>***Monies must be escrowed if improvements are not built prior to recording.<br/>****Subdivision Ordinance: Section 134-105</p>  | TBD            |
| <p>E/W Quarter Mile Collector (Northern boundary):dedication as needed for 60 ft. total ROW<br/>Paving: 40 ft. Curb &amp; gutter: Both sides<br/>*Street alignment and ROW being reviewed and plat would need to be revised accordingly.<br/>**Please provide ownership map to verify that no landlocked properties exist or will be created.<br/>***Monies must be escrowed if improvements are not built prior to recording.<br/>****Subdivision Ordinance: Section 134-105<br/>*****COM Thoroughfare Plan</p>  | TBD            |
| <p>Paving _____ Curb &amp; gutter _____<br/>**Subdivision Ordinance: Section 134-105<br/>**Monies must be escrowed if improvements are required prior to final<br/>**COM Thoroughfare Plan</p>  | Applied        |
| <p>* 1,200 ft. Block Length.<br/>**Subdivision Ordinance: Section 134-118</p>   | Applied        |
| <p>* 900 ft. Block Length for R-3 Zone Districts.<br/>**Subdivision Ordinance: Section 134-118</p>  | NA             |
| <p>* 600 ft. Maximum Cul-de-Sac .<br/>**Subdivision Ordinance: Section 134-105</p>  | NA             |
| <b>ALLEYS</b>   |                |
| <p>ROW: 20 ft. Paving: 16 ft.<br/>*Alley/service drive easement required for commercial and multi-family properties.<br/>**Subdivision Ordinance: Section 134-106</p>   | NA             |

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

| <b>SETBACKS</b>  |                |
|--|----------------|
| <p>* Front:45 ft. or greater for easements.<br/>                     **Revise note as shown above, prior to final.<br/>                     ***Proposing: 25.00 FEET<br/>                     ****Zoning Ordinance: Section 138-356</p>  | Non-compliance |
| <p>* Rear: Setback will need to be established once street requirement is established along Western boundary.<br/>                     **Rear setback requirements must be finalized prior to final.<br/>                     ***Proposing: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER.<br/>                     ****Zoning Ordinance: Section 138-356</p>  | Applied        |
| <p>* Sides:6 ft. or greater for easements.<br/>                     **Revise note as shown above prior to final.<br/>                     ***Proposing:6.00 FEET OR EASEMENT WHICHEVER IS GREATER<br/>                     ****Zoning Ordinance: Section 138-356</p>   | Non-compliance |
| <p>* Corner Setback will need to be established once street requirement is established along Northern boundary.<br/>                     **Corner setback requirements must be finalized prior to final.<br/>                     **Zoning Ordinance: Section 138-356</p>  | Applied        |
| <p>* Garage: 18 ft. except where greater setback is required; greater setback applies.<br/>                     **Add note as shown above prior to final.<br/>                     ***Zoning Ordinance: Section 138-356</p>  | Non-compliance |
| <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>   | Applied        |
| <b>SIDEWALKS</b>   |                |
| <p>* 4 ft. wide minimum sidewalk required on N. La Homa Rd.<br/>                     **Add note as shown above prior to final, sidewalk requirements and note subject to change once ROW requirements have been established.<br/>                     ***Sidewalk requirements may increase to 5ft. prior to final per Engineering Department requirements.<br/>                     ****Finalize plat note prior to final.<br/>                     *****Subdivision Ordinance: Section 134-120</p> | Non-compliance |
| <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>  | Required       |
| <b>BUFFERS</b>   |                |
| <p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.<br/>                     **Add note as shown above prior to final, buffer requirements and note subject to change once ROW requirements have been established.<br/>                     ***Finalize note wording prior to final.<br/>                     ****Landscaping Ordinance: Section 110-46</p>  | Non-compliance |
| <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.<br/>                     **Add note as shown above prior to final.<br/>                     ***Landscaping Ordinance: Section 110-46</p>  | Non-compliance |
| <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>   | Required       |
| <b>NOTES</b>   |                |
| <p>*Must comply with City Access Management Policy</p>   | Applied        |

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

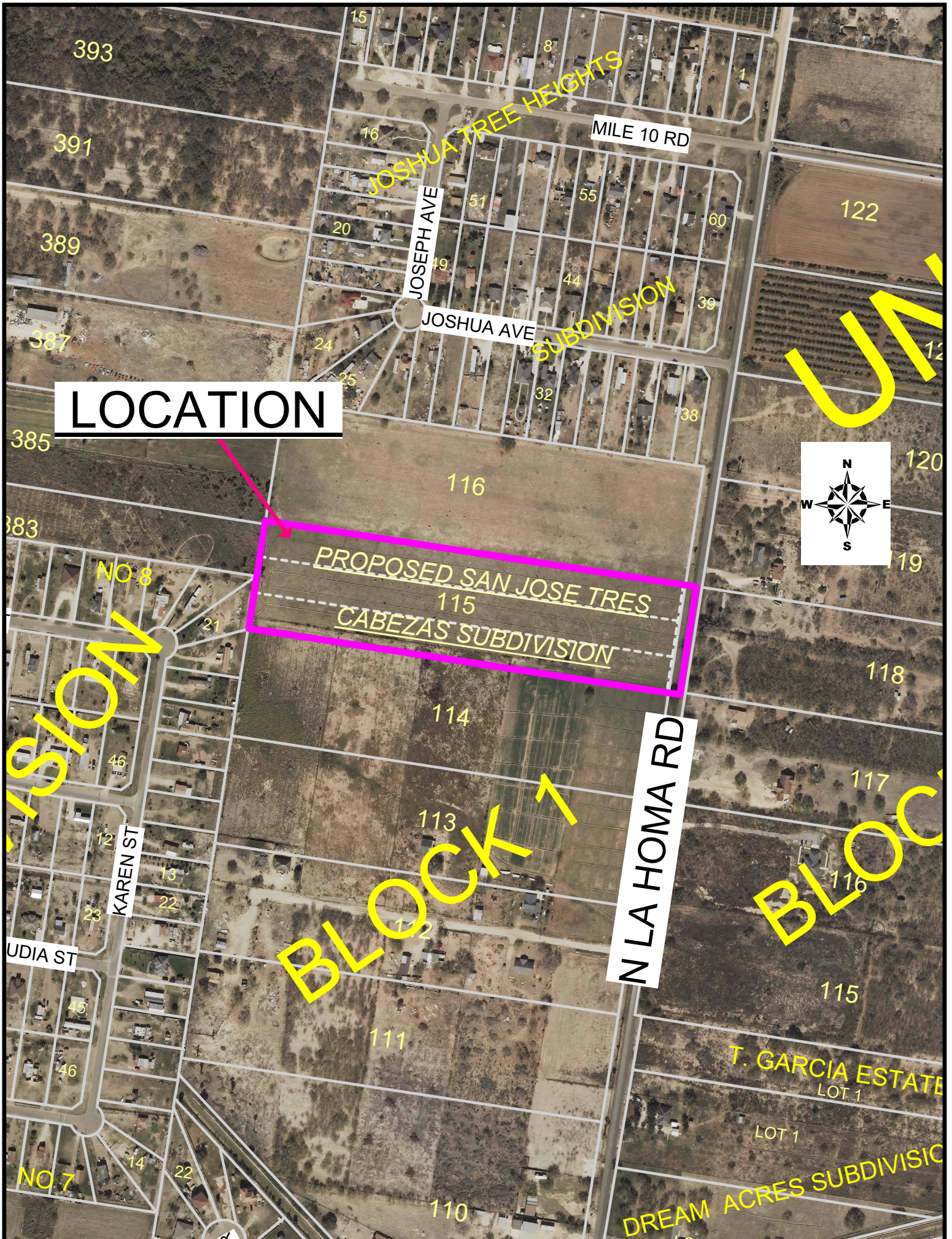
|  |            |
|--|------------|
| <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>***Section 110-72 applies if public subdivision is proposed.</p> <p>****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>***Section 110-72 applies if public subdivision is proposed.</p> <p>****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p> | NA         |
|  | Applied    |
|  | NA         |
|  | NA         |
|  | NA         |
| <b>LOT REQUIREMENTS</b>  |            |
| <p>* Lots fronting public streets.</p> <p>**Subdivision Ordinance: Section 134-1</p>   | Compliance |
| <p>* Minimum lot width and lot area.</p> <p>**Zoning Ordinance: Section 138-356</p>  | Compliance |
| <b>ZONING/CUP</b>  |            |
| <p>* Existing : ETJ (Extraterritorial jurisdiction) Proposed: ETJ (Extraterritorial jurisdiction)</p> <p>**Proposed land use is single-family.</p> <p>***Zoning Ordinance: Article V</p>   | Completed  |
| <p>* Rezoning Needed Before Final Approval</p> <p>***Zoning Ordinance: Article V</p>   | NA         |
| <b>PARKS</b>   |            |
| <p>* Land dedication in lieu of fee. As per Parks Department, according to the application development is in the ETJ therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed in the near future.</p>  | NA         |
| <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, according to the application development is in the ETJ therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed in the near future.</p>   | NA         |
| <p>* Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, according to the application development is in the ETJ therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed in the near future.</p>   | NA         |
| <b>TRAFFIC</b>   |            |
| <p>* As per Traffic Department, Trip Generation for 3-Lot residential subdivision is waived.</p>   | Completed  |
| <p>* Traffic Impact Analysis (TIA) required prior to final plat.</p> <p>**As per Traffic Department, Trip Generation for 3-Lot residential subdivision is waived.</p>  | NA         |

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

| <b>COMMENTS</b>   |         |
|---|---------|
| Comments:<br>*Must comply with City's Access Management Policy.<br>**Please provide ownership map to verify that no landlocked properties exist or will be created. | Applied |
| <b>RECOMMENDATION</b>   |         |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.                     | Applied |

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

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**LOCATION**

**PROPOSED SAN JOSE TRES  
115  
CABEZAS SUBDIVISION**



**BLOCK**

**BLOC**

**JOSHUA TREE HEIGHTS**

**SUBDIVISION**

**VISION**

**N LA HOMA RD**

**T. GARCIA ESTATE  
LOT 1**

**DREAM ACRES SUBDIVISION**

**UDIA ST**

**KAREN ST**

**MILE 10 RD**

**JOSEPH AVE**

**JOSHUA AVE**

393

391

389

387

385

383

NO 8

21

12

13

22

23

45

46

NO 7

14

22

110

111

112

113

114

115

116

122

12

120

119

118

117

116

115

LOT 1