AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, JANUARY 19, 2016 – 3:30 PM
McALLEN MUNICIPAL BUILDING, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR

CALL TO ORDER – LEONEL GARZA III, CHAIRPERSON

1) MINUTES:

a) Minutes for Regular Meeting held on January 5, 2016

2) SITE PLANS:

a) Lot 14, Citrus Grove Plaza Lots 14, 15 & 16 Subdivision; 4229 U.S. Expressway 83 Guzman Investment Group **(SPR2015-0045)**

b) Lot 2A, Lots 2A & 2B Valram Heights Subdivision; 2801 U.S. Expressway 83- Hector Espino **(SPR2015-0049)(Revised Site Plan)**

c) Proposed Lot 1, Amended Map of Crystal Park Ridge Subdivision; 5401 N. 17th Street – Domingo & Elena Valdez **(SPR2015-0046)**

3) CONSENT:

a) Fernwood Phase 1-A Subdivision; 3101 N. 11th Street – Jesus Jorge Melhem **(Final) (SUB2015-0087)** NE

b) Taylor Villas Phase 1 Subdivision; 2020 S. Taylor Road – John Shin **(Final) (SUB2015-0098)(TABLED:12/16/2015)(REMAINED TABLED:01/05/2015)** MASE

4) SUBDIVISIONS:

a) Triple G Ranch Subdivision; 12716 N. Shary Road - Jose Pablo Garza **(Revised Final)(SUB2015-0020)** MASE

b) Amended Map of Crystal Park Ridge Subdivision; 5401 N. 17th Street – Domingo & Elena Valdez **(SUB2015-0101)(Preliminary/Final)** TE

c) Auburn Hill Subdivision; 2300 Auburn Avenue – Carl, Roger, Kimberly Wiesehan **(Revised Preliminary)(SUB2015-0094)(TABLED:01/05/2016)** RDE

d) Las Palmas Industrial Park Subdivision; 7701 S. 10th Street–RTE Investments **(Revised Preliminary)(SUB2015-0046)** MASE

5) DISCUSSION:

6) INFORMATION ONLY: City Commission Actions: 01/11/2016

7) EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071(CONSULTATION WITH ATTORNEY)

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 OR FOR PARTICULAR ACTION AT A FUTURE DATE.

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Wednesday, January 5, 2016, at 3:35 p.m. in the Municipal Building City Commission Room at City Hall, 1300 Houston Avenue, McAllen, Texas.

Present:	**Sonia Falcon**	**Vice-Chairperson**
	Mark Wright	**Member**
	Ric Godinez	**Member**
	John Millin	**Member**
	Pepe Cabeza de Vaca	**Member**
Absent:	**Leonel Garza, III**	**Chairperson**
	Rudy Elizondo	**Member**
Staff Present:	**Julianne R. Rankin**	**Director of Planning**
	Victor Flores	**Assistant City Attorney**
	Ed Taylor	**Senior Planner**
	Luis Mora	**Senior Planner**
	Kim Guajardo	**Planner III**
	Rodrigo Sanchez	**Planner II**
	Cristina Garcia	**Planner I**
	Allan Garces	**Planner I**
	Patrizia Longoria	**Traffic Operations Engineer**
	Susana De La Cerda	**Secretary**
	Gardenia Perez	**Administrative Supervisor**

CALL TO ORDER –Vice Chairperson – Sonia Falcon

1. MINUTES:

a) Minutes for **Regular** Meeting held on December 16, 2015.

The minutes for the regular meeting held on December 16, 2015 were approved as submitted. The motion to approve was made by Mr. John Millin. Mr. Mark Wright seconded the motion which carried unanimously with five members present and voting.

2) CONSENT:

a) South Texas Buick GMC Subdivision; 4100 U.S. Expressway 83 – Lonnie Gegenheimer– **(Final) (SUB2015-0102)** RHE

It was a two lot subdivision plat located on the north side of U.S. Expressway 83, east of S. Bentsen Road. The C-3 zoning was approved by the City Commission on November 9, 2015. U.S. Expressway 83 had 300 ft. of ROW existing with paving and curb and gutter to be done by

the state. A service drive was to be reviewed together with the site plan. Minimum front setbacks along U.S. Expressway 83 were 75 ft. or greater for approved site plan or easements. Rear and side setbacks were in accordance with the Zoning Ordinance, or greater for approved site plan or easements. All setbacks were subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk was required on U.S. Expressway 83. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, or industrial zones/uses. An 8 ft. masonry wall was required between single family residential and commercial, industrial, or multi-family residential zones/uses. A site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. The Trip Generation was approved with conditions: 1) The east-most driveway of the neighboring existing car sales establishment was closed; 2) There were no new access points to the Frontage Road. Access to the proposed developments to be along the proposed center drive and between the existing and proposed car sales establishment. . Must comply with City's Access Management Policy. A 36 ft. wide access easement was proposed between the lots. Project engineer to clarify location of access easement.

Staff recommended approval of the subdivision in final form.

As part of the consent agenda, Mr. John Millin **moved** to approve the subdivision in final form. Mr. Pepe Cabeza de Vaca seconded the motion with five members present and voting.

b) Taylor Villas Phase 1 Subdivision; 2020 S. Taylor Road – John Shin **(Final) (SUB2015-0098)(TABLED: 12/16/2015)** MASE

Item remained tabled.

3) SUBDIVISIONS:

a) EGOG Subdivision; 6212 S. 23rd Street - San-Rey Produce, Inc. – **(Final) (SUB2015-0103)** JHE

Ms. Guajardo stated it was a one lot subdivision plat located on the west side of S. 23rd Street just north of Military Highway. The property was annexed and to C-4 by the City Commission at their meeting of December 14, 2015. S. 23rd Street. ROW varied and had an existing 525 ft. of ROW along that section. S. 26th Street had 30 ft. ROW dedication for 60 ft. ROW with 40 ft. of paving and curb & gutter to be done on both sides. Owner must escrow monies for improvements if not built prior to plat recording. Service drive was to be reviewed together with the site plan. Front setback along S. 23rd Street was 75 ft. or greater for approved site plan or easements. Setbacks on S. 26th Street were 30 ft. or greater for approved site plan or easements. Side setbacks were in accordance with the Zoning Ordinance, or greater for approved site plan or easements. All setbacks were subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk was required on S. 23rd Street and S. 26th Street. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses. An 8 ft. masonry wall was required between single family residential and commercial, industrial, or multi-family residential zones/uses. Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. A Trip Generation was approved by the Traffic

Department and TIA was not required. Plat must comply with the City's Access Management Policy. Agreement from respective Gas Company was needed for any improvements over the gas easement prior to site plan approval.

Staff recommended approval of the subdivision in final form.

Following a brief discussion of the item, Mr. Ric Godinez **moved** to approve the subdivision in final form subject to the gas agreement prior to site plan. Mr. John Millin seconded the motion with five members present and voting.

b) Catalon Subdivision; 2724 N. McColl Road – Terry, Michael, and Harold Stout – **(Preliminary)(SUB2015-0097)** SEC

Ms. Guajardo stated it was a two lot subdivision plat located the east side of N. McColl Road between La Vista Avenue and Esperanza Avenue. The property was currently zoned C-3 (general business) along N. McColl Road and the balance of the property was zoned R-3A. They were proposing apartments; therefore they were required to rezonethe C-3 property to R-3A prior to final plat approval. N. McColl Road had 20 ft. ROW dedication required for 60 ft. from centerline for 120 ft. ROW with 40 ft. of paving and curb & gutter to be done by the state. N. "J" Street had 60 ft. ROW with paving and curb & gutter on both sides. Alignment of N. "J" Street was to be reviewed by the Engineering Department. Project Engineer was to coordinate construction of N. "J" Street with the respective Gas Company. A temporary turnaround or barricade as needed on the north end of N. "J" Street. As proposed, the block length exceeded 800 ft. in length without a cross street to the north. Property to the south was already developed. Alley/service drive easement required for commercial properties. Project engineer was to clarify existing alley/utility easements in recorded subdivisions to the south to determine if any additional ROW dedication. Would be needed for an alley. Front setback along N. McColl Road were 60 ft. or greater for approved site plan or easements. Front setbacks along N. "J" Street were 20 ft. or greater for approved site plan or easements. Rear setbacks were in accordance with the Zoning Ordinance, or greater for easements except 20 ft. for Lot 1 along N. "J" Street. Sides setbacks were in accordance with the Zoning Ordinance, or greater for easements. Garage setbacks were 18 ft. except where greater setback was required; greater setback applied. All setbacks were subject to increase for easements. A 4 ft. wide minimum sidewalk was required on N. McColl Road and both sides of N. "J" Street. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, or industrial zones/uses. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. A note on the plat stated a site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. Pending additional information was needed to determine if the plat needed to be presented to the Parks Board and City Commission regarding parkland dedication or park fees prior to final. A Trip Generation was to determine if TIA was required, prior to final plat. E. Harvey Avenue was projected along the north boundary of the plat. Staff was reviewing street requirement. Plat must comply with the City's Access Management Policy. Project engineer was to coordinate construction of N. "J" Street with the respective Gas Company.

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

Mr. Godinez inquired why the developer would go through the subdivision process without rezoning first.

Mr. Steve Spoor, project engineer, stated the property on the north side was the location of a quarter mile collector which was Harvey Drive and they had applied for a variance to not require the quarter mile collector that existed going west from 2nd street as an interior street but did not go through Parkland Estates. There was a drainage ditch on the east side. He stated that the client was under contract to purchase the property and if it was required for the quarter mile collector they would not continue with the purchase.

After a brief discussion of the item, Mr. John Millin **moved** to approve the subdivision in preliminary form. Mr. Ric Godinez seconded the motion with five members present and voting.

c) Garcia-Ballesteros Subdivision; 2121 S. Bentsen Road – Sergio H. Garcia - **(Preliminary)(SUB2015-0100)** PCE

Ms. Guajardo stated the property was a two lot subdivision plat located on the east side of S. Bentsen Road south of Uvalde Avenue. The property was currently zoned A-O (agricultural open space). The project engineer had submitted a rezoning request to R-1 (single family residential). S. Bentsen Road had10 ft. ROW dedication required for 40 ft. from centerline for an 80 ft. ROW with 52 ft. - 65 ft. of paving and curb & gutter on both sides. Front setbacks along S. Bentsen Road were 45 or greater for easements. Rear and side setbacks were in accordance with the Zoning Ordinance, or greater for easements. Garage setbacks were 18 ft. except where greater setback was required; greater setback applied. All setbacks were subject to increase for easements. A 4 ft. wide minimum sidewalk was required on S. Bentsen Road. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Park Fee of $1,400 based on 2 lots at $700 each was required to be paid prior to recording. Trip Generation was waived per the Traffic Department on December 18, 2015.

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

Being no discussion of the item, Mr. Ric Godinez **moved** to approve the subdivision in preliminary form. Mr. John Millin seconded the motion with five members present and voting.

d) Auburn Hill Subdivision; 2300 Auburn Avenue – Carl, Roger, Kimberly Wiesehan **(Revised Preliminary)(SUB2015-0094)** RDE

Ms. Guajardo stated the subdivision consisted of 17.5 acres with 67 lots proposed for R-1 (single family residential) use. This property was located at the northwest corner of N. 23rd Street and Auburn Avenue. For N. 23rd Street, the project engineer was to clarify existing and proposed ROW dedication for 60 ft. from centerline for 120 ft. ROW; paving and curb & gutter to be done by the state. Auburn Avenue: Project engineer was to clarify apparent ROW and HCID #1 easement for an 80 ft. ROW with 52 ft. - 65 ft. of paving and curb & gutter on both sides. N. 25th Lane (collector roadway) had 60 ft. ROW with paving of 40 ft. with curb & gutter on both sides.

Project engineer, on behalf of the developer was requesting a variance to privatize the collector roadway. Interior streets had 50 ft. - 60 ft. ROW with minimum 32 ft. of paving with curb & gutter on both sides. As proposed, the E/W block length along the north boundary exceeded the maximum allowed without a cross street. Minimum front setbacks were 25 ft. or greater for easements. Rear setbacks were in accordance with the Zoning Ordinance, except 25 ft. for the double fronting lots along N. 23rd Street and Auburn Avenue. Interior side setbacks were in accordance with the Zoning Ordinance, or greater for easements. Corner setbacks were 10 ft. or greater for easements. Garage setbacks were 18 ft. except where greater setback was required; greater setback applied. All setbacks were subject to increase for easements. A 4 ft. wide minimum sidewalk was required on N. 23rd Street, Auburn Avenue, and on both sides of N. 25th Lane and both sides of all interior streets. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, or industrial zones/uses and along N. 23rd Street and Auburn Avenue. An 8 ft. masonry wall was required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. A note on the plat stated No curb cut, access, or lot frontage permitted along N. 23rd Street and Auburn Avenue. Common area, private streets must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. N. 25th Lane, a collector roadway was being proposed to be gated and privatized. Project engineer was to verify that all lots meet the minimum 50 ft. frontage requirement, including irregular lots. The plat was pending review by the Parkland Dedication Advisory Board and City Commission. A Trip Generation was needed to determine if TIA was required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Private streets must comply and built according to city standards. Gate detail was needed for review and in compliance with the standard design guide. Should variance to privatize a collector roadway be granted, city staff was requiring a turnaround at the north end of N. 25th Lane. Must comply with the City's Access Management Policy. Additional information: staff had met with project engineer and discussed several points regarding street systems and addressing the surrounding areas and natural barriers with regards to the streets, traffic circulation and comprehensive plan existing residence on the north side of Fullerton Avenue. Concerns were that they were privatizing and gating off the collector roadway that should extend to the south to Auburn Avenue. They would be providing the minimum 60 ft. ROW and minimum 40 ft. of paving width on N. 25th Lane. Ms. Guajardo stated if the variance would be approved, then the developer would need to do provision for the turnaround for the requirements needed from the Fire Department and Public Works Department.

Staff recommended approval of the subdivision in revised preliminary form subject to the conditions noted, recommendation on the requested variances, and utility & drainage approvals.

Ms. Falcon inquired about revisions to the plat.

Mr. Ivan Garcia and Eduardo Rodriguez stated they had met with staff and discussed concerns that were access to the subdivision and access by the residents to the north of property. Public works concern was the gate access to the subdivision and they would have to come in through Auburn Avenue. The main entrance would be through Auburn Avenue and exit through the north

side. Mr. Rodriguez stated Mr. Ivan Garcia had met with public works and they had agreed to with accessing the property through Auburn Avenue and existing through the north. Mr. Rodriguez stated if the subdivision would get approved as a gated subdivision they would put Cinder block barrier fence along Auburn and 23rd gated subdivision. He stated that if the Board would not approve the variance request they would still do the design the subdivision as planned, but would not want to do the turnaround they would lose 3 to 4 lots and it would be very expensive to the developer.

There was discussion of who would be responsible for the residential barriers would it be the proposed Colgate Crossing subdivision developer or the proposed Auburn Hill developer, therefore the board decided to table the item for staff and the developers to discuss the barriers.

After a brief discussion of the item, Mr. Pepe Cabeza de Vaca **moved** to table the item. Mr. Ric Godinez seconded the motion with five members present and voting.

e) The Estates @ Orangewood North Subdivision; 8601 N. Col. Rowe Boulevard - Joe V. Corso & Tony J. Corso **(Final)(SUB2015-0099)(TABLED:12/16/2015)** M & H

Mr. Pepe Cabeza de Vaca **moved** to have item removed from the table and Mr. Ric Godinez seconded the motion with five members present and voting.

Ms. Guajardo stated the plat consisted of seven lots which was zoned and prosed for Single family residential use. The property was located at the northwest corner of North 2nd Street and Frontera Avenue. The preliminary plat was approved by the Planning and Zoning Commission on November 17, 2015. Final plat was tabled by the Planning and Zoning Commission on December 16, 2015. North 2nd Street had a 30 ft. ROW dedication required for 70 ft. ROW to match existing alignment. Thoroughfare plan required 120 ft. ROW with minimum of 65 ft. of paving with curb & gutter both sides. Frontera Avenue had a 60 ft. ROW by separate instrument (recorded instrument need prior to recording). Paving of 40 ft. with curb & gutter both sides. Temporary paved turnaround at the west end of Frontera Avenue. A 10 ft. sidewalk & utility easement was proposed along the front of the lots. Front setbacks along Frontera Avenue were 25 ft. or greater for easements. Rear setbacks were in accordance with the Zoning Ordinance, or greater for easements. Interior side setbacks were in accordance with the Zoning Ordinance, or greater for easements. Corner setbacks along N. 2nd Street were 10 ft. or greater for easements. Garage setbacks were 18 ft. except where greater setback was required; greater setback applied. All setbacks were subject to increase for easements. Setbacks for existing structure(s) remain; however, any additions and/or new construction shall comply with setbacks as noted. A 4 ft. wide minimum sidewalk was required on Frontera Avenue and N. 2nd Street. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, or industrial zones/uses and along N. 2nd Street. An 8 ft. masonry wall was required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. A note on the plat stated no curb cut, access, or lot frontage was permitted along N. 2nd Street. Frontera Avenue was to be dedicated by separate instrument, prior to plat recording. A Park Fee of $4,900 based on 7 lots at $700 each was required to be paid prior to recording. Per the Traffic Department, the trip generation was waived based on single family residential use.

Staff stated that the item had been previously tabled by the board in order to obtain addition information regarding the ROW along N. 2nd Street. Mr. Kurth had provided a ROW strip map for that section. This plat was dedicating 30 ft. to match the alignment. Concerns with the ROW width was further north closer to Hobbs Drive.

Staff recommended approval of the subdivision in final form subject to the conditions noted, and utility approval.

Following a brief discussion of the item, Mr. Ric Godinez **moved** to approve the subdivision in final form. Mr. John Millin seconded the motion with five members present and voting.

4) PUBLIC HEARING (to be conducted at 4:00 p.m.)

a) CONDITIONAL USE PERMITS:

1. Request of Christopher M. Seiler, for a Conditional Use Permit, for one year, for a bar at Lot 1, Trenton View Subdivision, and Lot 1, Valerie Subdivision, Hidalgo County, Texas; 7001 North 10th Street, Suite A-2 **(CUP2015-0181)**

Ms. Garcia stated the property was located on the west side of North 10th Street, approximately 1,080 ft. south of Trenton Road and was zoned C-3 (general business) District. The adjacent zoning was C-3 District to the north, east and south and R-3A (apartments), R-3C (condominiums), and A-O (agricultural & open space) Districts to the west. Surrounding land uses include commercial businesses, offices, restaurants, multi-family residences, and Rayburn Elementary School. A bar was allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

A conditional use permit for this location was approved initially on August 22, 2011 by the City Commission with a variance to the distance requirement. The last permit approved, for one year, at this location was on May 12, 2014 by the City Commission with a variance to the distance requirement. Currently there were three multi-tenant commercial buildings on the property. The buildings were a mixture of office, retail, vacant suites, and restaurants. The commercial strip center falls within the boundaries
The applicant proposes to operate a barber shop out of the approximate 2,700 sq. ft. lease area with a bar to serve the clients alcoholic beverages. The proposed hours of operation would be from Monday through Sunday 11:00 a.m. to 2:00 am. The establishment must comply with all requirements of the building permit including parking, landscaping, sidewalks, etc. Based on the square footage and current uses, 392 parking spaces were required and 487 parking spaces were provided on the common parking area. The bar and barber shop would require an additional 36 parking spaces for a total of 428 required parking spaces. Therefore, there was sufficient parking to accommodate this establishment.

A police activity report was not requested since it had not been in operation. The Health and Fire Departments have inspected the establishment, which complied with the health and safety codes and regulations. Should the conditional use permit be approved, the applicant would be required

to sign the application acknowledging and agreeing to the conditions of the permit. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

1) The property line of the lot of any of the abovementioned businesses must be at least 600 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment was within 600 ft. from a residential zone/uses and publicly owned property (Rayburn Elementary School);

2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment was located on North 10th Street and Robin Avenue and does not generate traffic into residential areas;

3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Currently there were multi-tenant commercial buildings on the property. The buildings were a mixture of offices, retail, vacant suites, and restaurants. Based on the square footage and current uses, 392 parking spaces were required and 487 parking spaces were provided on the common parking area. The bar and barber shop would require an additional 36 parking spaces for a total of 428 required parking spaces. Therefore, there was sufficient parking to accommodate this establishment;

4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;

5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;

6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and

7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The maximum number of persons allowed in the bar area was set at 54 persons.

Staff recommended disapproval of the request based on noncompliance with requirements #1 (distance) of Section 138-118(4) of the Zoning Ordinance.

Ms. Sonia Falcon, Vice – Chairperson, asked if there was anyone present in opposition of the conditional use permit being requested and there was a no one present to speak in opposition. The applicant was not present.

Being no discussion of the item, Mr. Pepe Cabeza de Vaca **moved** to disapprove the conditional use permit, based on noncompliance with requirement #1 (distance) of Section 138-118(4) of the Zoning Ordinance, but with favorable recommendation to grant the variance to the distance

requirement. Mr. Ric Godinez seconded the motion which carried unanimously with five members present and voting.

2. Request of Jesus Henry Saenz, for a Conditional Use Permit, for one year, for an portable building greater than 10'x12'(office), at Lots 2 and 3, Block 55, McAllen Addition Subdivision, Hidalgo County, Texas; 616 South 16th Street. **(CUP2015-0159) (TABLED: 11/17/2015) (TABLED: 12/1/2015)**

Mr. Pepe Cabeza de Vaca moved to have item removed from the table. Mr. Ric Godinez seconded the motion with five members present and voting.

Ms. Garcia stated the property was located on the west side of South 16th Street, approximately 70 ft. north of Galveston Avenue. The property was zoned C-3 (general business) District. The adjacent zoning was C-3 to the east, west, and south, and R-3A (apartments) District to the north. Surrounding land uses include commercial businesses, single and multi-family residences. A portable building was allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The initial conditional use permit for a portable building was approved for one year on November 18, 2014 by the Planning and Zoning Commission with the added conditions of no tow trucks to be parked overnight at the site and no storage of any junked or wrecked vehicles allowed. All maneuvering of the tow trucks must occur onsite without the need to maneuver on the streets, and maximum timeframe of three months of vehicles stored on site. However, when the site improvements were done and the business started to operate, staff noticed that the portable office was being used as a tow truck business. There were junk and wrecked vehicles on site and a sign on the fence advertising the towing business. Staff also received complaints from neighbors and the Police Department for towing vehicles illegally. The applicant was sent a letter of notification to correct the violations. Staff spoke to the applicant and was advised of the conditions of the conditional use permit. The applicant was given 30 days to correct the violation. After the 30 days, Code Enforcement again went to the site and issued a citation to the individual operating the business.

The owner of the towing business Mr. Victor Barrera spoke with staff and was advised that a new conditional use permit would be required since they were operating a towing business and not just a repo business as originally approved. However, no conditional use permit application was submitted. Since that time, the owner of the property, who was also the original applicant, submitted an application to renew the conditional use permit; however, due to the violations of the added conditions on the initial conditional use permit for the portable building and storage of junked/wrecked vehicles, it had to come before the Planning and Zoning Commission for review and approval.

Currently, the property had a portable building on site, which was used as an office for a towing business enclosed with a chain-link fence with slats and two gates. The applicant was proposing to continue to utilize the 24 ft. by 14 ft. portable building on the property as the office for the proposed towing business, which was advertised on the signs (see attached photos). The

applicant had previously indicated that there would be a maximum of 5 cars stored at this location for a period of one to three months.

The 10 parking spaces were required as a condition of the initial conditional use permit. The parking requirement was based on five spaces for the portable office building square footage and an additional five spaces for the vehicles that would be left on site for storage. During inspection, staff observed 8 wrecked vehicles on site, but was unable to determine the number of parking spaces since the gates were locked. Access to the site was from South 16th Street and the paved alley at the rear of the lot.

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

1) Portable buildings must not be used for living quarters. The building would be used for office purposes;

2) Must be located in such a manner as to have access to a public right-of-way within 200 ft. The property fronts South 16th Street;

3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. The parking spaces were required as a condition of the initial conditional use permit. The 10 parking requirement was based on five spaces for the portable office building square footage, and an additional five spaces for the vehicles that would be left on site for storage. During inspection, staff observed 8 wrecked vehicles on site, but was unable to determine the number of parking spaces since the gates were locked. Access to the site was from South 16th Street and the paved alley at the rear of the lot;

4) Must provide for garbage and trash collection and disposal;

5) Must be connected to an approved water distribution and sewage disposal system;

6) No form of pollution shall emanate beyond the immediate property line of the permitted use; and

7) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

This item was heard at the November 17, 2015 Planning and Zoning Commission meeting. The board inquired about the type of business now in operation on the property and if it was an allowed use in the C-3 zone, as well as the conditions of the portable building.

Staff explained that the permit was for the portable building that was being proposed for office use; however, due to the type of business that was proposed last year (repo business), the board had added certain conditions to the conditional use permit. By operating a towing business with storage of junked/wrecked vehicles, the conditions placed on the conditional use permit were not being followed.

The board tabled the item to allow the business owner to be present at the next Planning and Zoning Commission meeting.

This item remained tabled at the December 1, 2015 and December 16, 2015 Planning and Zoning Commission meetings. The applicant and the business owner were not present at either meeting.
Staff had sent letters after every meeting notifying the applicant about attending the meeting, but had not heard from him.

Staff recommended disapproval of the request based on the violations and non-compliance with the previous approved conditions.

Ms. Sonia Falcon, Vice – Chairperson, asked if there was anyone present in opposition of the conditional use permit being requested and there was no one present to speak in opposition. The applicant was not present.

Being no discussion of the item, Mr. Ric Godinez **moved** to disapprove the conditional use permit based on the violations and non-compliance with the previous approved conditions. Mr. Mark Wright seconded the motion which carried unanimously with four members present and voting.

b) REZONINGS:

1. Tract 16A2: Rezone from R-1 (single family residential) District to C-3 (general business) District: 15.13 acres out of Lots 2 & 7, Section 279, Texas-Mexican Railway Company Subdivision, Hidalgo County, Texas; 10300 North 23rd Street. **(REZ2015-0273)**

Mr. Sanchez stated the tract was located on the east side of North 23rd Street, between Freddy Gonzalez Road and Sprague Road. The tract had 2,200 feet of frontage along North 23rd Street and a depth of 300 feet for a tract size of 15.13 acres.
Adjacent zoning was R-1 (single family residential) District to the north, east and across North 23rd Street to the west, C-3L (light commercial) District to the south, and C-2 (neighborhood commercial) District to the north. The tract comprises two parcels which were used as farmland. Adjacent land uses were single family residences, Sewer Treatment Plant #3, Reddy Ice, and farmland.

The Foresight McAllen Comprehensive Plan designates the future land use as Suburban Residential.

The development trend for properties located along this section of 23rd Street was single family residential on rural acreage or fronting interior streets within residential subdivisions. The property was initially zoned A-O (agricultural-open space) District upon annexation in 1995. The property was rezoned as part of a larger tract from A-O (agriculture-open space) District to R-1 (single family residential) District during a city initiated rezoning project on December 14, 2015. During the same city initiated rezoning process, the adjacent property to the south was rezoned to C-3L (light commercial) District. The property owner submitted a master development plan on 160 acres that showed strip commercial development along 23rd Street. Ken Mortenson

requested city initiated rezoning as part of the master development plan. North 23rd Street was designated as a principal arterial with 120 feet of right-of-way and was currently 80 feet of right-of-way providing 4 travel lanes, a left turn lane and no shoulders. Sprague Road was designated as a major collector with 80 feet of right-of-way and was currently 40 feet of right-of-way with 2 travel lanes and roadside ditches.

Staff had not received any inquiries in opposition regarding this tract.

Staff recommended approval.
Ms. Sonia Falcon, Vice – Chairperson, asked if there was anyone present in opposition of the rezoning request and there was a no one present to speak in opposition. .

Mr. Ric Godinez **moved** to recommend approval of the rezoning request to C-3 (general business) District. Mr. Pepe Cabeza de Vaca seconded the motion. The Board unanimously voted to recommend approval of the rezoning request with five members present and voting.

2. Tract 22A: Rezone from A-O (agriculture-open space) District to I-1 (light industrial) District: 290.6 acres out of Lots 15, 16, 25-28, 35, 36, 45, and 46, John H. Shary Subdivision, Hidalgo County, Texas; 6901 South Shary Road. **(REZ2015-0274)**

Mr. Garces stated the tract was located along the east side of South Shary Road, 390 feet south of George McVay Drive. The tract had 4,430 feet of frontage along South Shary Road and a depth up to 5,440 feet for a tract size of 290.6 acres. Adjacent zoning was A-O (agriculture-open space) District to the south and west, and I-1 (light industrial) District to the north. Properties east of the tract were outside city limits but within McAllen ETJ. The tract comprises nine parcels that were currently farmland and Sharyland Distribution & Transmission Services. Adjacent land uses were Keystone Automotive, Sharyland Business Park, Bettcher Manufacturing, Sunrise Produce, Spring Global Manufacturer, and Alps Electronic Parts Supplier.

The Foresight McAllen Comprehensive Plan designates the future land use as Industrial and City Parks.

The development trends for the adjacent area were industrial. The property was zoned A-O (agricultural-open space) District upon annexation in 1992. Six rezoning requests for I-1 (light industrial) District on adjacent tracts were approved from 1998 to 2007 and Shary Land Business Park was established.

Staff had not received any inquiries in opposition regarding this tract.

The requested zoning conforms to the Industrial land use designation as indicated on the Foresight McAllen Comprehensive Plan. The tract was part of a master development plan that had been submitted to the Planning Department. Shary Road was designated as a principal arterial with 120 feet of right-of-way and was currently 100 feet of right-of-way with 40 feet of pavement providing two-travel lanes and two shoulders. A recorded subdivision plat and an approved site plan were required prior to issuance of any building permits.

Staff recommended approval of the rezoning request to I-1 (light industrial) District.

Ms. Sonia Falcon, Vice – Chairperson, asked if there was anyone present in opposition of the rezoning request and there was a surrounding neighbor present to speak in opposition.

Being no discussion, Mr. Pepe Cabeza de Vaca **moved** to recommend approval of the rezoning request to I-1 (light industrial) District. Mr. John Millin seconded the motion. The Board unanimously voted to recommend approval of the rezoning request with five members present and voting.

3. Tract 22B: Rezone from A-O (agriculture-open space) District to I-1 (light industrial) District: 99.91 acres out of Lots 14, 24, 34, 44, John H. Shary Subdivision, Hidalgo County, Texas; 6900 South Shary Road. **(REZ2015-0275)**

Mr. Garces stated the tract was located along the west side of South Shary Road, 390 feet south of George McVay Drive. The tract had 4,420 feet of frontage along South Shary Road and a depth up to 1,280 feet for a tract size of 99.91 acres. Adjacent zoning was A-O (agriculture-open space) District to the east, I-1 (light industrial) District to the west, and the City of Mission to the northwest. The tract comprises four parcels that were currently farmland. Adjacent land uses were Keystone Automotive, Sharyland Business Park, Bettcher Manufacturing, Sunrise Produce, Spring Global Manufacturer, and Alps Electronic Parts Supplier.

The Foresight McAllen Comprehensive Plan designates the future land use as Industrial.

The development trends for the adjacent area were industrial. The property was zoned A-O (agricultural-open space) District upon annexation in 1992. Six rezoning request for I-1 (light industrial) District on adjacent tracts was approved from 1998 to 2007 and Shary Land Business Park was established. Staff had not received any inquiries in opposition regarding this tract. The requested zoning conforms to the Industrial land use designation as indicated on the Foresight McAllen Comprehensive Plan. The tract was part of a master development plan that had been submitted to the Planning Department. Shary Road was designated as a principal arterial with 120 feet of right-of-way and was currently 100 feet of right-of-way with 40 feet of pavement providing two-travel lanes and two shoulders. A recorded subdivision plat and an approved site plan were required prior to issuance of any building permits.

Staff recommended approval of the rezoning request to I-1 (light industrial) District.

Ms. Sonia Falcon, Vice – Chairperson, asked if there was anyone present in opposition of the rezoning request and there was a surrounding neighbor present to speak in opposition.

Being no discussion, Mr. Pepe Cabeza de Vaca **moved** to recommend approval of the rezoning request to I-1 (light industrial) District. Mr. John Millin seconded the motion. The Board unanimously voted to recommend approval of the rezoning request with five members present and voting.

4. Tract 24: Rezone from R-1 (single family residential) District to C-3 (general business) District: 14.16 acres out of Lot 5, 4.490 acres out of Lot 6, Block 19, and 4.435 acres out of Lot 2, Block 20, Steele & Pershing Subdivision, Hidalgo County, Texas; 5500 – 5921 South McColl Road. **(REZ2015-**

0276)

Mr. Garces stated the tract was located along the east and west side of South McColl Road, 260 feet north of Whalen Road. The tract had approximately 1,400 feet of frontage along the west side of South McColl Road and a depth up to 500 feet at its deepest point. It also had500 feet of frontage along South McColl on the east side of South McColl Road and a depth of 400 feet for a tract size of 4.490 acres. Adjacent zoning was A-O (agriculture-open space) District to the north and south, and R-1 (single family residential) District to the east, south, and west. The tract comprises three parcels that were currently farmland. Adjacent land use was farmland and single family residential.

The Foresight McAllen Comprehensive Plan designates the future land use as Industrial.

The development trends for the surrounding area were single family residences on unsubdivided tracts and commercial businesses. The property was R-1 (single family residential) District upon annexation in November 2015.

Staff had not received any inquiries in opposition regarding this tract.

Requested zoning conforms to the development trend of the surrounding area. The tract was part of a master development plan that had been submitted to the Planning Department. McColl Road was designated as a minor arterial with 100 feet of right-of-way with 40 feet of pavement providing two-travel lanes, two shoulders, a turn lane at intersections, and curb and gutter. A recorded subdivision plat and an approved site plan were required prior to issuance of any building permits.

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

Ms. Sonia Falcon, Vice – Chairperson, asked if there was anyone present in opposition of the rezoning request and there was a surrounding neighbor present to speak in opposition.

Being no discussion, Mr. Mark Wright **moved** to recommend approval of the rezoning request to C-3 (general business) District. Mr. Pepe Cabeza de Vaca seconded the motion. The Board unanimously voted to recommend approval of the rezoning request with five members present and voting.

5. Rezone from A-O (agriculture-open space) District to R-1 (single family residential) District: 1.36 acres out of Lot 34, McAllen First Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 2121 South Bentsen Road. **(REZ2015-0277)**

Mr. Sanchez stated the tract was located along the east side of South Bentsen Road and south of Uvalde Avenue. The tract has 120 feet of frontage along South Bentsen and a depth of 492 feet and comprises 1.36 acres.

The applicant was requesting to rezone to R-1 (single family residential) District in order to establish a single family use. A two lot proposed subdivision plat by the name of Garcia-Ballesteros Subdivision has been submitted and was undergoing the review process. Adjacent zoning was A-O (agriculture-open space) District in all directions except to the west across South Bentsen Road there was R-1 (single family residential) District. The subject property was an orange orchard.

Adjacent land uses were single family residences, Falling Water townhouse subdivision, and vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use as Auto Urban Residential.

The development trend for the area along South Bentsen Road and Uvalde Avenue was R-1 (single family residential) District. There have been no rezoning requests on the subject tract. A rezoning request along Uvalde Avenue to R-1 (single family residential) District was approved in August 2001 and Paseo Del Rio Subdivision was established. A rezoning request for R-1 (single family residential) District for a property to the east was approved in September 2007 and a single family residence was established. A rezoning request for properties to the south for R-3T (multifamily residential townhouse) District was approved in August 2005 and Falling Water townhouse development was established.

The requested zoning conforms to the Auto Urban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. The development trend along this section of South Bentsen Road was single family residential. Bentsen Road was designated as a major collector with a proposed 80 feet of right-of-way and was currently built as a 70 feet of right-of-way roadway with 52 feet of pavement width, two travel lanes, shoulders, curb and gutter, and a posted speed limit of 30 miles per hour. A recorded subdivision plat was required prior to issuance of building permits.

Staff recommended approval of the rezoning request.

Ms. Sonia Falcon, Vice – Chairperson, asked if there was anyone present to speak in opposition of the rezoning request.

Mr. Pepe Cabeza de Vaca **moved** to recommend approval of the rezoning request to C-3 (general business) District. Mr. Mark Wright seconded the motion. The Board unanimously voted to recommend approval of the rezoning request with five members present and voting.

6) DISCUSSION: NONE

7) INFORMATION:

ADJOURNMENT

There being no further business to come before the Planning & Zoning Commission, Mr. Pepe Cabeza de Vaca adjourned the meeting at 4:55 p.m. Mr. John Millin seconded the motion which carried unanimously with four members present and voting.

_____
Vice - Chairperson, Sonia Falcon

ATTEST: _____
Susana De La Cerda, Secretary

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: January 14, 2016

SUBJECT: SITE PLAN APPROVAL FOR LOT 14, LOTS 14, 15 & 16 CITRUS GROVE PLAZA SUBDIVISION; 4229 EXPWY 83.

GOAL:
The goal of a site plan is to 1) promote a vibrant economy of commercial businesses, 2) ensure compliance with city requirements, 3) assists in the orderly and harmonious development of the city, and 4) enhancement of the general welfare.

BRIEF DESCRIPTION:
The vacant property is located on the south side of Expressway 83 approximately 250 ft. east of S. Bentsen Rd., and is zoned C-3 (general business) District. The adjacent zoning is C-3 to the north, east, and south, and C-4 (commercial industrial) District & R-1(single-family residential) District to the west.

The property is part of Lots 14, 15 & 16 Citrus Groves Subdivision, which was recorded December 11, 2015. A note on the plat indicates that a site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.

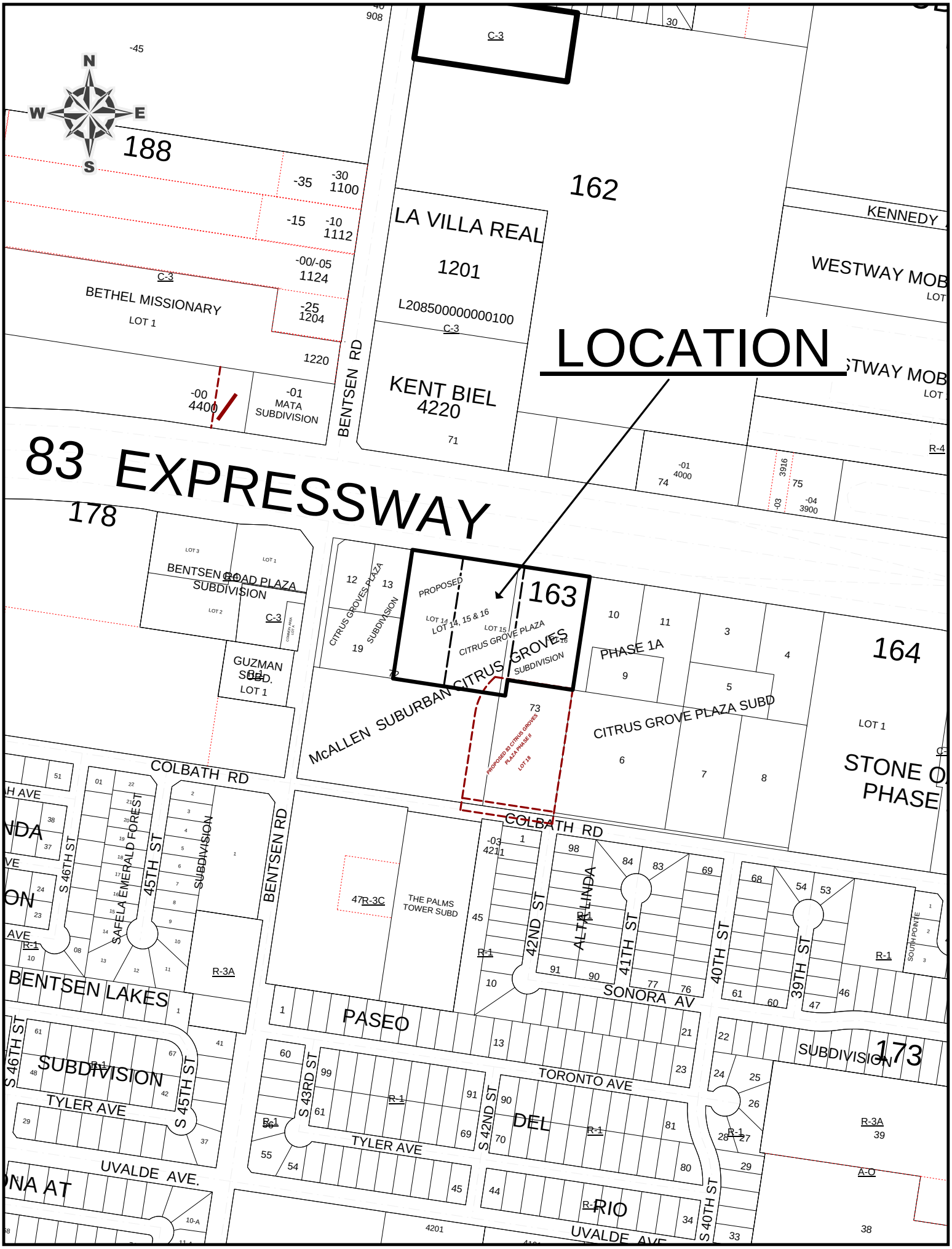
The applicant is proposing to construct a 21,600 sq. ft. building for office use on the property. Based on the square footage, 111 parking spaces are required; 111 parking spaces are provided. Five accessible parking spaces are required, one of which must be van accessible with an 8 ft. wide aisle. The site plan shows the building being constructed over an existing utility easement. The application for abandonment of the utility easement has been submitted; however, it is still in process. The engineer has asked that the site plan be placed on the agenda for consideration. The engineer has been advised that no building permit will be issued until abandonment of the utility easement has been approved/recorded. Access to the site is proposed to be from access easements along the frontage road and S. Bentsen Rd. The access easement will be shared with the adjacent lots and must also be built and paved prior to occupancy. Required landscaping for the lot is 7,214 sq. ft. with trees required as follows: 20 – 2 ½" caliper trees, or 10 – 4" caliper trees, or 5 – 6" caliper trees, or 40 palm trees. A minimum 10 ft. wide landscaped strip is required inside the property line along Expressway 83. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 50 ft. of a landscaped area with a tree, as required by ordinance. A 4 ft sidewalk is required on Expressway 83, as well as an 8 ft. masonry buffer between single-family residential and commercial, industrial or multi-family residential zones/uses. A 6 ft. opaque buffer is required around the dumpster if visible from the street. No structures are permitted over easements. All setbacks will be in compliance with the plat note requirements and the zoning ordinance.

OPTIONS:

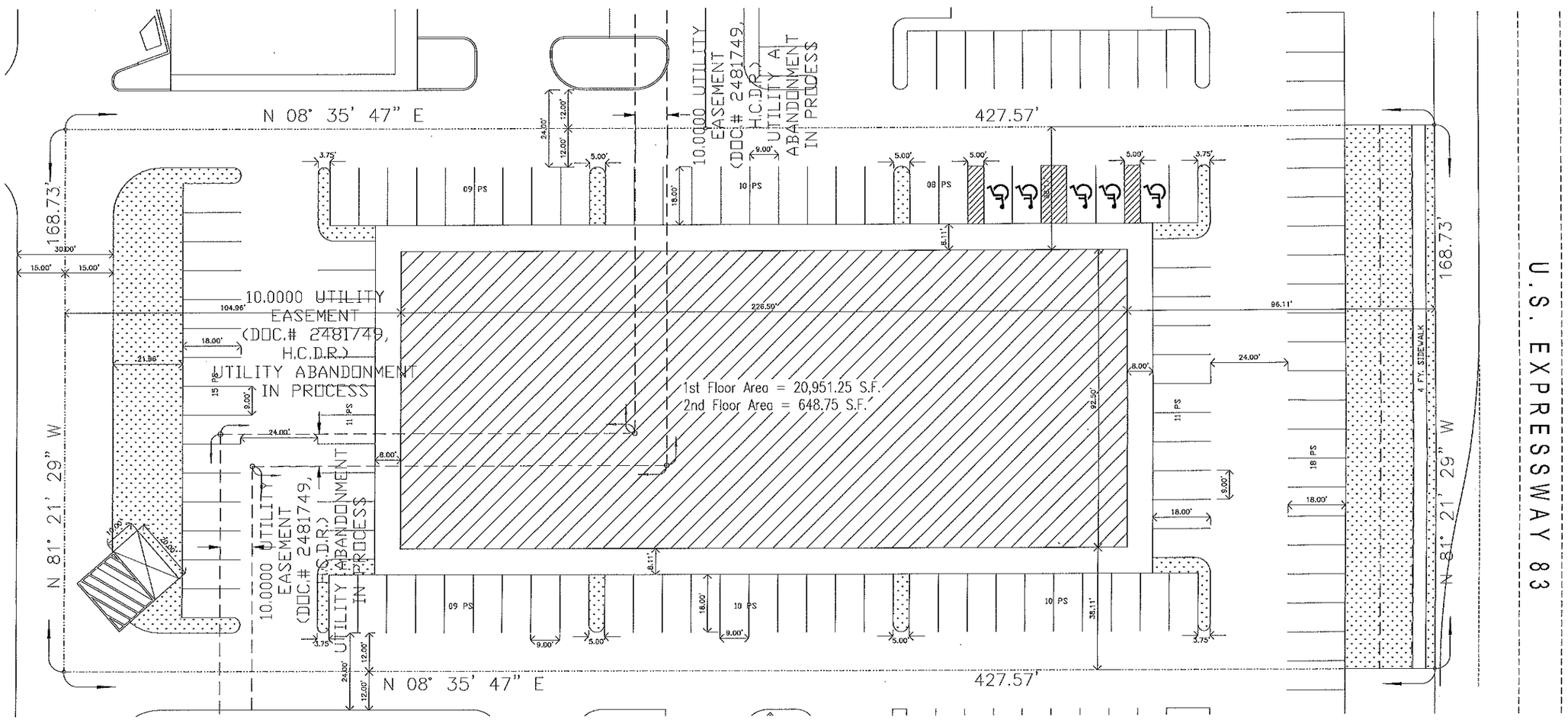
1. Approve the site plan with conditions as noted or as required by the Planning and Zoning Commission.
2. Table the item for additional information.
3. Disapprove the site plan.

RECOMMENDATION:

Staff recommends tabling the item until such time as the abandonment has been approved/recorded. Should the board approve the site plan as requested by the engineer, staff recommends that the approval be subject to the conditions noted, no building permit be issued until the abandonment has been approved/recorded, paving and building permit requirements, and the subdivision and zoning ordinances.



LOCATION
N
S
E
W
188
162
163
164
173
83 EXPRESSWAY
178
LA VILLA REAL
1201
L208500000000100
KENT BIEL
4220
BETHEL MISSIONARY
LOT 1
MATA SUBDIVISION
BENTSEN RD
KENNEDY
WESTWAY MOB
BENTSEN ROAD PLAZA SUBDIVISION
GUZMAN SUBD.
LOT 1
CITRUS GROVES PLAZA SUBDIVISION
PROPOSED
LOT 14, 15 & 16
CITRUS GROVE PLAZA
CITRUS GROVES
McALLEN SUBURBAN
PHASE 1A
CITRUS GROVE PLAZA SUBD
STONE O
PHASE
COLBATH RD
SAFELA EMERALD FOREST
45TH ST
S 46TH ST
SUBDIVISION
BENTSEN LAKES
THE PALMS TOWER SUBD
42ND ST
ALTA LINDA
41TH ST
40TH ST
39TH ST
SONORA AV
PASEO
TORONTO AVE
S 43RD ST
S 42ND ST
DEL
RIO
TYLER AVE
UVALDE AVE.
S 40TH ST
SOUTH POINTE



TOTAL AREA:		
LAND AREA	= 72,142.05	s.f.
BUILDING 1st Floor Area	= 20,951.25	s.f.
BUILDING 2nd Floor Area	= 648.75	s.f.
BUILDING TOTAL AREA	= 21,600.00	s.f.
P.S. Required	= 111	spaces
P.S. Provided	= 111	spaces

RECEIVED
JAN 14 2016
BY: MA

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARIO A. SALINAS, P.E. 96611 ON NOVEMBER, 2015.
IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

SITE PLAN
GUZMAN PROFESSIONAL PLAZA

PROJECT NAME: GUZMAN PROFESSIONAL PLAZA

ADDRESS: 83 Citrus Grove Expressway 83 McAllen TX.

CLIENT INFORMATION: GUZMAN INVESTMENT GROUP

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499
4037 W. EXP 83, SUITE 150
MCALLEN, TEXAS. 78501
PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET

THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO REUSE THIS DRAWING OR ANY OTHER PART THEREOF, OR TO REPRODUCE ANY OR ALL PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

REVISION:	BY:	APPROVED BY:
1	AV	MAS

DATE PREPARED: 11-04-2015

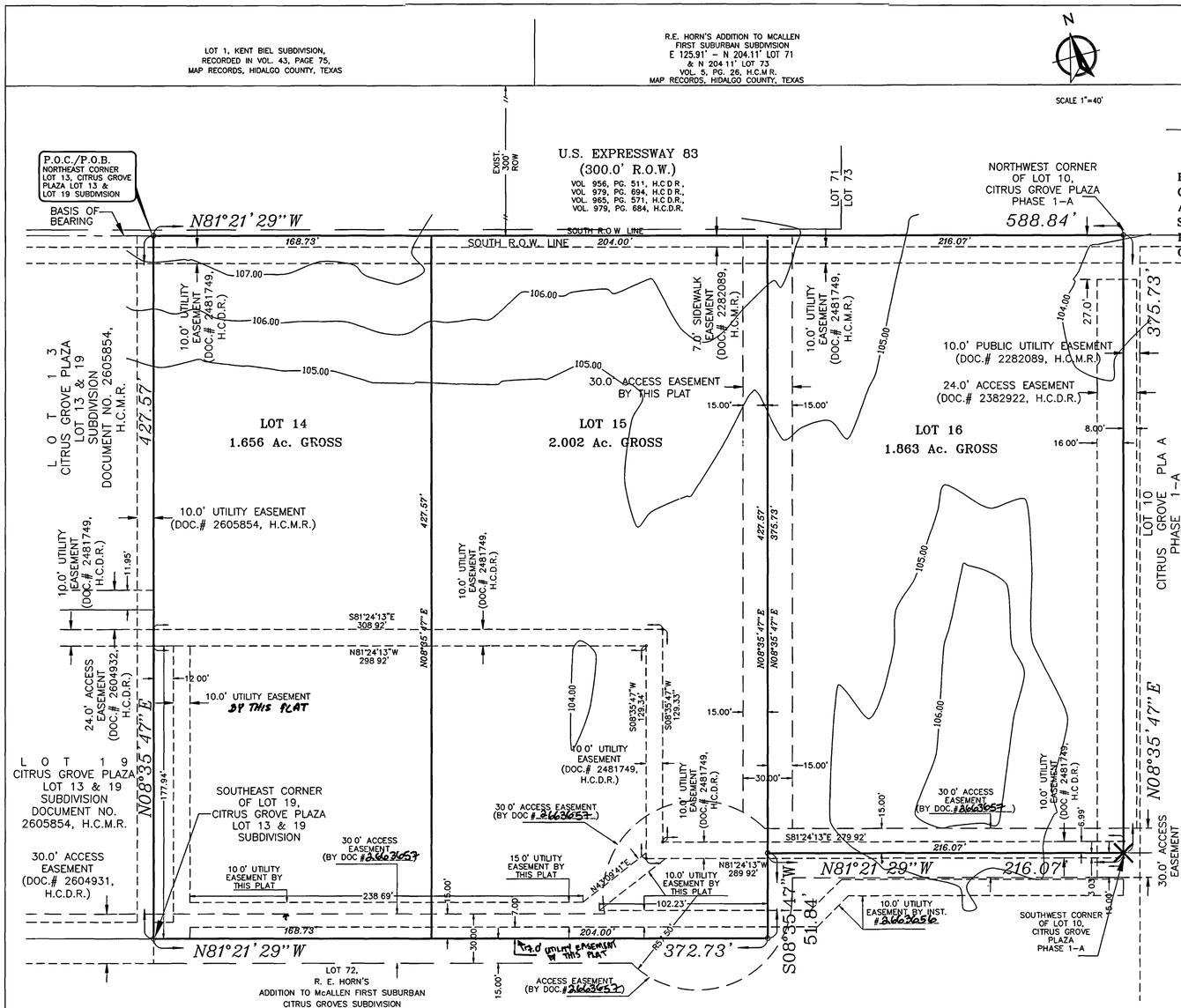
PROJECT No.

SHEET No. C-1

LOCATION
N
S
E
W
188
162
LA VILLA REAL
1201
L208500000000100
KENT BIEL
4220
BETHEL MISSIONARY
LOT 1
1220
-00
4400
-01
MATA
SUBDIVISION
BENTSEN RD
83 EXPRESSWAY
178
BENTSEN ROAD PLAZA
SUBDIVISION
GUZMAN
SUBD.
LOT 1
CITRUS GROVES PLAZA
SUBDIVISION
PROPOSED
LOT 14, 15 & 16
CITRUS GROVE PLAZA
SUBDIVISION
163
PHASE 1A
CITRUS GROVE PLAZA SUBD
McALLEN SUBURBAN CITRUS GROVES
PROPOSED 83 CITRUS GROVES PLAZA PHASE II
LOT 18
164
STONE O
PHASE
COLBATH RD
S 46TH ST
45TH ST
SAMELA EMERALD FOREST
SUBDIVISION
BENTSEN RD
THE PALMS TOWER SUBD
42ND ST
41TH ST
40TH ST
39TH ST
SONORA AV
BENTSEN LAKES
PASEO
SUBDIVISION
173
TORONTO AVE
TYLER AVE
S 43RD ST
S 42ND ST
DEL
UVALDE AVE
RIO
S 40TH ST
KENNEDY
WESTWAY MOB
STWAY MOB

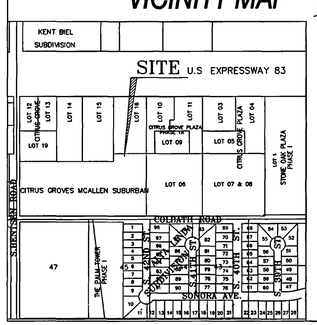
MAP OF
CITRUS GROVE PLAZA
LOTS 14,15 & 16
SUBDIVISION
McALLEN, TEXAS

BEING A 5.52 GROSS ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF A PORTION OF LOTS 72 AND 73, R.E. HORN'S ADDITION TO MCALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 26, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK
ON: 12/10/15 AT 9:13 AM/PM
INSTRUMENT NUMBER 2269032
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

VICINITY MAP



METES AND BOUNDS DESCRIPTION

BEING A 5.52 GROSS ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF A PORTION OF LOTS 72 AND 73, R.E. HORN'S ADDITION TO MCALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 26, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 5.52 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF CITRUS GROVES PLAZA LOT 13 AND 19 SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2605854, MAP RECORDS OF HIDALGO COUNTY, TEXAS, CARVED OUT OF SAID LOT 72 FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 81 DEGREES 21 MINUTES 29 SECONDS EAST, COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF THE EASTBOUND FRONTAGE ROAD OF U.S. EXPRESSWAY 83, A DISTANCE OF 588.84 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF LOT 10, CITRUS GROVE PLAZA PHASE I-A, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2385526, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 08 DEGREES 35 MINUTES 47 SECONDS WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT 10, A DISTANCE OF 375.73 FEET TO AN "X" CUT ON A CONCRETE DRIVE ON THE SOUTHWEST CORNER OF SAID LOT 10 FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 81 DEGREES 21 MINUTES 29 SECONDS WEST, ALONG A LINE PARALLEL TO THE SOUTH RIGHT-OF-WAY LINE OF SAID EXPRESSWAY, A DISTANCE OF 216.07 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR AN INSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, SOUTH 08 DEGREES 35 MINUTES 47 SECONDS WEST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 10, A DISTANCE OF 51.84 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, NORTH 81 DEGREES 21 MINUTES 29 SECONDS WEST, ALONG A LINE PARALLEL TO THE SOUTH RIGHT-OF-WAY LINE OF SAID EXPRESSWAY, A DISTANCE OF 372.73 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE SOUTHEAST CORNER OF LOT 19, OF SAID CITRUS GROVE PLAZA LOT 13 & 19 SUBDIVISION FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, NORTH 08 DEGREES 35 MINUTES 47 SECONDS EAST, COINCIDENT WITH THE EAST LINE OF SAID LOTS 13 AND 19, A DISTANCE OF 427.57 TO THE POINT OF BEGINNING, CONTAINING 5.52 GROSS ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: NORTH LINE OF SAID CITRUS GROVE PLAZA LOT 13 & 19 SUBDIVISION, MCALLEN, H.C.T.
N:\M&B.2015\5.52.061515

NOTES:

1.– MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
FRONT: U.S. EXPRESSWAY 83 = 75 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.

2.– MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOTS.

3.– THIS PROPERTY FALLS IN ZONE " B " OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480343 0010 C, MAP REVISED. NOVEMBER 2, 1982.
FLOOD 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 AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)

4.– STORM WATER DETENTION OF 1.08 AC-FT. IS REQUIRED FOR THIS SUBDIVISION, 0.324 AC-FT FOR LOT 14, 0.392 AC-FT FOR LOT 15 AND 0.365 AC-FT FOR LOT 16

5.– AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY'S ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

6.– A 4 FOOT WIDE MINIMUM SIDEWALK IS REQUIRED ON U.S. EXPRESSWAY 83.

7.– BENCHMARK: CITY OF MCALLEN SURVEY CONTROL POINT (MC 81) IS A 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF EXP.83 AND WARE RD. THE MONUMENT IS LOCATED 5 FT SOUTH FROM BC OF THE FRONTAGE RD. AND 50-FT EAST FROM THE CENTERLINE OF WARE RD. (ELEV.=106.50)

8.– SITE PLAN APPROVAL FROM THE PLANNING & ZONING COMMISSION IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE.

9.– COMMON AREAS FOR COMMERCIAL DEVELOPMENTS PROVIDE FOR COMMON PARKING, ACCESS, SETBACKS, AND LANDSCAPING AND SHALL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

10.– ONLY ONE DIRECT ACCESS (SHARE ACCESS) WILL BE PERMITTED FOR THIS SUBDIVISION TO U.S. EXPRESSWAY 83 FRONTAGE ROAD LOCATED BETWEEN LOTS 15 & 16.

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

12.– 6.0 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.

13.- THE CONSTRUCTION OF DECELERATION LANE ALONG U.S. BUSINESS 83 (L-2) IS REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EITHER LOT 15 OR 16.

14.- THE CONSTRUCTION OF DECELERATION LANE SHALL ALSO BE REQUIRED IN THE EVENT THAT THE DRIVE WITHIN THE 30-FT ACCESS EASEMENT BETWEEN LOTS 15 AND 16 IS CONSTRUCTED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR EITHER LOT.

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE CITRUS GROVE PLAZA, LOTS 14,15 & 16 SUBDIVISION TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATERLINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE), WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

_____ 11-19-15
By: Solloa & Associates, LLC — Date
Fernando Solloa, President and member
200 S. 10th St. #905
McAllen TX, 78501

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FERNANDO SOLLOA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY 19th OF NOVEMBER, 2015

_____
NOTARY PUBLIC

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

_____ 12-1-2015
CHAIRMAN, PLANNING COMMISSION — Date

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

CITY SEAL MCALLEN, TEXAS

_____ 12-3-15
MAYOR, CITY OF McALLEN — Date

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____ 12/10/15
RAUL E. SESIN P.E. DISTRICT MANAGER — Date

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 CITRUS GROVE PLAZA, LOTS 14,15 & 16 SUBDIVISION OF THE CITY OF McALLEN, 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.

_____ 11/19/15 — _____
THE TRUST OF JOHN VAN RAMSHORST — Date — ALMA RUBY VAN RAMSHORST — Date
BY: MARIBEL DUECK

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIBEL DUECK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
THIS THE 19th DAY OF NOVEMBER, 2015.

_____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALMA RUBY VAN RAMSHORST, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
THIS THE 19th DAY OF November, 2015.

_____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ 11/24/15
SALINAS ENGINEERING & ASSOCIATES — DATE
CONSULTING ENGINNERS & SURVEYORS
2221 DAFFOL AVE
McALLEN, TEXAS 78501

DATE OF PREPARATION: 11-13-2015

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS MARIO A. SALINAS 96611 LICENSED PROFESSIONAL ENGINEER

_____ 11/24/15
MARIO A. SALINAS — DATE
LICENSED PROFESSIONAL ENGINNER # 96611
4037 W. EXP.83, SUITE 150
McALLEN, TEXAS 78501

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499
4037 W. EXP.83, SUITE 150 — PH. (956) 537-1311
MCALLEN, TEXAS. 78501 — E-MAIL: MSALINAS6973@ATT.NET

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: January 14, 2016

SUBJECT: REVISED SITE PLAN APPROVAL FOR LOT 2A, LOTS 2A & 2B VALRAM HEIGHTS SUBDIVISION; 2801 U.S. EXPRESSWAY 83.

GOAL:
The goal of a site plan is to 1) promote a vibrant economy of commercial businesses, 2) ensure compliance with city requirements, 3) assists in the orderly and harmonious development of the city, and 4) enhancement of the general welfare.

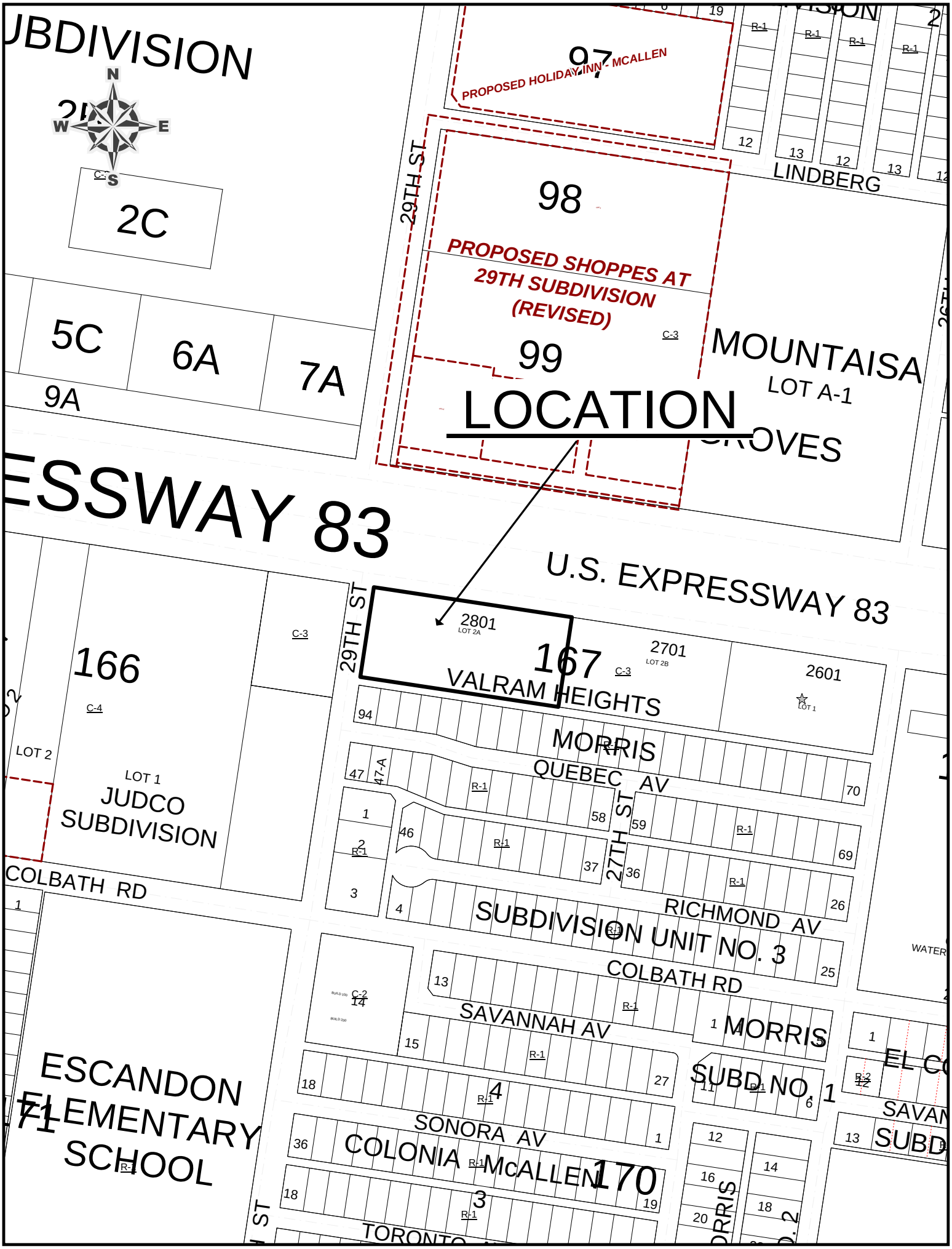
BRIEF DESCRIPTION:
The property is located at the south east corner of U.S. Expressway 83 and South 29th Street. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the west, north and east and R-1 (single family residential) District to the south. The property is part of Lots 2A & 2B Valram Heights Subdivision, which was recorded on January 28, 2000. A note on the plat indicates that a site plan must be approved by the Planning and Zoning Commission prior to issuance of a building permit.

A previous site plan was approved by Planning & Zoning Commission at their meeting on Feb 7, 2006 for automotive sales. A conditional use permit for 1 year was approved by City Commission on 11/23/2015.

The applicant is now proposing to add an additional 960 sq. ft. car bay areas for installation of wheels on vehicles. No other changes to the site are proposed. Parking, landscaping, curb cuts, alley, all remain the same and are not affected by the addition. There are 12 large palm trees existing on the property along with four young shade trees and one mature shade tree that will remain onsite. The landscaping and tree requirements from original approval were as follows: 4,641 sq. ft. and 10 – 2 ½" caliper shade trees, or 5 – 4" caliper shade trees, or 4 – 6" caliper shade trees, or 20 – palm trees. All building setbacks are in compliance with the plat note requirements and zoning ordinance.

OPTIONS:
1. Approve the site plan with conditions as noted.
2. Table the item for additional information.
3. Disapprove the site plan.

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



UBDIVISION
N
W
E
S
2C
5C
6A
7A
9A
ESSWAY 83
97
PROPOSED HOLIDAY INN - MCALLEN
98
PROPOSED SHOPPES AT
29TH SUBDIVISION
(REVISED)
99
C-3
LOCATION
29TH ST
LINDBERG
MOUNTAISA
LOT A-1
GROVES
U.S. EXPRESSWAY 83
2801
LOT 2A
167
2701
LOT 2B
2601
LOT 1
VALRAM HEIGHTS
166
C-4
LOT 2
LOT 1
JUDCO
SUBDIVISION
COLBATH RD
MORRIS
QUEBEC AV
47-A
27TH ST
RICHMOND AV
SUBDIVISION UNIT NO. 3
COLBATH RD
SAVANNAH AV
MORRIS
SUBD NO. 1
ESCANDON
ELEMENTARY
SCHOOL
SONORA AV
COLONIA McALLEN
170
TORONTO
WATER

EXISTING TENANT	AREAS PER SUITE:	USE:	HOURS:
SUITE 200:	1,552 FT²	RETAIL	9am-6pm
SUITE 210:	990 FT²	RETAIL SHELL	----
SUITE 220:	990 FT²	OFFICE	9am-6pm
SUITE 230:	2,078 FT²	RETAIL	9am-6pm
SUITE 240:	820 FT²	RETAIL	9am-6pm
SUITE 250:	1,275 FT²	OFFICE	9am-6pm
SUITE 260:	1,684 FT²	RETAIL	9am-6pm
SUITE 270:	1,548 FT²	RETAIL	9am-6pm
SUITE 280,290:	2,950 FT²	RETAIL/LOUNGE	11am-11pm

BUILDING SETBACKS:
FRONT (WEST): EXISTING
SIDES (NORTH,SOUTH): EXISTING
REAR (EAST): EXISTING

PARKING SPACES:
EXISTING PARKING: 158 TOTAL SPACES AVAILABLE
ADDITIONAL PARKING: 8 ADDITIONAL SPACES PROVIDED
TOTAL SPACES PROVIDED: 166

RETAIL SPACES REQUIRED: 10,481 FT² / 400 + 3 = 29
OFFICE SPACES REQUIRED: 2,265 FT² / 200 + 3 = 15
RETAIL/LOUNGE REQUIRED PER C.U.P: = 18
TOTAL REQUIRED: 62

PARKING SPACES AVAILABLE FOR LEASE: 99

(NOTE: OFFICE SPACES INCLUDE EXISTING DETACHED OFFICE BUILDING ON WEST SIDE OF PROPERTY.)

ADA Parking:
EXISTING ADA PARKING

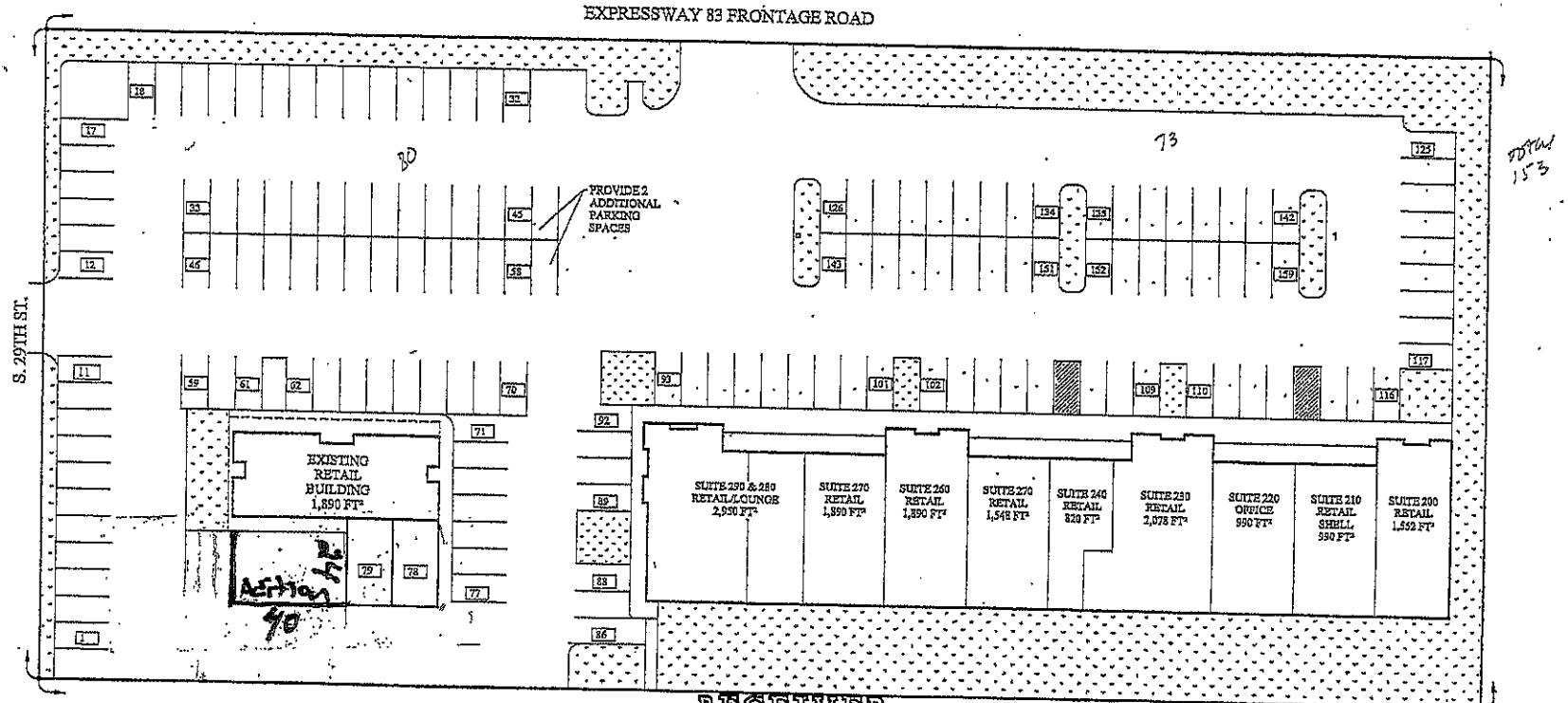
LANDSCAPE (GREEN AREA ONLY):
EXISTING LANDSCAPE

GENERAL SITE PLAN NOTES:
1. SITE LAYOUT INCLUDING BUILDING IS FOR REFERENCE ONLY TO IDENTIFY FINISH-OUT LOCATION, AND IS NOT CONSIDERED A SURVEY, AND SHOULD NOT BE USED AS A SURVEY. SITE PLAN SHOULD NOT BE USED FOR ANY DEVELOPMENT, SITE CONSTRUCTION, AND/OR BUILDING CONSTRUCTION. IF OWNER AND/OR CONTRACTOR DECIDES TO USE THIS SITE PLAN FOR SITE CONSTRUCTION, IS AT OWN RISK, SURVEY RECOMMENDED.
2. SITE PLAN PROPERTY LINES DRAWN AS PER LOT DIMENSIONS AVAILABLE FROM HIDALGO COUNTY APPRAISAL DISTRICT.
3. OWNER TO VERIFY WITH CITY ON ANY REQUIRED R.O.W PERMITS, SUBDIVISION REQUIREMENTS, ZONING, TXDOT PERMITS, CURB CUTS PERMITTED, CURB CUT APPROACH MINIMUM AND MAXIMUM SIZE PERMITTED.
4. CIVIL ENGINEERED PLANS REQUIRED TO DETERMINE AND DESIGN THE FOLOWING:
-DETENTION, GRADING, TRAFFIC IMPACT ANALYSIS, TOPOGRAPHIC, CURB/GUTTER DETAILS, TWPS, ASPHALT/ CONCRETE PARKING LOT SPECIFICATIONS, UTILITY LAYOUT/DESIGN AND LOCATION, FIRE HYDRANT REQUIREMENTS AND LOCATIONS. (CITY MAY OR MAY NOT REQUIRE ENGINEER DESIGNS.
5. LANDSCAPE PLANS PROVIDED BY OTHERS.
6. IRRIGATION PLANS PROVIDED BY OTHERS.
7. FIELD VERIFY ALL MEASUREMENT OF SITE LAYOUT, INCLUDING BUILDING LOCATION PRIOR TO DEVELOPMENT AND/OR CONSTRUCTION. DESIGNER IS NOT RESPONSIBLE FOR ANY CONSTRUCTION AND/OR DEVELOPMENT. CONTRACTOR IS RESPONSIBLE FOR ALL MEASUREMENT VERIFICATION PRIOR TO DEVELOPMENT AND/OR CONSTRUCTION.
8. OWNER IS RESPONSIBLE TO OBTAIN APPROVAL FROM CITY AND/OR OTHER ENTITIES AS REQUIRED, FOR SITE LAYOUT.

Texas Accessibility Standards

Total Required Parking Spaces Provided in Parking Facility	Minimum Number of Required Accessible Parking Spaces
1 to 25	1

LOT 2-A
VARLEM HEIGHTS SUBDIVISION
MCALLEN, TX
2801 EXPWY 83,



RECEIVED
OCT 27 2015
BY:

North

SITE PLAN (REFERENCE ONLY)
Scale: 1:50

CONTRACTOR:

DATE: 9-09-15

REVISIONS: 10-27-15

Drawn By: J.M.
Reviewed By: J.M.

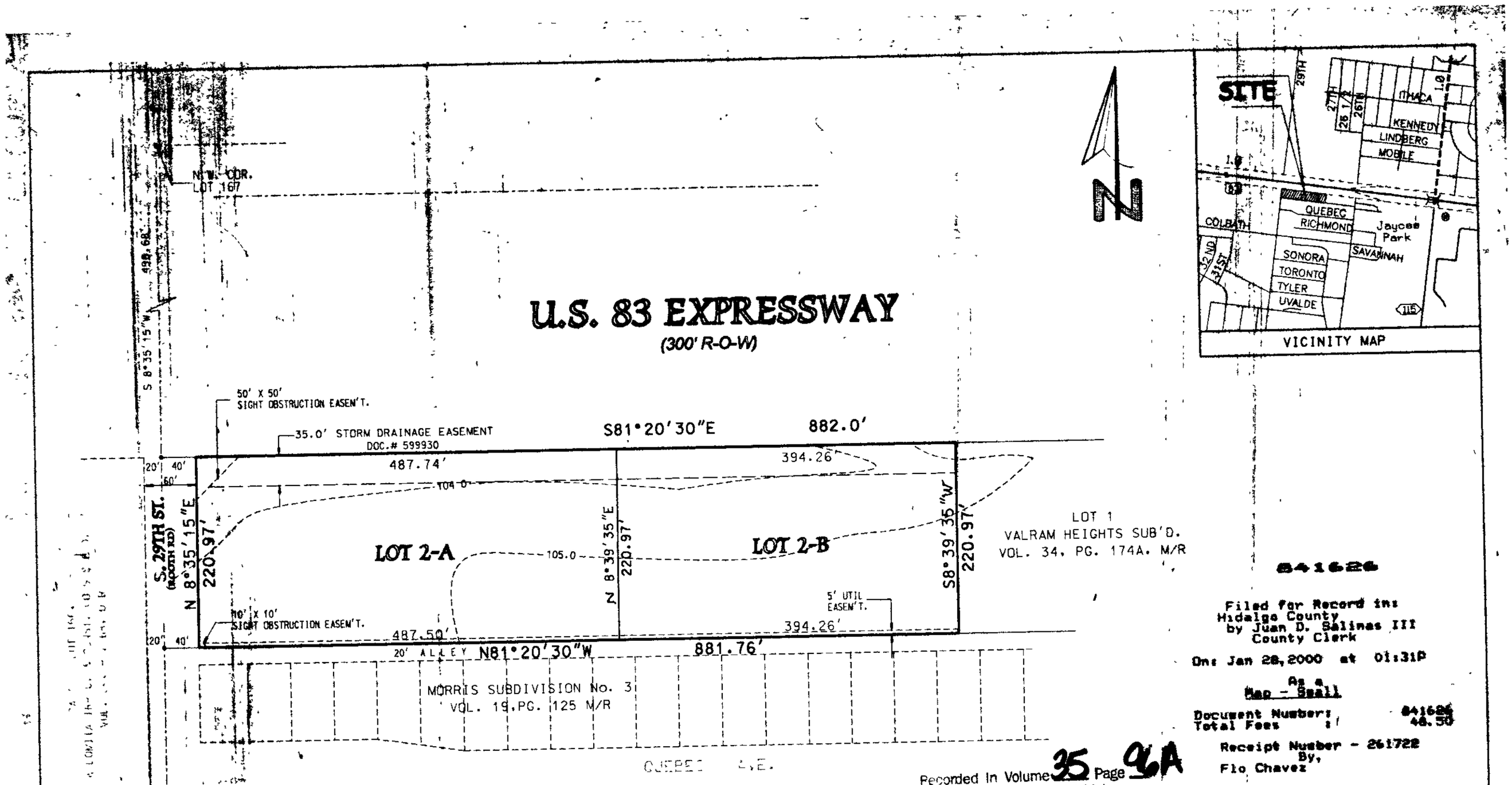
SITE PLAN

SCALE: PER DETAIL

PAGE NO. #.#

PROJECT NO. 31-015

LOCATION
PROPOSED HOLIDAY INN - MCALLEN
97
98
PROPOSED SHOPPES AT
29TH SUBDIVISION
(REVISED)
99
29TH ST
LINDBERG
MOUNTAISA
LOT A-1
GROVES
2C
5C
6A
7A
9A
ESSWAY 83
2801
LOT 2A
167
VALRAM HEIGHTS
2701
LOT 2B
2601
LOT 1
166
LOT 2
LOT 1
JUDCO
SUBDIVISION
COLBATH RD
MORRIS
QUEBEC AV
27TH ST
RICHMOND AV
SUBDIVISION UNIT NO. 3
COLBATH RD
SAVANNAH AV
MORRIS
SUBD NO. 1
ESCANDON
ELEMENTARY
SCHOOL
SONORA AV
COLONIA McALLEN
170
TORONTO
WATER



841626

Filed for Record in:
Hidalgo County
by Juan D. Salinas III
County Clerk

On: Jan 28,2000 at 01:31P

As a
Map - Small

Document Number: 841626
Total Fees : 48.50

Receipt Number - 261722
By,
Flo Chavez

Recorded In Volume 35 Page 96A
of the map records of Hidalgo
County, Texas
Holden and Hunt, Inc.

MAP OF LOTS 2A & 2B VALRAM HEIGHTS

McALLEN, TEXAS.

BEING A RESUBDIVISION OF LOT 2,
VALRAM HEIGHTS
AS RECORDED IN VOL. 34, PG. 174A, M/R
CONTAINING 4.47 ACRES OF LAND, MORE OR LESS

PREPARED BY:
FABIAN, NELSON & MEDINA, INC.
320 N. 15Th. STREET, McALLEN, TEXAS
(956)682-3414
SCALE: 1"= 100' DATE: 10-31-96

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 VALRAM HEIGHTS, SUBDIVISION TO THE CITY OF McALLEN, 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.

INTER NATIONAL BANK

BY _____ _____
ROBERT J. HYMEL, JR. TRUSTEE TITLE

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT J. HYMEL, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 4th DAY OF December, 199.

Yvette Corona
NOTARY PUBLIC

YVETTE CORONA
MY COMMISSION EXPIRES
June 7, 2003

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____

METES AND BOUNDS
LOT 2, VALRAM HEIGHTS, CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOL. 34, PG. 174A, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the Northeast corner of said Lot 2, for the Northeast corner of the following described tract of land; said point being on the South line of U.S. 83 Expressway;

THENCE, with the East line of Lot 2 and the West line of Lot 1, South 8 Deg 39 Min. 35 Sec. West, 220.97 feet to the Southeast corner of Lot 2, for the Southeast corner hereof; said point being on the North line of Morris Subdivision, Unit No. 3, City of McAllen, recorded in Vol. 19, Pg. 125, Map Records, and also being on the North line of 20 foot alley;

THENCE, with the South line of Lot 2, along the North line of said 20 foot alley, North 81 Deg. 20 Min. 30 Sec. West, 881.76 feet to the Southwest corner of Lot 2, for the Southwest corner hereof; said point being on the East line of South 29th Street (Rooth Road);

THENCE, with the West line of Lot 2 and the East line of South 29th Street (Rooth Road), North 8 Deg. 35 Min. 15 Sec. East, 220.97 feet to the Northwest corner of Lot 2, for the Northwest corner hereof; said point being the intersection of the East line of South 29th Street and the South line of U.S. 83 Expressway;

THENCE, with the North line of Lot 2 and the South line of U.S. 83 Expressway, South 81 Deg. 20 Min. 30 Sec. East, 882.0 feet to the PLACE OF BEGINNING. Containing 4.47 acres of land, more or less.

NOTES:
1. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB, MEASURED AT FRONT CENTER OF EACH LOT.
2. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   FRONT - 75 FT. OR GREATER FOR APPROVED SITE PLAN.
   SIDE(29TH ST.) - 25 FT. OR GREATER FOR APPROVED SITE PLAN.
   REAR - 30 FT. OR GREATER FOR APPROVED SITE PLAN.
   OTHERS - IN ACCORDANCE WITH ZONING ORDINANCE.
3. THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP OF THE CITY OF McALLEN, COMMUNITY PANEL NO. 480343 0010 C, REVISED NOVEMBER 2, 1982.
4. OWNER IS REQUIRED TO PROVIDE AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO APPLICATION FOR BUILDING PERMIT.
5. STORM WATER DETENTION OF 0.59 AC-FT IS REQUIRED FOR THIS SUBDIVISION.
6. A 6 FT HIGH BUFFER IS REQUIRED ALONG SOUTH PROPERTY LINE FROM ADJACENT RESIDENTIAL ZONE/USE.
7. A 4 FT CONCRETE SIDEWALK IS REQUIRED ALONG U.S. 83 EXPRESSWAY AND 29TH ST.
8. SITE PLAN MUST BE APPROVED BY PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE "LOTS 2A & 2B VALRAM HEIGHTS" SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE), WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

ITHACA INVESTMENTS, INC.

PAUL COVEY, PRES.
1800 S. MAIN STE. 890
McALLEN, TX 78503

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAUL COVEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE 7th DAY OF December, 1999.

JANE ELLEN RIOS
MY COMMISSION EXPIRES
December 5, 2002

NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 1590 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PLINIO C. MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR
McALLEN, TEXAS

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

12-15-99

REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 56752

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

CITY OF McALLEN, TEXAS

MAYOR, CITY OF McALLEN

P:\cad\kevin\VALRAMHT2.dgn Sep 15, 1999 09:44:17

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: January 15, 2016

SUBJECT: **SITE PLAN APPROVAL FOR PROPOSED LOT 1, AMENDED CRYSTAL PARK RIDGE APARTMENTS SUBDIVISION; 5401 N. 17TH STREET.**

GOAL:
The goal of a site plan is to 1) promote a vibrant economy of commercial businesses, 2) ensure compliance with city requirements, 3) assists in the orderly and harmonious development of the city, and 4) enhancement of the general welfare.

BRIEF DESCRIPTION:
The property is located at the west side of N. 17th Street, and is zoned R-3A (multi-family residential apartment) District. The adjacent zoning is R-3A district to the north, R-3C (multi-family residential condominiums) District to the east and south, and A-O (agricultural & open space) District to the west.

The property is part of proposed Amended Crystal Park Ridge Apartments Subdivision which has not been recorded but is scheduled for final consideration by Planning & Zoning Commission on the same agenda. A site plan must be approved by the Planning and Zoning Commission prior to issuance of a building permit when five or more units are proposed to be constructed on the same lot.

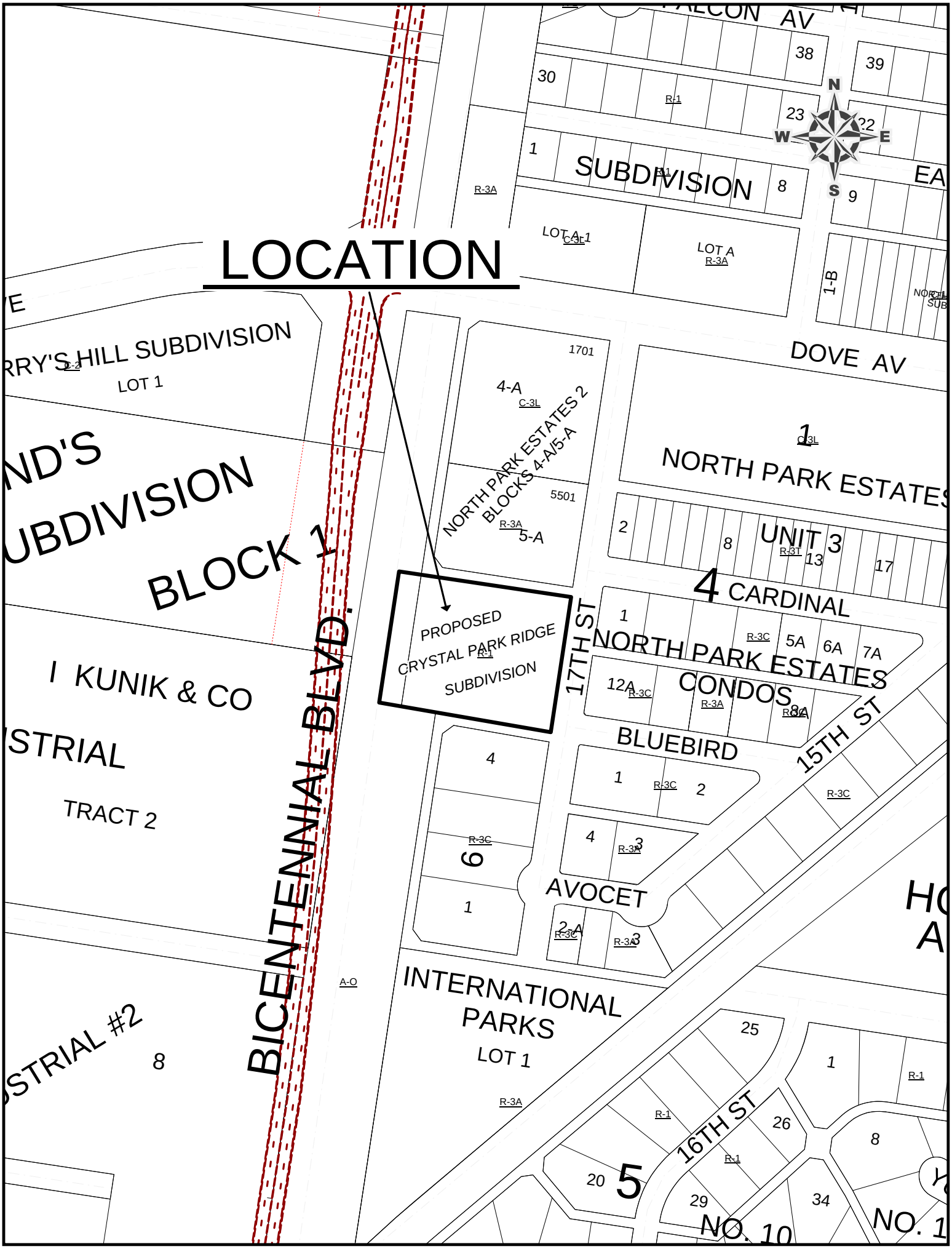
The applicant is proposing to construct 19 apartment units on the property. Based on 19 - 2 bedroom units, 38 parking spaces are required; and 39 spaces are provided. Access to the site is proposed to be from a 42 ft. wide curb cut along N. 17th St. and a 24 ft. access drive through the alley at the south portion of the lot. Required landscaping for the lot is 7,257 sq. ft. with trees required as follows: 21 – 2 ½" caliper trees, or 11 – 4" caliper trees, or 6 – 6" caliper trees, or 42 palm trees. A minimum 10 ft. wide landscape strip is required inside the property line along N. 17th Street. A minimum of fifty percent of the area within the required front yard of any residential parcel shall be devoted to landscape material. A 4 ft. wide sidewalk is required along N 17th Street as well as a 6 ft. buffer around dumpsters if visible from the street, and from adjacent residential and commercial zones/uses. An 8 ft. masonry wall is required between single-family residential and commercial, industrial, or multi-family residential zones/uses. No structures are permitted over easements. All building setbacks and separations are in compliance with the plat note requirements and zoning ordinance.

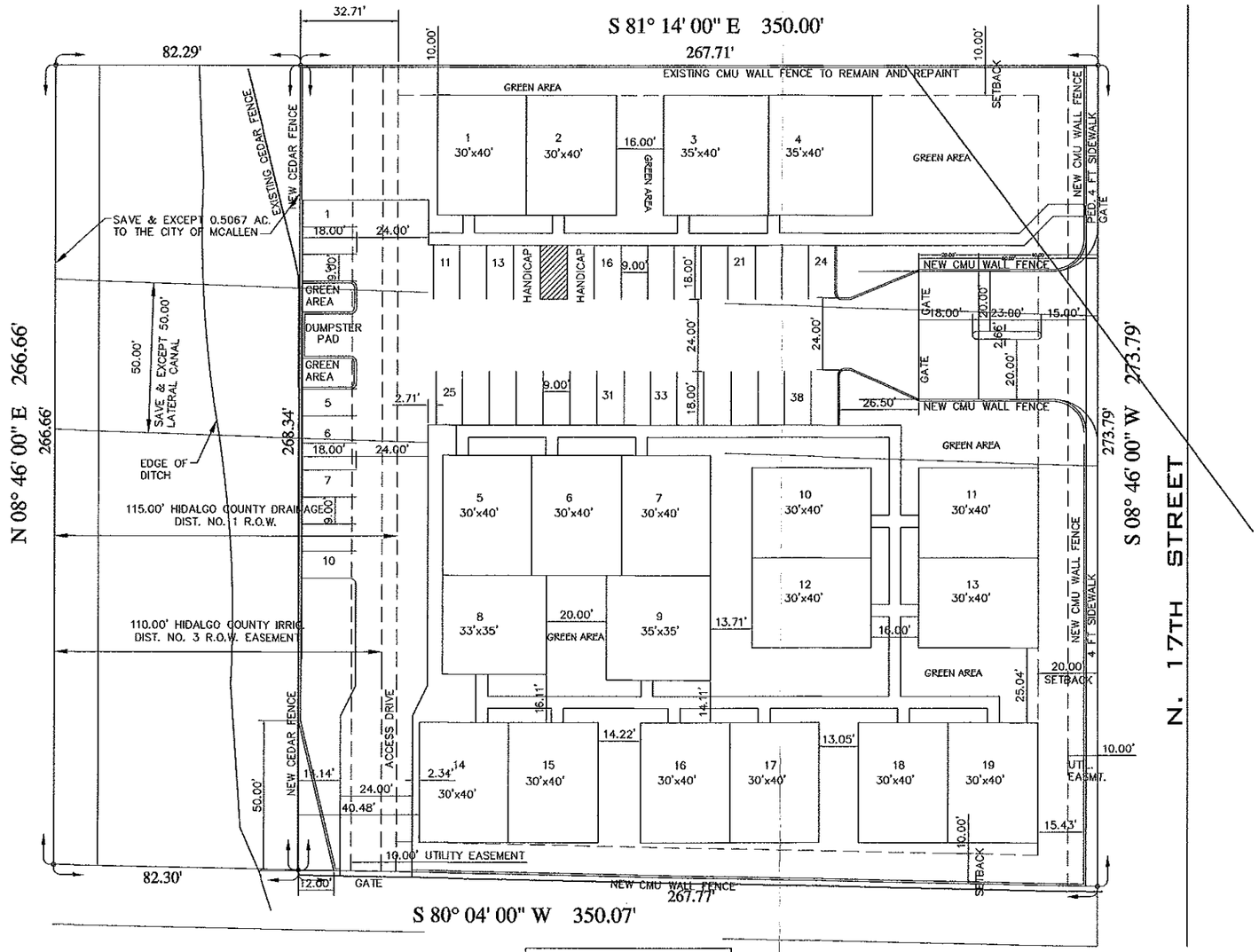
OPTIONS:

1. Approve the site plan with conditions as noted or as required by the Planning and Zoning Commission.
2. Table the item for additional information.
3. Disapprove the site plan.

RECOMMENDATION:

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


LOCATION
PROPOSED
CRYSTAL PARK RIDGE
SUBDIVISION
BICENTENNIAL BLVD.
NORTH PARK ESTATES 2
BLOCKS 4-A/5-A
NORTH PARK ESTATES
UNIT 3
CARDINAL
NORTH PARK ESTATES
CONDOS
BLUEBIRD
AVOCET
INTERNATIONAL
PARKS
LOT 1
LOT A
LOT A-1
SUBDIVISION
DOVE AV
17TH ST
15TH ST
16TH ST
BLOCK 1
KUNIK & CO
TRACT 2
LOT 1
NO. 10
N
S
E
W



BUILDING STRUCTURES
(7) 2-PLEXES = 14 UNITS
(1) 5-PLEX = 5 UNITS
TOTAL = 19 APARTMENT UNITS

CRYSTAL PARK RIDGE APARTMENT
COMPLEX SITE PLAN
SCALE: 1"= 20'

SITE PLAN

PROJECT #: 14-194
DATE: 11/10/15
DRAWN BY: IIT
CHECKED BY: IIT
REVISION:
1:
2:
3:
4:

RECEIVED
DEC 08 2015
BY:

TREVIÑO ENGINEERING
FIRM No. F-7906
TEL No. (956) 283-8847
FAX No. (956) 787-3855
ident@trevinoengineering.com
5410 N. Athol St.
Pharr, Texas 78577

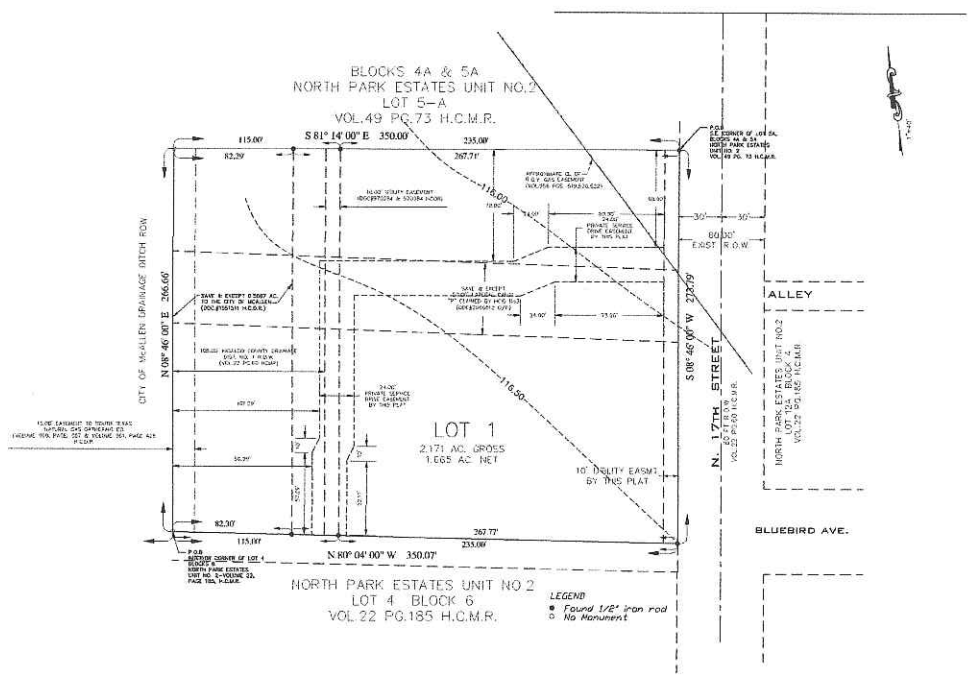
PROJECT:
CRYSTAL PARK RIDGE APARTMENTS
LOT 1 CRYSTAL PARK RIDGE SUBDIVISION
McALLEN, TEXAS

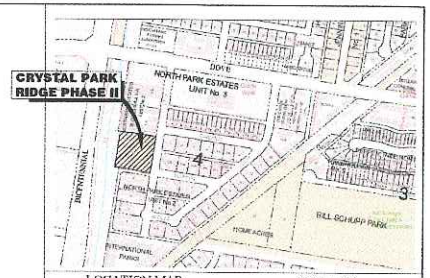
1

LOCATION
PROPOSED
CRYSTAL PARK RIDGE
SUBDIVISION
BICENTENNIAL BLVD.
17TH ST
15TH ST
16TH ST
DOVE AV
SUBDIVISION
LOT A-1
LOT A
RRY'S HILL SUBDIVISION
LOT 1
ND'S
UBDIVISION
BLOCK 1
I KUNIK & CO
STRIAL
TRACT 2
STRIAL #2
NORTH PARK ESTATES
BLOCKS 4-A/5-A
4-A
5-A
1701
5501
NORTH PARK ESTATES
UNIT 3
4 CARDINAL
NORTH PARK ESTATES
CONDOS
BLUEBIRD
AVOCET
INTERNATIONAL
PARKS
LOT 1
NO. 10
NO. 1

GENERAL PLAT NOTES AND RESTRICTIONS:

1. THE FLOOD DESIGNATION FOR THIS PROPERTY IS "ZONE B", AREAS OF MINIMAL FLOODING.
   FIRM COMMUNITY PANEL No.: 480343 0005 C
   MAP REVISED: NOV. 02, 1982
2. PROJECT BENCHMARK:
   CITY OF McALLEN SAT. STATION MC80
   LOCATED AT NORTHEAST CORNER OF INTERSECTION OF 10TH STREET AND VIOLET STREET ELEVATION:118.23 FT.
3. BUILDING SETBACK LINES:
   FRONT: STREET– 20.0' OR GREATER FOR EASEMENTS
   REAR: IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS
   SIDES: IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS
   GARAGE: 18.0' EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES
4. MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE TOP OF CURB AT CENTER OF LOT.
5. THIS PLAT REQUIRES DRAINAGE DETENTION OF 0.13 AC–FT.
6. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON NORTH 17TH STREET
7. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
8. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE–FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONES/USES.
9. AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT IS REQUIRED, PRIOR TO ISSUANCE OF BUILDING PERMITS.





LOCATION MAP — SCALE 1"=800'

PREPARED BY: TREVIÑO ENGINEERING — FIRM NO. F-7906
5410 NORTH ATHOL STREET
PHARR, TEXAS 78577
DATE PREPARED: DECEMBER 16, 2015
DATE SURVEYED: NOVEMBER 2015

MAP OF
CRYSTAL PARK RIDGE PHASE II
A 2.171 (94566.76 SQ.FT.) ACRE TRACT OF LAND OUT OF LOT FOUR(4), SECTION ELEVEN (11), HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME "Q", PAGE 177, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

PLAT SHEET 1 OF 1

METES & BOUNDS

A 2.171 GROSS ACRE TRACT OF LAND OUT OF LOT FOUR, SECTION ELEVEN, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME "Q", PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF LOT 4, WITH A HIDALGO COUNTY DRAINAGE NUMBER ONE RIGHT OF WAY, FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID POINT BEARS NORTH 05 DEGREES 46 MINUTES EAST, 420.89 FEET FROM THE SOUTHWEST CORNER OF LOT 4;

THENCE NORTH 05 DEGREES 46 MINUTES EAST, ALONG THE WEST LINE OF LOT 4, WITHIN THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE RIGHT OF WAY, A DISTANCE OF 266.60 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 81 DEGREES 14 MINUTES EAST, PASSING A ½" IRON ROD AT 115.00 FEET FOR THE EAST LINE OF SAID HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE RIGHT OF WAY, AN EXTERIOR CORNER OF NORTH PARK ESTATES UNIT 2, AND CONTINUING ALONG AN INTERIOR BOUNDARY LINE OF SAID SUBDIVISION, A TOTAL DISTANCE OF 350.00 FEET TO A ½" IRON ROD FOR THE WEST RIGHT OF WAY LINE OF NORTH 17TH STREET FOR AN INTERIOR CORNER OF NORTH PARK ESTATES UNIT 2, AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 08 DEGREES 46 MINUTES WEST, ALONG THE WEST RIGHT OF WAY LINE OF NORTH 17TH STREET, AND AN INTERIOR BOUNDARY LINE OF NORTH PARK ESTATES UNIT NO 2, A DISTANCE OF 273.79 FEET TO A ½" IRON ROD FOR AN INTERIOR CORNER OF NORTH PARK ESTATES NO 2, AND THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 80 DEGREES 04 MINUTES WEST, ALONG AN INTERIOR BOUNDARY LINE OF NORTH PARK ESTATES UNIT 2, PASSING AT 235.05 FEET A ½" IRON ROD ON THE EAST LINE OF A HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE RIGHT OF WAY FOR AN EXTERIOR CORNER OF NORTH PARK ESTATES NO 2, A TOTAL DISTANCE OF 350.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.171 GROSS ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

BY: _____ _____ DATE

DOMINGO & ELENA VALADEZ
5529 N. McCOLL ROAD
McALLEN, TX 78504

VALPE ESTATES, L.P. (OWNER)
BY ITS GENERAL PARTNER AND VAD MANAGEMENT
DOMINGO VALADEZ
MANAGER/PRESIDENT

NOTARY PUBLIC'S CERTIFICATION
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOMINGO & ELENA VALADEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 2015.

_____
NOTARY PUBLIC

ENGINEER'S STATEMENT:

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

IDEN L. TREVIÑO, P.E. — DATE
REG. LICENSED ENGINEER No. 92036

STATE OF TEXAS — IDEN L. TREVIÑO — 92036 — LICENSED — PROFESSIONAL ENGINEER

SURVEYOR'S STATEMENT:

I, SAMUEL DAVID MALDONADO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE CRYSTAL PARK RIDGE WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SAMUEL DAVID MALDONADO – R.P.L.S No. 6027 — DATE
200 SOUTH CAGE BLVD.
PHARR, TX. 78577

NO.	SHEET	REVISION	DATE	APPROVED

CERTIFICATION OF PLAT APPROVAL
HIDALGO COUNTY
IRRIGATION DISTRICT No. 3

THIS PLAT IS HEREBY APPROVED BY IRRIGATION DISTRICT NO.3 ON THIS, THE ___ DAY OF _____ 2015.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No.3 RIGHTS OF WAYS OR EASEMENTS.

ATTEST: _____
PRESIDENT

_____
SECRETARY

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____ _____ DATE
RAUL E. SESIN, PE, CFM
GENERAL MANAGER

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE	FAX
OWNER:	DOMINGO & ELENA VALADEZ	5529 N. McCOLL ROAD	McALLEN, TEXAS 78504	(956) 630-3702	(956) 630-0000
ENGINEER:	IDEN L. TREVIÑO, P.E.	5410 N. ATHOL STREET	PHARR, TEXAS 78577	(956) 283-8847	(956) 787-3855
SURVEYOR:	SAMUEL DAVID MALDONADO, R.P.L.S.	200 S. CAGE BLVD.	PHARR, TEXAS 78577	(956) 702-8880	(956) 702-8883

STATE OF TEXAS
COUNTY OF HIDALGO

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

MAYOR CITY OF McALLEN — ATTEST: CITY CLERK

DATE:

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

CHAIRMAN PLANNING AND ZONING COMMISSION

DATE:

MAP OF

CRYSTAL PARK RIDGE PHASE II

A 2.171 (94566.76 SQ.FT.) ACRE TRACT OF LAND OUT OF LOT FOUR(4), SECTION ELEVEN (11), HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME "Q", PAGE 177, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

TREVIÑO ENGINEERING
FIRM No. F-7906
TEL No. (956) 283-8847
FAX No. (956) 787-3855
5410 N. Athol St.
Pharr, Texas 78577

RECEIVED
DEC 18 2015
BY: P

City of McAllen
Planning Department
APPLICATION FOR SUBDIVISION PLAT REVIEW

SUB2015-0087

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

Project Description

Subdivision Name ~~M. K.~~ Fernwood Phase 1A SUBDIVISION

Location SOUTH WEST CORNER OF ESPERANZA AVE AND N. 11TH ST.

City Address or Block Number 3101 N. 11TH ST.

Number of lots 1 Gross acres 0.2663 Net acres 0.2663

Existing Zoning R-3C Proposed R3C Rezoning Applied For ☐ Yes ☑ No Date

Existing Land Use VACANT Proposed Land Use R-3C FOUR-PLEX Irrigation District # 3

Residential Replat Yes ☑ No ☐ **Commercial** Replat Yes ☐ No ☐ **ETJ** Yes ☐ No ☑

Agricultural Tax Exemption Yes ☐ No ☑ Estimated Rollback tax due 0

Legal Description A 0.2663 ACRE TRACT OF LAND OUT OF LOT 1, FERNWOOD SUBDIVISION, RECORDED IN VOL. 22, PAGE 119, MAP RECORDS, HIDALGO COUNTY, TX.

Owner

Name JESUS JORGE MELHEM Phone 378-5528

Address 116 E. COMA APT 250

City HIDALGO State TX Zip 78557

E-mail

Developer

Name JESUS JORGE MELHEM Phone 378-5528

Address 116 E. COMA APT 250

City HIDALGO State TX Zip 78557

Contact Person JESUS JORGE MELHEM

E-mail

Engineer

Name GUILLERMO ARRALIA Phone 784-0218

Address 526 N. 5th St

City DONNA State TX Zip 78537

Contact Person Willie

E-mail mainengineering@yahoo.com

Surveyor

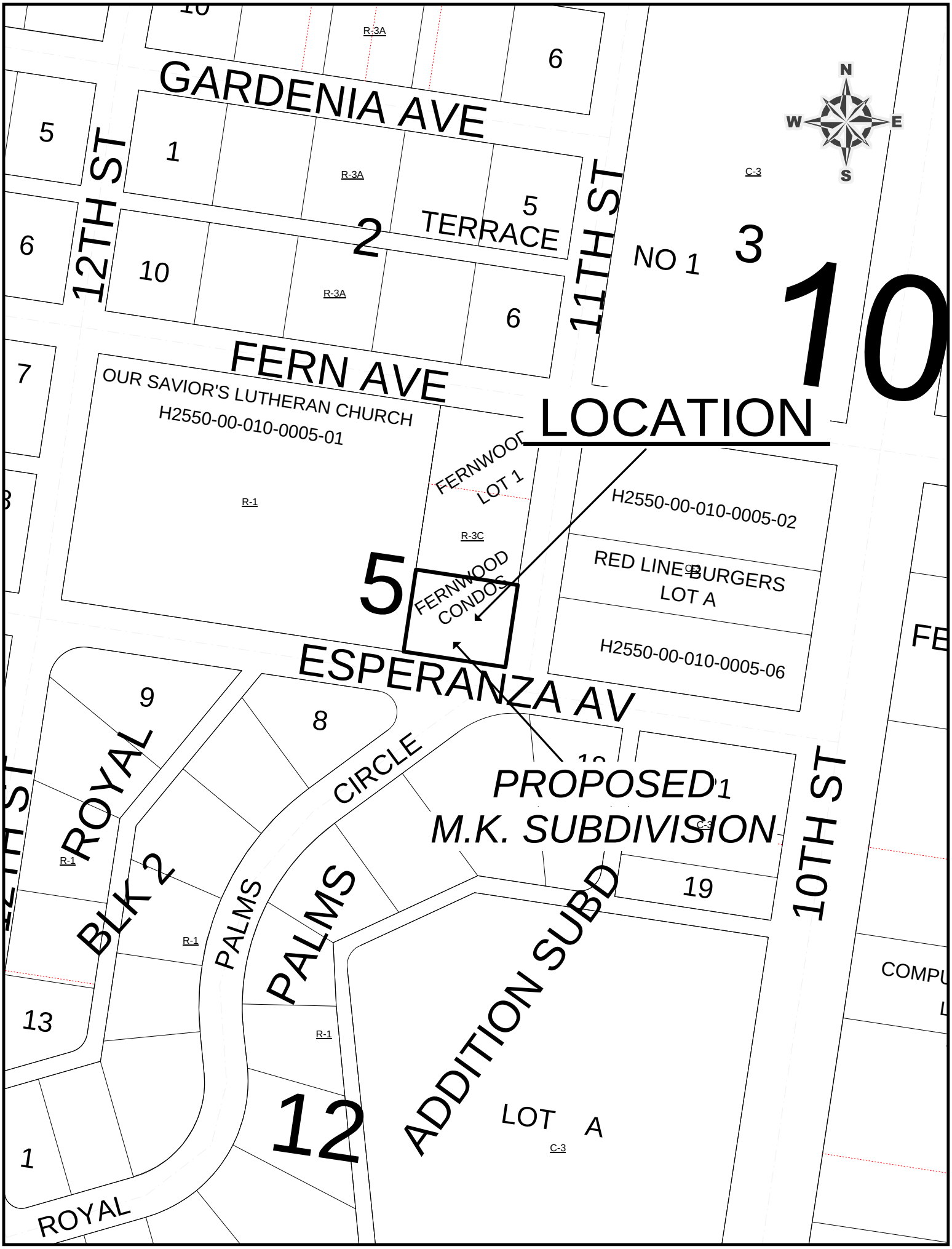
Name REYNALDO ROBLES Phone 968-2422

Address 107 W. HUISACHE

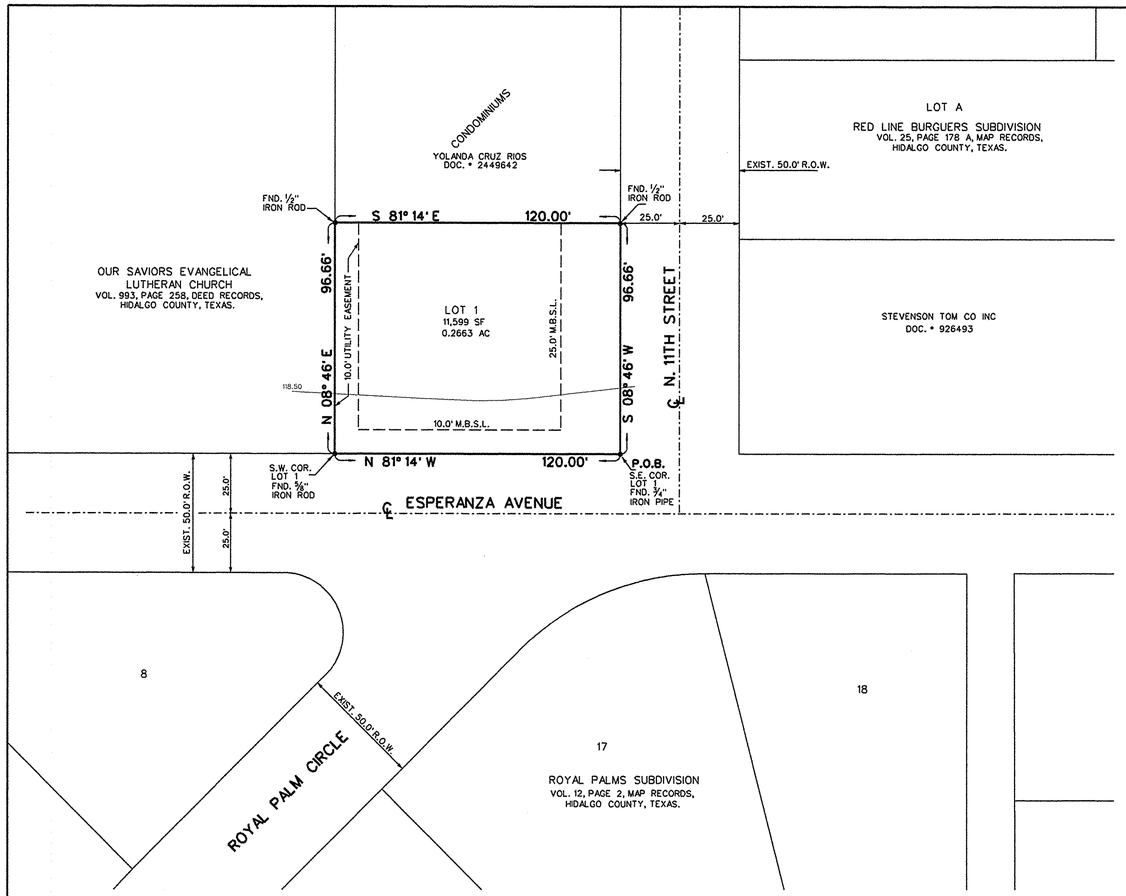
City WESLACO State TX Zip 78596

E-mail

RECEIVED
NOV 18 2015
BY: 11:30



GARDENIA AVE
12TH ST
11TH ST
TERRACE
FERN AVE
OUR SAVIOR'S LUTHERAN CHURCH
H2550-00-010-0005-01
LOCATION
FERNWOOD
LOT 1
FERNWOOD
CONDOS
H2550-00-010-0005-02
RED LINE BURGERS
LOT A
H2550-00-010-0005-06
ESPERANZA AV
PROPOSED
M.K. SUBDIVISION
ROYAL
BLK 2
CIRCLE
PALMS
PALMS
ADDITION SUBD
LOT A
10TH ST
ROYAL
NO 1
N
S
E
W
R-3A
R-1
R-3C
C-3



FERNWOOD PHASE I-A SUBDIVISION

A 0.2663 OF AN ACRE OUT OF LOT 1, FERNWOOD SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 22, PAGE 119, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO DOCUMENT NUMBER 2592308, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

BEING 0.2663 OF AN ACRE OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT LOT 1, FERNWOOD SUBDIISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 22, PAGE 119, MAP RECORDS, SAID 0.2263 BEING THE SAME PROPERTY CONVEYED TO JESUS JORGE MELHEM BY DEED RECORDED IN DOCUMENT NUMBER 2592308 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 0.2663 ACRE TRACT BEING MORE PARTICULARLY DESCIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ⅜" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1 AND THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED:

THENCE: N 81° 14' W, 120.00 FEET , WITH THE SOUTH LOT OF LOT 1 AND WITHIN THE NORTH RIGHT OF WAY OF ESPERANZA AVENUE TO A ⅝" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 1 AND THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED:

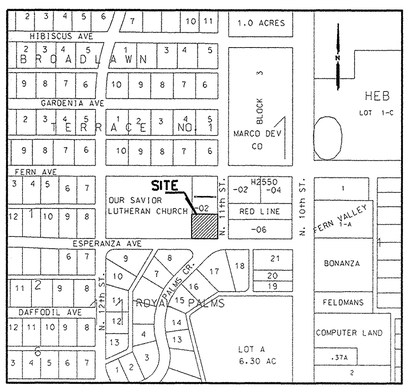
THENCE: N 08° 46' E, WITH THE WEST LINE OF LOT 1 TO A ½" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED:

THENCE: S 81° 14' E, WITH A LINE THAT IS PARALLEL TO THE SOUTH LINE OF LOT 1 TO A ½" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED:

THENCE: S 08° 46' W, 96.66 FEET WITH THE EAST LINE OF SAID LOT 1 AND WITH THE WEST RIGHT OF WAY LINE OF N. 11TH STREET TO THE POINT OF BEGINNING AND CONTAINING 0.2663 OF AND ACRE OF LAND MORE OR LESS.

GENERAL NOTES:

1. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   FRONT: 25.0' OR GREATER FOR EASEMENTS AT N. 11TH STREET
   REAR: 10.0' FOR EXISTING EASEMENT
   INTERIOR SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS
   CORNER: ESPERANZA AVENUE - 10.0' OR GREATER FOR EASEMENTS
   GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED: GREATER SET BACK APPLIES
2. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
3. MINIMUM FINISH FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB AT CENTER OF THE LOT.
4. FLOOD ZONE "X" - AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD: OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE: AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
   COMMUNITY-PANEL No. 480343 0005 C
   MAP REVISED: NOVEMBER 2, 1982
5. ALL LOT CORNERS MARKED WITH No. 4 REBAR UNLESS OTHERWISE NOTED.
6. BENCH MARK ELEV.= 117.47, MC 48 -3¼" BRASS MONUMENT CAP LOCATED ON THE WEST SIDE OF 10TH STREET, 200 FT SOUTH OF ESPERANZA AVENUE
7. DRAINAGE DETENTION REQUIRED FOR THIS PROPERTY IS 0.01 AC-FT
8. SWPPP WILL BE REQUIRED AT THE TIME OF CONSTRUCTION.
9. 4 FT WIDE MINIMUM SIDEWALK REQUIRED ON N. 11TH STREET AND ESPERANZA AVENUE
10. A 6.0 FT OPAQUE BUFFER REQUIRED FROM ADJECENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES
    A 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
11. AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED TO ISSUANCE OF A BUILDING PERMIT.



LOCATION MAP

THE COUNTY OF HIDALGO TEXAS

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
OWNER: JESUS JORGE MELHEM DATE
ADDRESS: 116 E. COMA APT. 250
HIDALGO, TEXAS. 78557

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JESUS JORGE MELHEM, 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

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT No.1

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

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

_____
MAYOR, CITY OF McALLEN

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
REYNALDO ROBLES DATE
REG. PROFESSIONAL LAND SURVEYOR * 4032
P.O. BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS. 78596
PH. 956-968-2422

STATE OF TEXAS
COUNTY OF HIDALGO

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

Guillermo Arratia, P.E. 1/12/16
GUILLERMO A. ARRATIA DATE
LICENSED PROFESSIONAL ENGINEER No. 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED
PROFESSIONAL ENGINEER

DATE OF PREPARATION: NOVEMBER 7, 2015

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
FIRM NO. F-9050
526 N. 5TH STREET
DONNA, TEXAS. 78537
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/14/2016

SUBDIVISION NAME: FERNWOOD PHASE IA SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. 11th Street - 25 ft. from centerline for 50 ft. ROW existing Paving: existing paving remains per variance Curb & gutter: both sides *Project engineer, on behalf of the developer requested a variance to the ROW dedication and paving requirements; variance granted by the City Commission at their meeting of January 11, 2016.	Applied
Esperanza Avenue: 25 ft. from centerline for 50 ft. ROW existing Paving: existing paving remains per variance Curb & gutter: both sides *Project engineer, on behalf of the developer requested a variance to the ROW dedication and paving requirements; variance granted by the City Commission at their meeting of January 11, 2016.	Applied
* 800 ft. Block Length:	Compliance
* 600 ft. Maximum Cul-de-Sac:	NA
ALLEYS	
*Service drive to be reviewed together with the site plan.	Applied
SETBACKS	
* Front: N. 11th Street - 25 ft. or greater for easements	Compliance
* Rear: 10 ft. for the existing easement	Applied
* Interior Side: in accordance with the Zoning Ordinance, or greater for easements	Compliance
* Corner: Esperanza Avenue - 10 ft. or greater for easements	Compliance
* Garage: 18 ft. except where greater setback is required; greater setback applies.	Compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. 11th Street and Esperanza Avenue.	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses.	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along:	NA

* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets:	Compliance
* Minimum lot width and lot area:	Compliance
ZONING/CUP	
* Existing: R-3C Proposed: fourplex	Applied
* Rezoning Needed Before Final Approval **Condo Regime as may be needed prior to final or rezoning to R-2 prior to final.	Applied
PARKS	
* Land dedication in lieu of fee:	NA
* Park Fee of $2,800 which is based on 4 units at $700 each is required to be paid prior to recording.	Applied
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat.	Complete
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Existing plat notes remain the same for the resubdivision.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM.	Applied

GARDENIA AVE
12TH ST
TERRACE
NO 1
FERN AVE
OUR SAVIOR'S LUTHERAN CHURCH
H2550-00-010-0005-01
LOCATION
FERNWOOD LOT 1
H2550-00-010-0005-02
RED LINE BURGERS LOT A
FERNWOOD CONDOS
H2550-00-010-0005-06
ESPERANZA AV
PROPOSED
M.K. SUBDIVISION
ROYAL
BLK 2
PALMS
CIRCLE
ADDITION SUBD
LOT A
10TH ST
ROYAL

Fin: SUB 2015-0098
Sub2015-0028

City of McAllen
Planning Department
APPLICATION FOR SUBDIVISION PLAT REVIEW

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

Project Description

Subdivision Name Taylor Villas
Location North-East corner of Uvalde Avenue and Taylor Road
City Address or Block Number
Number of lots ~~39~~ 9 Gross acres 12.50 Net acres 12.12
Existing Zoning ETJ Proposed Rezoning Applied For ☑ Yes ☐ No Date
Existing Land Use Vacant Proposed Land Use multi-family Irrigation District # United
Residential Replat Yes ☐ No ☑ **Commercial** Replat Yes ☑ No ☐ **ETJ** Yes ☑ No ☐
Agricultural Tax Exemption Yes ☐ No ☐ Estimated Rollback tax due 0
Legal Description A 12.5 acre tract of land out of Lot 167 John H. Shary Subdivision

Owner

Name JOHN SHIN Phone (956) 469-3856
Address 704 E. COMA ST
City HIDALGO State TX Zip 78501
E-mail jshin@rgv.net

Developer

Name Same as owner Phone
Address
City State Zip
Contact Person
E-mail

Engineer

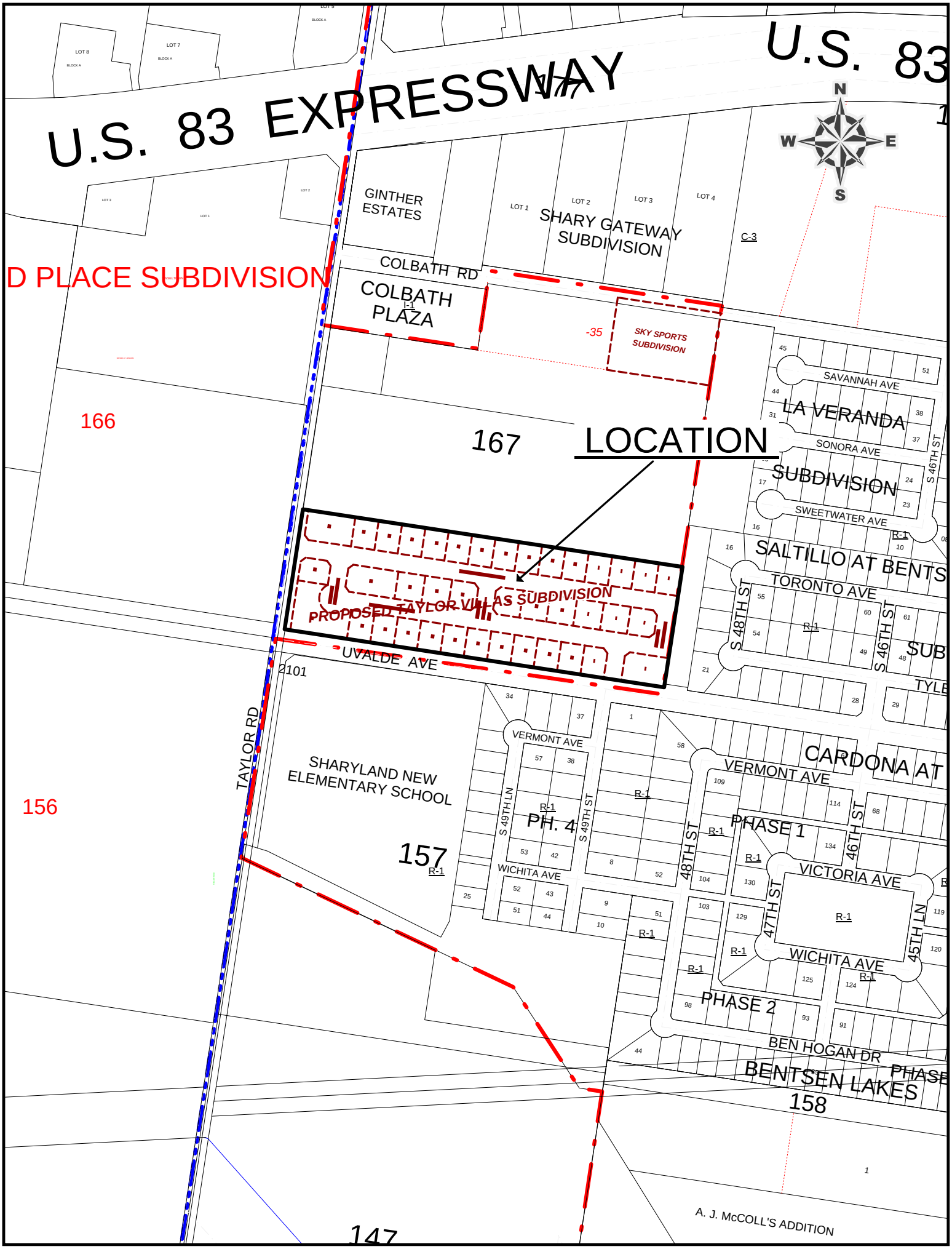
Name Mario A. Salinas Phone (956) 537-1311
Address 4037 W. Expressway 83
City Mc Allen State TX Zip 78501
Contact Person Mario A. Salinas
E-mail msalinas6973@att.net

Surveyor

Name David Salinas Phone (956) 682-9081
Address 2221 Daffodil Avenue
City Mc Allen State TX Zip 78501
E-mail dsalinas@salinasengineering.com

RECEIVED
APR 28 2015
BY: D C 2:39pm

Rct # 285705 pd $225.00

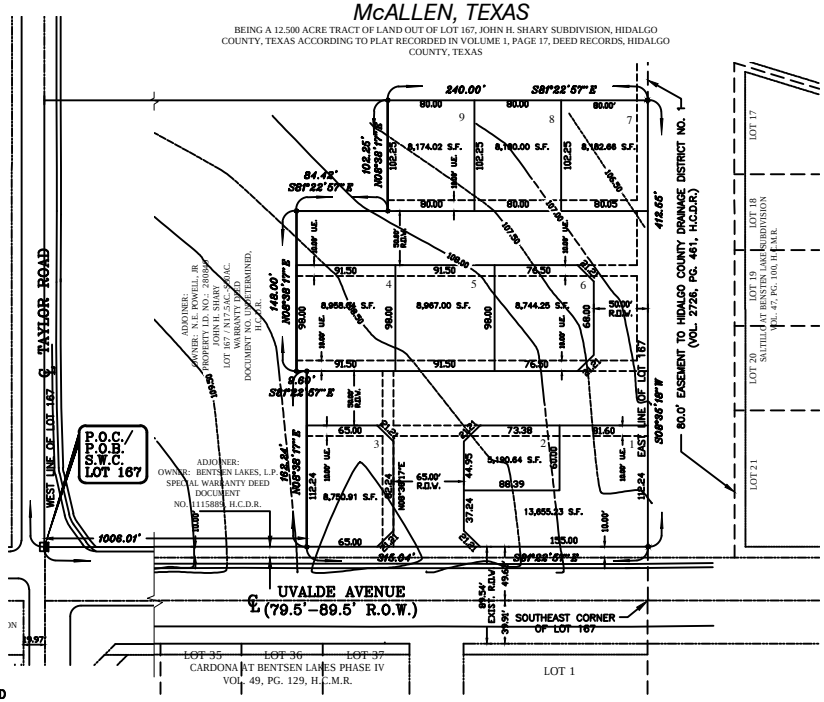

U.S. 83 EXPRESSWAY
U.S. 83
N
W
E
S
GINTHER ESTATES
LOT 1
LOT 2
LOT 3
LOT 4
SHARY GATEWAY SUBDIVISION
C-3
COLBATH RD
COLBATH PLAZA
I-1
-35
SKY SPORTS SUBDIVISION
D PLACE SUBDIVISION
166
167
LOCATION
SAVANNAH AVE
LA VERANDA
SONORA AVE
SUBDIVISION
SWEETWATER AVE
S 46TH ST
R-1
SALTILLO AT BENTS
TORONTO AVE
S 48TH ST
S 46TH ST
PROPOSED TAYLOR VILLAS SUBDIVISION
UVALDE AVE
2101
TAYLOR RD
SHARYLAND NEW ELEMENTARY SCHOOL
157
156
VERMONT AVE
S 49TH LN
S 49TH ST
PH. 4
WICHITA AVE
CARDONA AT
PHASE 1
48TH ST
46TH ST
VICTORIA AVE
47TH ST
45TH LN
PHASE 2
BEN HOGAN DR
BENTSEN LAKES
158
147
A. J. McCOLL'S ADDITION

DATE OF PREPARATION: 11-25-2015

MAP
OF TAYLOR VILLAS SUBDIVISION
PHASE-I
McALLEN, TEXAS

BEING A 12.500 ACRE TRACT OF LAND OUT OF LOT 167, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 17, DEED RECORDS, HIDALGO COUNTY, TEXAS

SCALE 1:50



STATE OF TEXAS:
COUNTY OF HIDALGO:

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

SHIN FOUNDATION I, LTD. Date

By:
Name:
Title: Manager
Address:

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED XXXXXXXXXXXXXX KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY _____ OF _____ , 2015

NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION Date

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

MAYOR, CITY OF McALLEN Date

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: Date

STATE OF TEXAS
COUNTY OF HIDALGO

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

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINNERS & SURVEYORS
2221 DAFFOL AVE.
McALLEN, TEXAS 78501
(956) 682-9081
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

MARIO A. SALINAS
LICENSED PROFESSIONAL ENGINNER # 96611
4037 W. EXP.83, SUITE 150
McALLEN, TEXAS 78501
DATE

This Plat is hereby approved by the Hidalgo County Irrigation District No. 2 on this, the _____ day of _____ 20__.

No improvements of any kind (including without limitation, trees, fences, and buildings) shall be placed upon Hidalgo County Irrigation District #2 rights of ways or easements.

President ATTEST Secretary

LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- FOUND COTTON PICKER SPINDLE
- SET COTTON PICKER SPINDLE
- R.O.W. RIGHT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS

N 1"=600'

VICINITY MAP

METES AND BOUNDS DESCRIPTION

BEING 12.51 ACRES OF LAND OUT OF LOT 167, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS HIDALGO COUNTY, TEXAS, AND BEING THE SAME LAND DESCRIBED AS 12.50 ACRES OUT OF SAID LOT 167, BY WARRANTY DEED WITH VENDOR'S LIEN FROM HARRY H. POWELL AND MARY MAY POWELL, CO-TRUSTEES OF THE HARRY H. AND MARY MAY POWELL LIVING TRUST, DATED NOVEMBER 29, 2000, RECORDED IN DOCUMENT NO. 928321, DEED RECORDS HIDALGO COUNTY, TEXAS, SAID 12.51 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND, THE SOUTHWEST CORNER OF THE SAID LOT 167, AND SAME BEING THE CENTERLINE OF TAYLOR ROAD FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT AND PLACE OF BEGINNING;

THENCE N 00°38'17"E ALONG THE WEST LINE OF THE SAID LOT 167 AND WITHIN THE RIGHT-OF-WAY OF TAYLOR ROAD, A DISTANCE OF 412.49 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°22'57"E ACROSS THE SAID LOT 167, SAME BEING THE NORTH LINE OF THE SAID CALLED 12.50 ACRE TRACT, PASSING AT 20.0 FEET THE DEDICATED EAST RIGHT-OF-WAY OF TAYLOR ROAD, AT 30.0 FEET TO AN IRON ROD FOUND FOR THE APPARENT EAST RIGHT-OF-WAY OF TAYLOR ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1320.69 FEET TO AN IRON ROD SET, FROM WHICH AN IRON ROD FOUND BEARS N 18°23'09"E, A DISTANCE OF 0.07 FEET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 08°38'18"W ALONG THE EAST LINE OF THE SAID LOT 167, SAME BEING THE WEST LINE OF AN 80.0 EASEMENT TO HCDD NO. 1, RECORDED IN VOLUME 2726, PAGE 461, HIDALGO COUNTY DEED RECORDS, A DISTANCE OF 412.55 FEET TO AN IRON ROD SET ON THE NORTH LINE OF A 100 FOOT UNITED IRRIGATION DISTRICT RIGHT-OF-WAY, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°22'57"W ALONG THE SOUTH LINE OF THE SAID LOT 167, SAME BEING THE NORTH LINE OF A 100 FOOT UNITED IRRIGATION DISTRICT RIGHT-OF-WAY, PASSING AT 1291.05 THE APPARENT EAST RIGHT-OF-WAY OF TAYLOR ROAD, AT 1301.05 FEET THE DEDICATED EAST RIGHT-OF-WAY OF TAYLOR ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1321.05 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 12.500 ACRES OF LAND, MORE OR LESS.

NOTES:

1.- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:

A) FRONT: _____

B) REAR= _____

C) SIDE= _____

D) GARAGE= 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

2.- THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480334 0400 C, REVISED NOV. 16, 1982.
FLOOD 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 AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING).

3.- STORM WATER DETENTION OF _____ C.F. OR _____ AC-FT IS REQUIRED FOR THIS SUBDIVISION; (_____-FT OR _____ C.F. EACH LOT).

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

5.- A MINIMUM 4.0 FT. SIDEWALK IS REQUIRED ALONG TAYLOR ROAD AND UVALDE AVENUE.

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

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

8.- CITY OF McALLEN BENCHMARK: TOP OF EXISTING MANHOLE == N=16594574.59, E= 1057351.82, ELEVATION = 107.77.

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

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

11.- SITE PLAN APPROVAL FROM THE PLANNING & ZONING COMMISSION IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE.

12.- NO CURB CUT, ACCESS, OR LOT FRONTING PERMITTED ALONG SOUTH TAYLOR ROAD AND UVALDE AVE.

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499
4037 W. EXP.83, SUITE 150
McALLEN, TEXAS. 78501
PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET

City of McAllen

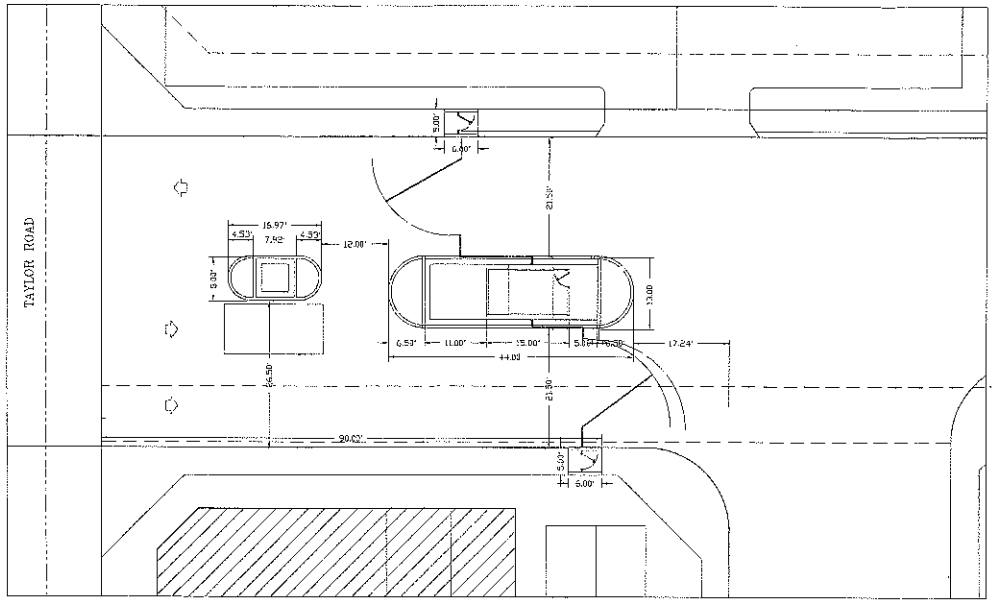
SUBDIVISION PLAT REVIEW

Reviewed On: 12/11/2015

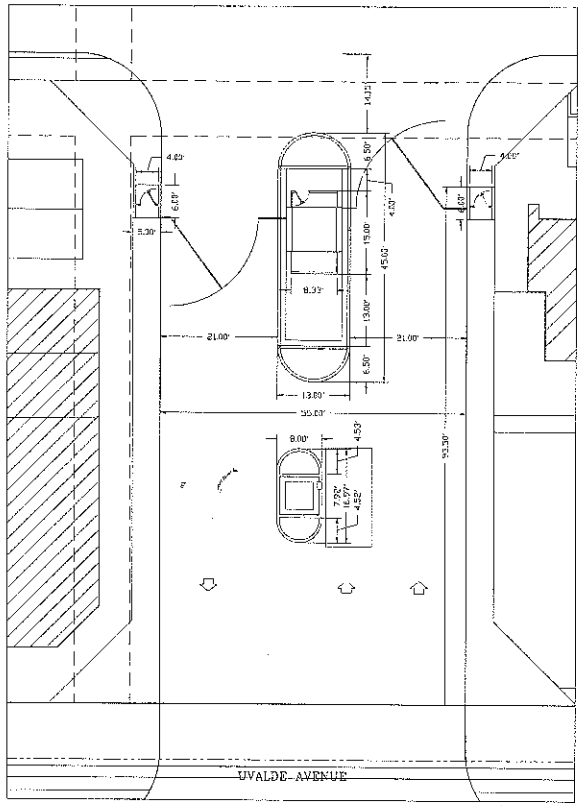
SUBDIVISION NAME: TAYLOR VILLAS PHASE I	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Uvalde Avenue: 49.63 ft. from centerline for 89.54 ft. ROW existing Paving: 52 ft. - 65 ft. Curb & gutter: both sides *Owner must escrow monies as may be applicable prior to plat recording. **Project engineer to clarify existing ROW to determine if additional ROW is required.	TBD
Interior Streets (proposed as private): 50 ft. - 65 ft. ROW proposed plus a 10 ft. sidewalk and utility easement on both sides. Paving: 40 ft. Curb & gutter: both sides *Private streets to comply with and built according to City standards.	Compliance
* 800 ft. Block Length: block lengths exceed maximum allowed under Section 134-118 of the Subdivision Ordinance. **Project engineer, on behalf of the developer has submitted a variance request to allow the block lengths to exceed 800 ft. in length without a cross street. ***Variance to the 800 ft. block length approved by the City Commission at their meeting on July 13, 2015.	Complete
* 600 ft. Maximum Cul-de-Sac:	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties	NA
SETBACKS	
* Front: 20 ft. or greater for easements	Applied
* Rear: in accordance with the Zoning Ordinance, or greater for easements, except 20 ft. for the double fronting lots along Uvalde Avenue.	Applied
* Interior Sides: in accordance with the Zoning Ordinance, or greater for easements	Applied
* Corner: 10 ft. or greater for easements	Applied
* Garage: 18 ft. except where greater setback is required; greater setback applies	Compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Uvalde Avenue and on both sides of all interior streets.	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses and along Uvalde Avenue.	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Compliance

*Perimeter buffers along Uvalde Avenue must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along Uvalde Avenue.	Applied
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording-ADDRESSING MAINTENANCE OBLIGATIONS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE.	Applied
LOT REQUIREMENTS	
* Lots fronting public streets: Perimeter streets to remain public; interior streets proposed as private. **Private streets must comply with and built according to City standards.	Compliance
* Minimum lot width and lot area:	Compliance
ZONING/CUP	
* Existing: ETJ Proposed: R-2 **Initial Zoning recommended approval by the Planning and Zoning Commission on August 18, 2015. ***Annexation & Initial Zoning approved by the City Commission meeting on September 14, 2015.	Complete
* Rezoning Needed Before Final Approval **Initial Zoning recommended approval by the Planning and Zoning Commission on August 18, 2015. ***Annexation & Initial Zoning approved by the City Commission on September 14, 2015.	Complete
PARKS	
* Land dedication in lieu of fee:	NA
* Park Fee of $700 per dwelling unit is required to be paid prior to recording. **City Commission granted variance for fees in lieu of land at their meeting of November 23, 2015 subject to conditions such as: developer to pay 50% of the total park fees prior to plat recording and the other 50% to be paid at time of building permit issuance. Total park fees are $113,400 based on $700 for each of the 162 dwelling units planned for the overall development. Property will be platted in phases and applicable park fees to be collected as each phase of the development records.	Complete
* Pending review by the Parkland Dedication Advisory Board and CC.	Complete
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	NA

COMMENTS	
Comments: *Preliminary plat approved by the Planning and Zoning Commission on May 19, 2015. **Revised Preliminary plat with the variance to the 800 ft. block length approved by the Planning and Zoning Commission on June 16, 2015. ***Gate detail approved by the Traffic Department. ****Project engineer to ensure that all lots meet the minimum 5,600 sq. ft. lot area required for lots in the R-2 zone. *****Temporary turnarounds to be provided as needed at the west end of the interior streets.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM.	Applied



MAIN ENTRANCE WEST



SECONDARY ENTRANCE SOUTH

SCALE : 1"=10'

GATE ENTRANCE
TAYLOR VILLAS

PROJECT NAME: TAYLOR VILLAS

ADDRESS:

CLIENT INFORMATION:

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499
4037 W. EXP.83, SUITE 150
MCALLEN, TEXAS. 78501
PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET

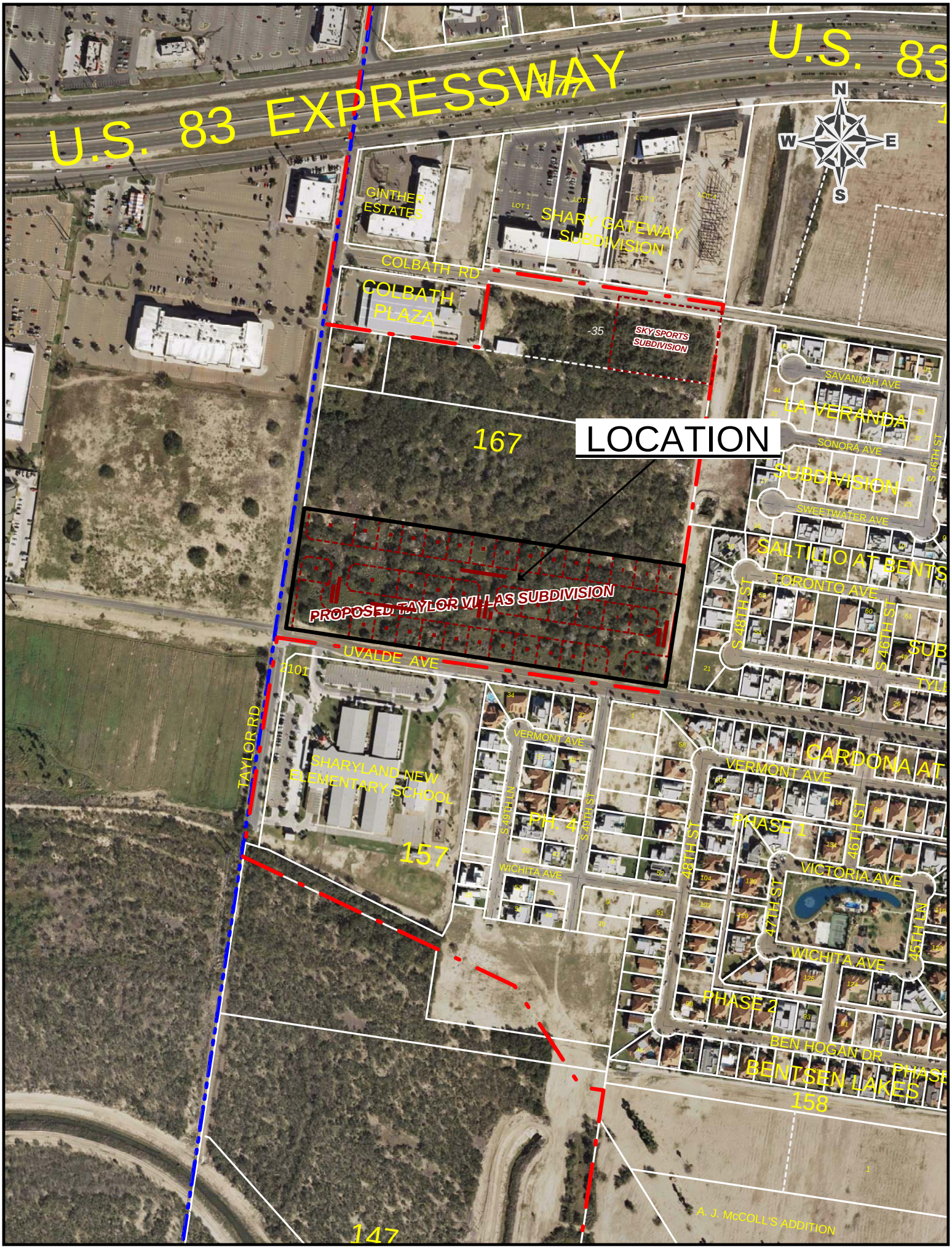
THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO REUSE THIS DRAWING OR ANY PORTION THEREOF FOR ANY OTHER PROJECT OR TO REPRODUCE ANY OR ALL PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

REVISION:	BY:	APPROVED BY:
1	AV	MAS

DATE PREPARED: 10-09-2015

PROJECT No.

SHEET No. C-1


U.S. 83 EXPRESSWAY
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GINTHER ESTATES
LOT 1
LOT 2
LOT 3
SHARY GATEWAY SUBDIVISION
COLBATH RD
COLBATH PLAZA
-35
SKY SPORTS SUBDIVISION
SAVANNAH AVE
LA VERANDA
SONORA AVE
SUBDIVISION
SWEETWATER AVE
S 46TH ST
167
LOCATION
SALTILLO AT BENTS
TORONTO AVE
S 48TH ST
PROPOSED TAYLOR VILLAS SUBDIVISION
UVALDE AVE
2101
TAYLOR RD
SHARYLAND NEW ELEMENTARY SCHOOL
VERMONT AVE
CARDONA AT
PHASE 1
PH. 4
S 49TH LN
S 49TH ST
WICHITA AVE
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48TH ST
46TH ST
VICTORIA AVE
47TH ST
45TH LN
PHASE 2
BEN HOGAN DR
BENTSEN LAKES
158
A. J. McCOLL'S ADDITION
147

Sub 2014-0062

City of McAllen
Planning Department
APPLICATION FOR SUBDIVISION PLAT REVIEW

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

Project Description

Subdivision Name Triple G Ranch Subdivision

Location Shary Rd & Approx. 1181 ft. North of Mile 8 N. Rd.

City Address or Block Number 12716 N Shary Rd

Number of lots 2 Gross acres ~~2.67~~ 5.299 Ac Net acres ~~2.30~~ ~~5.11~~ 4.834 Ac 01/12/16 N.S.

Existing Zoning N/A Proposed N/A Rezoning Applied For ☐Yes ☒No Date ____

Existing Land Use N/A Proposed Land Use N/A Irrigation District # United I.D.

Residential Replat Yes ☑ No ☐ **Commercial** Replat Yes ☐ No ☐ **ETJ** Yes ☑ No ☐

Agricultural Tax Exemption Yes ☐ No ☐ Estimated Rollback tax due N/A

Legal Description 2.70 Ac. out of Lots 1 & 2, Tex-Mex Subd. Sec. 229 V-12 P-19, H.C.M.R.

Owner

Name Jose Pablo Garza Phone (956) 457-5224

Address 12842 N. Shary Rd.

City McAllen State Tx. Zip 78504

E-mail ____

Developer

Name Same as above Phone ____

Address ____

City ____ State ____ Zip ____

Contact Person ____

E-mail ____

Engineer

Name Mario A. Salinas, P.E. Phone (956) 537-1311

Address 4037 W. Expwy. 83, Suite 150

City McAllen State Tx. Zip 78501

Contact Person same

E-mail msalinas6973@att.net

Surveyor

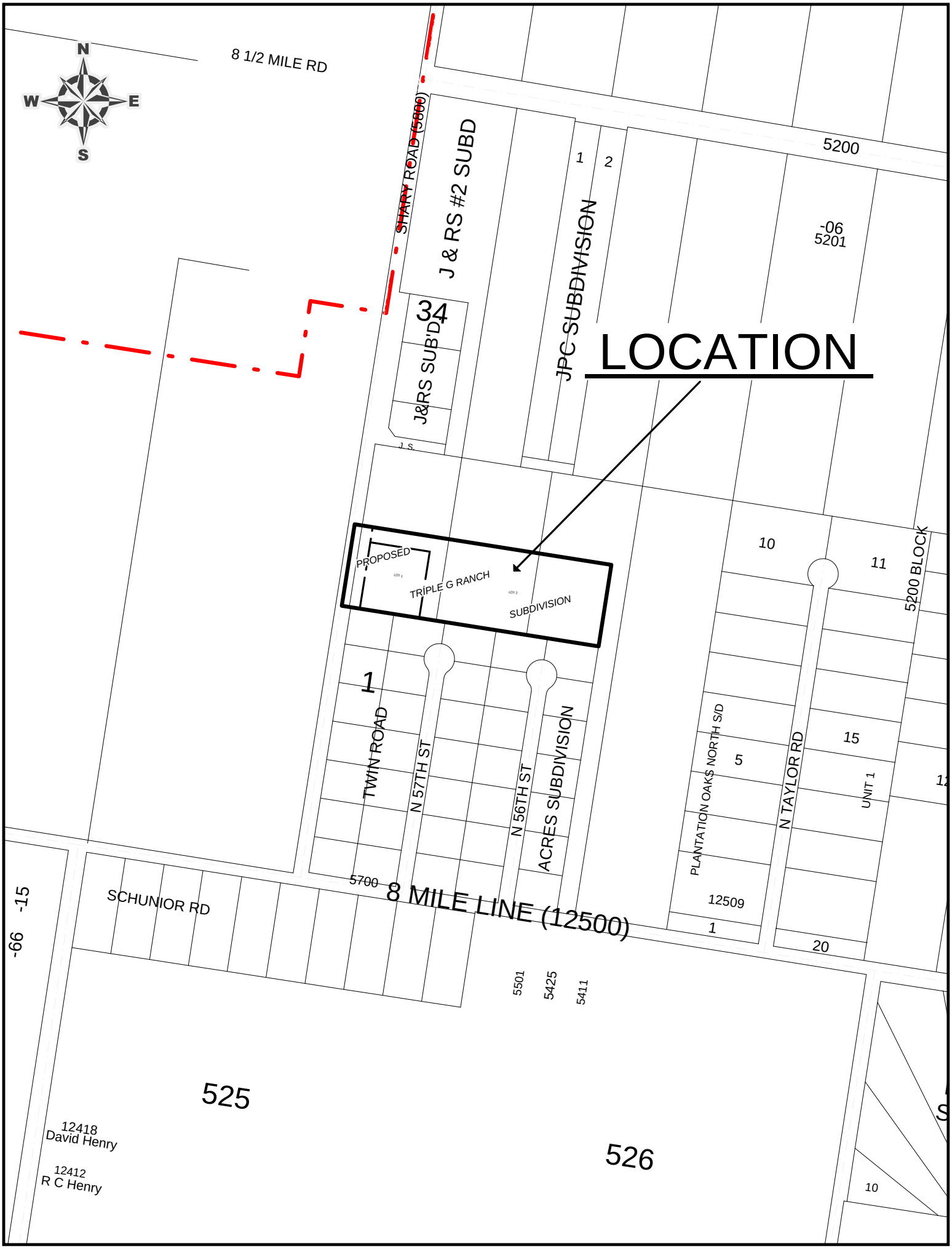
Name David O. Salinas Phone 682-9081

Address 2221 Daffodil Ave.

City McAllen State Tx Zip 78501

RECEIVED
DEC 03 2014
BY: @ 10:40am

Rcpt# 247,921


N
W
E
S
8 1/2 MILE RD
SHARY ROAD (5800)
J & RS #2 SUBD
1
2
5200
-06
5201
JPC SUBDIVISION
34
J&RS SUB'D
LOCATION
PROPOSED
TRIPLE G RANCH
SUBDIVISION
10
11
5200 BLOCK
1
TWIN ROAD
N 57TH ST
N 56TH ST
ACRES SUBDIVISION
PLANTATION OAKS NORTH S/D
5
N TAYLOR RD
15
UNIT 1
12509
1
20
5700
8 MILE LINE (12500)
SCHUNIOR RD
-15
-66
5501
5425
5411
525
526
12418
David Henry
12412
R C Henry
10

MAP

OF

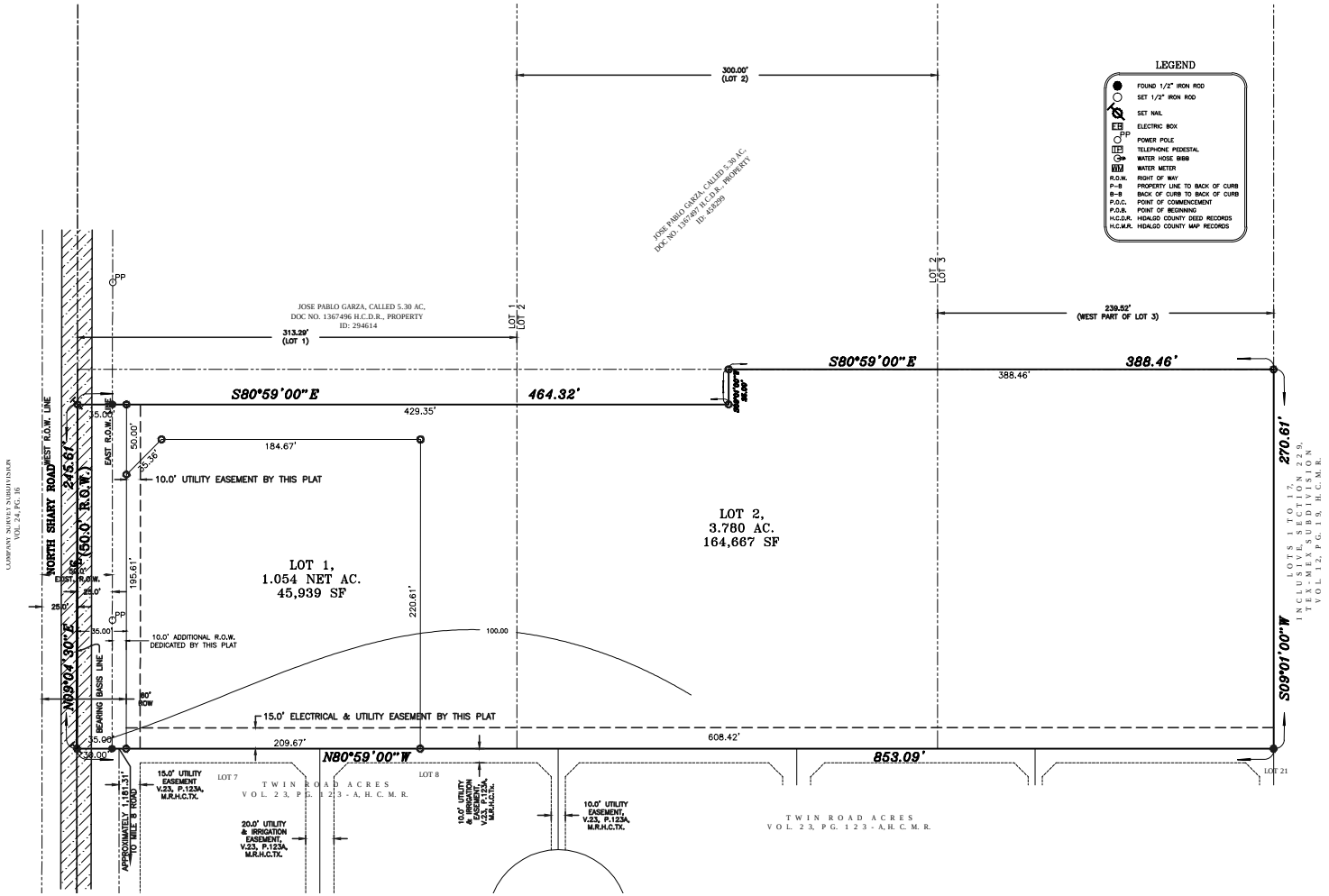
TRIPLE G RANCH SUBDIVISION

HIDALGO COUNTY, TEXAS

A 5.299 GROSS ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF THAT CERTAIN 5.11 ACRE TRACT OF LAND OUT OF LOTS 1 AND 2, AND, THE WEST 8.0 ACRES OUT OF LOT 3, SECTION 229, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 19, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, AS DESCRIBED IN THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN CONVEYANCE FROM WALTER A. PETERS, JR. UNTO JOSE PABLO GARZA, RECORDED IN DOCUMENT NO. 1367497, RECORDS OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

N

SCALE 1":60'



RECEIVED
By Nikki Marie Cavazos at 2:36 pm, Jan 12, 2016

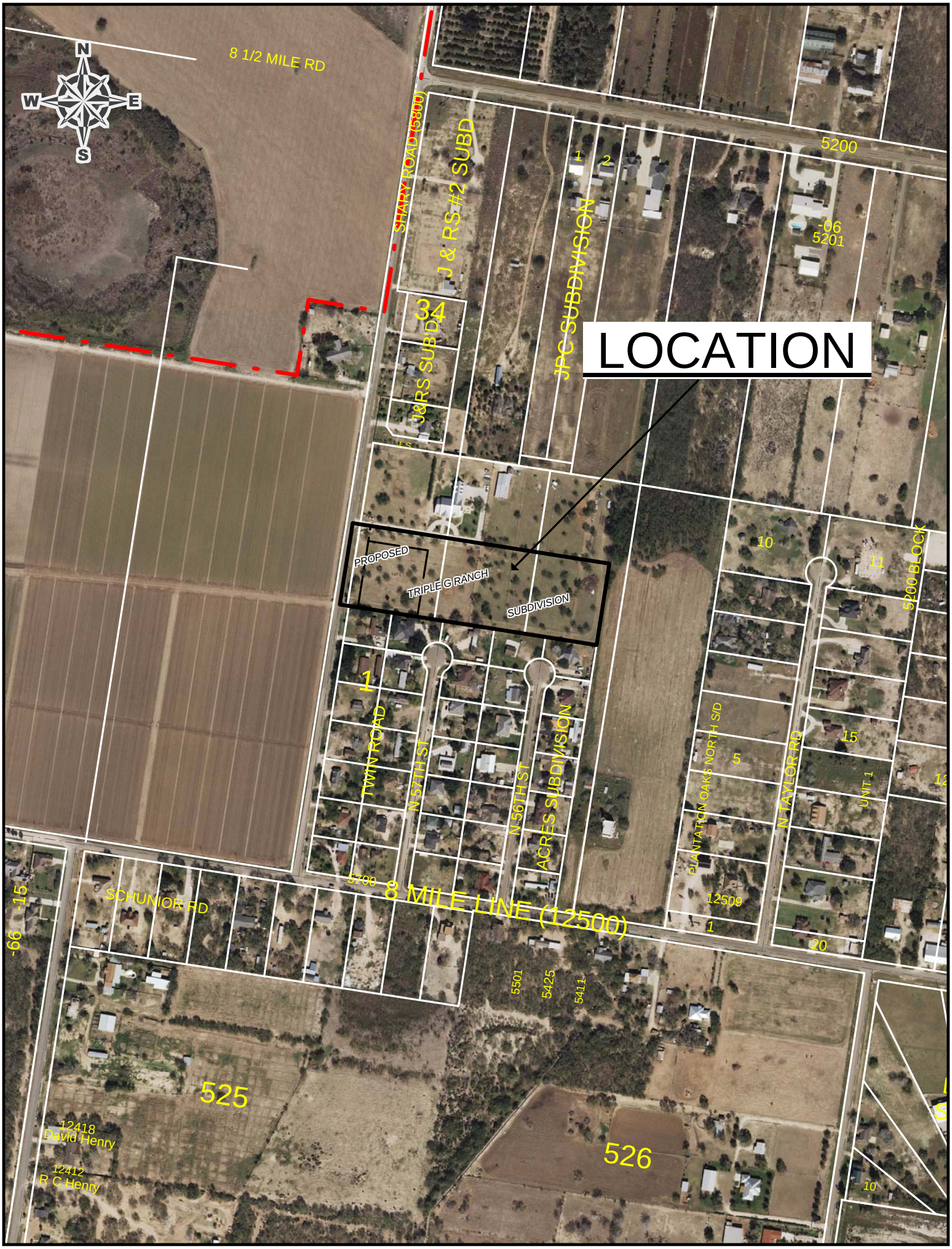
City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/14/2016

SUBDIVISION NAME: TRIPLE G RANCH	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Shary Road: 10 ft. ROW dedication required for 35 ft. from centerline for 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides *Owner must escrow monies for improvements if not built prior to recording	Compliance
* 800 ft. Block Length:	Compliance
* 600 ft. Maximum Cul-de-Sac:	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties	NA
SETBACKS	
* Front: Shary Road - 45 ft. or greater for easements (single family residence)	Compliance
* Rear: 15 ft. proposed or greater for easements	Compliance
* Sides: 6 ft. or greater for easements	Compliance
* Corner:	NA
* Garage: 18 ft. except where greater setback is required; greater setback applies	Compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Shary Road.	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses.	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	NA
NOTES	
* No curb cut, access, or lot frontage permitted along:	NA
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA

* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets:	Compliance
* Minimum lot width and lot area:	Compliance
ZONING/CUP	
* Existing: ETJ Proposed: residential	Applied
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee:	NA
* Park Fee of $700 per dwelling unit is required to be paid prior to recording.	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat. **Per Traffic, the trip generation worksheet is waived.	NA
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Preliminary plat approved by the Planning and Zoning Commission on December 16, 2014. **Final plat approved by the Planning and Zoning Commission on April 21, 2015. ***Revised Final plat approved by the Planning and Zoning Commission on June 16, 2015. ***Ownership map of the surrounding area is needed to ensure no landlocked properties exist. ****Project engineer to clarify driveway on the adjacent property to the north; Access easement as may be needed should existing driveway be located within a portion of this proposed plat.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM.	Applied


N
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8 1/2 MILE RD
SHARY ROAD (5800)
J & RS #2 SUBD
J&RS SUBD
3
4
JPC SUBDIVISION
1
2
5200
-06
5201
LOCATION
PROPOSED
TRIPLE G RANCH
SUBDIVISION
10
11
5200 BLOCK
1
TWIN ROAD
N 57TH ST
N 56TH ST
ACRES SUBDIVISION
PLANTATION OAKS NORTH S/D
5
N TAYLOR RD
15
UNIT 1
12
5700
8 MILE LINE (12500)
SCHUNIOR RD
-15
-66
12509
1
20
5501
5425
5411
525
526
12418
David Henry
12412
R C Henry
10

City of McAllen
Planning Department
APPLICATION FOR SUBDIVISION PLAT REVIEW

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

Project Description

Subdivision Name AMMENDED MAP OF CRYSTAL PARK RIDGE ~~RD~~

Location

City Address or Block Number 1721 N. 17th St.

Number of lots 1 Gross acres 2.171 Net acres

Existing Zoning R3 Proposed R3 Rezoning Applied For ☐ Yes ☑ No Date

Existing Land Use Residence Proposed Land Use Apartment Irrigation District # 3

Residential Replat Yes ☐ No ☑ **Commercial** Replat Yes ☐ No ☑ **ETJ** Yes ☑ No ☐

Agricultural Tax Exemption Yes ☑ No ☐ Estimated Rollback tax due 0

Legal Description A 2.171 - GROSS ACRE (DEED RECORD: 2.178 ACRE) TRACT OF LAND OUT OF LOT (4) FOUR, SECTION (11) ELEVEN, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME "Q", PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS

Owner

Name DOMINGO & ELENA VALADEZ Phone (956) 630-2702

Address 5529 N. McColl Rd.

City McAllen State TX Zip 78504

E-mail edvaladez@bizrgv.rr.com

Developer

Name DAV CONSTRUCTION Phone

Address 5529 N. McColl RD

City McAllen State TX Zip 78504

Contact Person Juan HERRERA

E-mail herrera-juan505@yahoo.com

Engineer

Name TREVINO ENGINEERING Phone (956) 283-8847

Address 5410 N. ATHOL

City PHARR, I State TX Zip 78577

Contact Person IDEN I. TREVIÑO, PE

E-mail ident@trevinoengineering.com

Surveyor

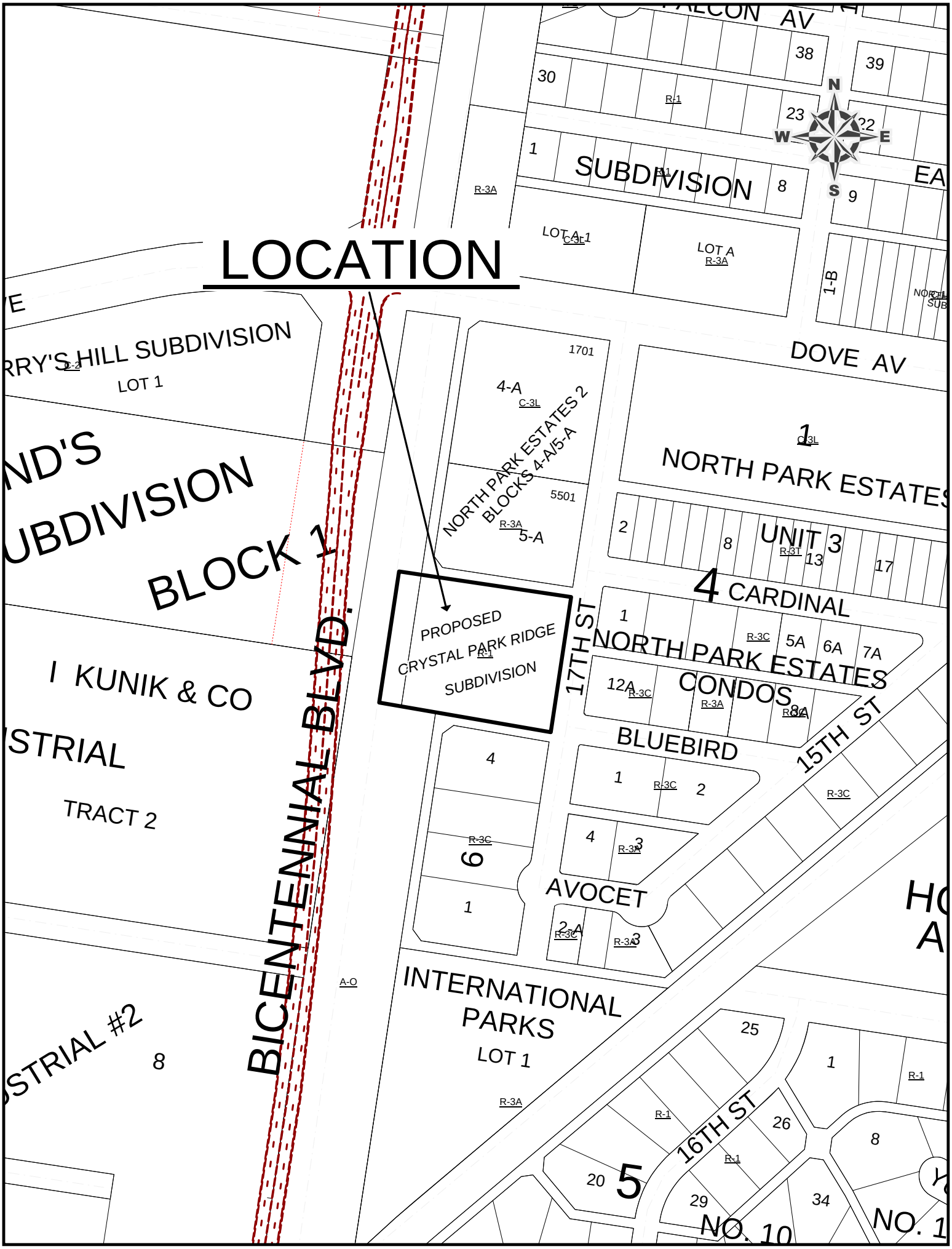
Name SAMUEL MALDONADO, PE, RPLS Phone (956) 702-8880

Address 200 S. CAGE BLVD

City PHARR State TX Zip 785

E-mail www.samengineering-surveying.com

RECEIVED
DEC 18 2015
BY: SCW 11:00
Sub 2015-0101
RC# 337,702 pd $225.


LOCATION
PROPOSED
CRYSTAL PARK RIDGE
SUBDIVISION
BICENTENNIAL BLVD.
NORTH PARK ESTATES 2
BLOCKS 4-A/5-A
NORTH PARK ESTATES
UNIT 3
CARDINAL
NORTH PARK ESTATES
CONDOS
BLUEBIRD
AVOCET
INTERNATIONAL
PARKS
LOT 1
LOT A
LOT A-1
SUBDIVISION
DOVE AV
17TH ST
15TH ST
16TH ST
BLOCK 1
KUNIK & CO
TRACT 2
LOT 1
NO. 10
N
S
E
W

GENERAL PLAT NOTES AND RESTRICTIONS:

1. THE FLOOD DESIGNATION FOR THIS PROPERTY IS "ZONE B", AREAS OF MINIMAL FLOODING.

   FIRM COMMUNITY PANEL No.: 480343 0005 C
   MAP REVISED: NOV. 02, 1982

2. PROJECT BENCHMARK:
   CITY OF McALLEN SAT. STATION MC60
   LOCATED AT NORTHEAST CORNER OF INTERSECTION OF 10TH STREET
   AND VIOLET STREET ELEVATION:116.23 FT.

3. BUILDING SETBACK LINES:
   FRONT: STREET– 20.0' OR GREATER FOR EASEMENTS

   REAR: IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS

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

   GARAGE: 18.0' EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES

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

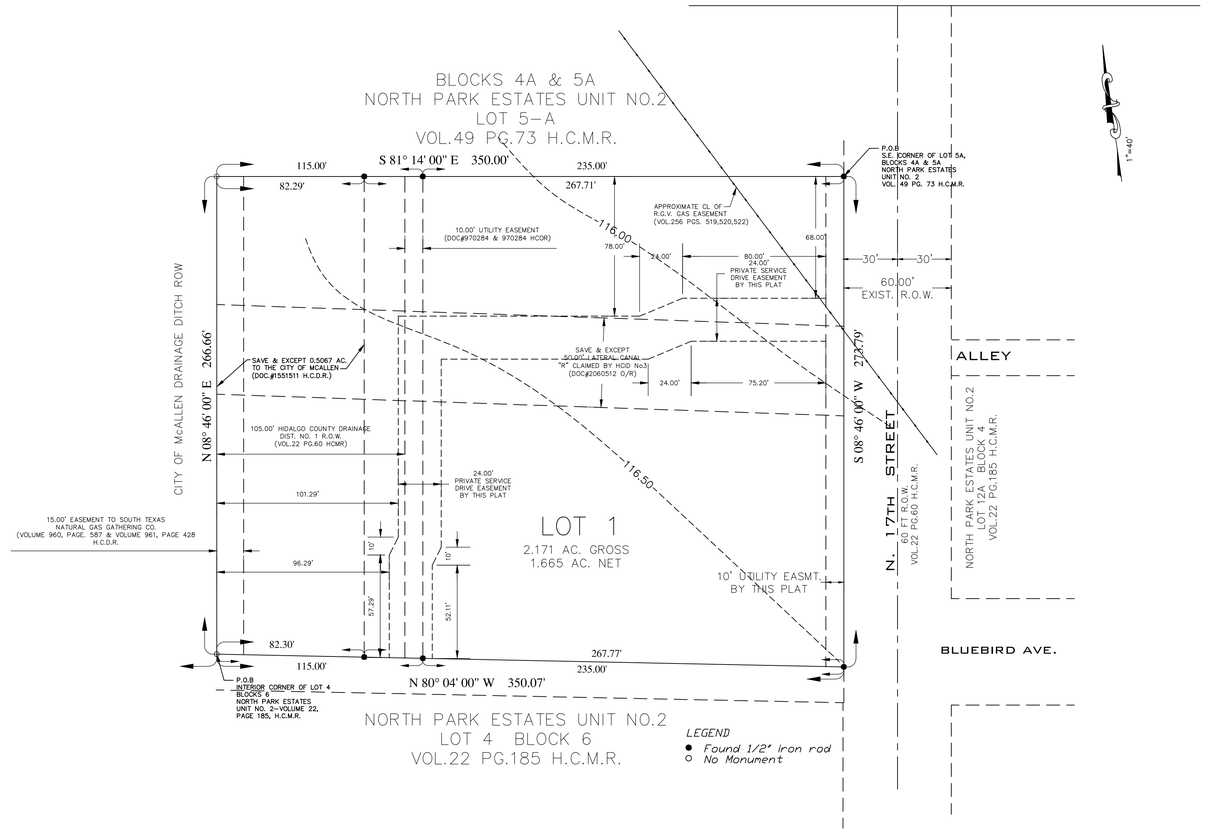
5. THIS PLAT REQUIRES DRAINAGE DETENTION OF 0.13 AC–FT.

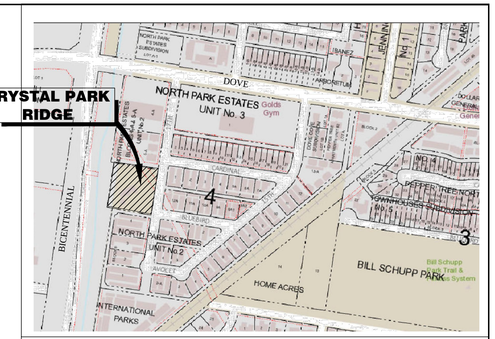
6. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON NORTH 17TH STREET

7. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.

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

9. AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT IS REQUIRED, PRIOR TO ISSUANCE OF BUILDING PERMITS.





LOCATION MAP SCALE: 1"=600"

PREPARED BY: TREVIÑO ENGINEERING FIRM NO. F–7906
5410 NORTH ATHOL STREET
PHARR, TEXAS 78577

DATE PREPARED: DECEMBER 16, 2015
DATE SURVEYED: NOVEMBER 2015

AMENDED MAP OF
CRYSTAL PARK RIDGE
A 2.171 (94568.76 SQ.FT.) ACRE TRACT OF LAND OUT OF LOT FOUR(4), SECTION ELEVEN (11), HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME "Q", PAGE 177, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

PLAT SHEET 1 OF 1

METES & BOUNDS

A 2.171 GROSS ACRE TRACT OF LAND OUT OF LOT FOUR, SECTION ELEVEN, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME "Q", PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID TRACT MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF LOT 4, WITH A HIDALGO COUNTY DRAINAGE NUMBER ONE RIGHT OF WAY, FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID POINT BEARS NORTH 08 DEGREES 46 MINUTES EAST, 480.88 FEET FROM THE SOUTHWEST CORNER OF LOT 4;

THENCE NORTH 08 DEGREES 46 MINUTES EAST, ALONG THE WEST LINE OF LOT 4, WITHIN THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE RIGHT OF WAY, A DISTANCE OF 266.66 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE SOUTH 81 DEGREES 14 MINUTES EAST, PASSING A ½" IRON ROD AT 115.00 FEET FOR THE EAST LINE OF SAID HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE RIGHT OF WAY, AND AN EXTERIOR CORNER OF NORTH PARK ESTATES UNIT 2, AND CONTINUING ALONG AN INTERIOR BOUNDARY LINE OF SAID SUBDIVISION, A TOTAL DISTANCE OF 350.00 FEET TO A ½" IRON ROD FOR THE WEST RIGHT OF WAY LINE OF NORTH 17TH STREET FOR AN INTERIOR CORNER OF NORTH PARK ESTATES UNIT 2, AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE SOUTH 08 DEGREES 46 MINUTES WEST, ALONG THE WEST RIGHT OF WAY LINE OF NORTH 17TH STREET, AND AN INTERIOR BOUNDARY LINE OF NORTH PARK ESTATES UNIT NO 2, A DISTANCE OF 273.79 FEET TO A ½" IRON ROD FOR AN INTERIOR CORNER OF NORTH PARK ESTATES NO 2, AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE NORTH 80 DEGREES 04 MINUTES WEST, ALONG AN INTERIOR BOUNDARY LINE OF NORTH PARK ESTATES UNIT 2, PASSING AT 235.05 FEET A ½" IRON ROD ON THE EAST LINE OF A HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE RIGHT OF WAY FOR AN EXTERIOR CORNER OF NORTH PARK ESTATES NO 2, A TOTAL DISTANCE OF 350.07 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.171 GROSS ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

BY: _____ _____
DATE

DOMINGO & ELENA VALADEZ
5529 N. McCOLL ROAD
McALLEN, TX 78504

V.I.PE ESTATES, L.P. (OWNER)
BY ITS GENERAL PARTNER AND VAD MANAGEMENT
DOMINGO VALADEZ
MANAGER/PRESIDENT

NOTARY PUBLIC'S CERTIFICATION
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOMINGO & ELENA VALADEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED..

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2015.

_____
NOTARY PUBLIC

ENGINEER'S STATEMENT:

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

_____ _____
IDEN I. TREVINO, P.E. DATE
REG. LICENSED ENGINEER No. 92036

STATE OF TEXAS
IDEN I. TREVINO
92036
LICENSED
PROFESSIONAL ENGINEER

SURVEYOR'S STATEMENT:

I, SAMUEL DAVID MALDONADO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE CRYSTAL PARK RIDGE WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____ _____
SAMUEL DAVID MALDONADO – R.P.L.S No. 6027 DATE
200 SOUTH CAGE BLVD.
PHARR, TX. 78577

CERTIFICATION OF PLAT APPROVAL
HIDALGO COUNTY
IRRIGATION DISTRICT No. 3

THIS PLAT IS HEREBY APPROVED BY IRRIGATION DISTRICT NO.3 ON THIS, THE ___ DAY OF _____ 2015.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No.3 RIGHTS OF WAYS OR EASEMENTS.

ATTEST: _____
PRESIDENT

_____
SECRETARY

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____ _____
RAUL E. SESIN, PE, CFM DATE
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
MAYOR CITY OF McALLEN ATTEST: CITY CLERK

_____
DATE:

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

_____
CHAIRMAN PLANNING AND ZONING COMMISSION

_____
DATE:

AMENDED MAP OF
CRYSTAL PARK RIDGE

A 2.171 (94568.76 SQ.FT.) ACRE TRACT OF LAND OUT OF LOT FOUR(4), SECTION ELEVEN (11), HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME "Q", PAGE 177, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE	FAX
OWNER:	DOMINGO & ELENA VALADEZ	5529 N. McCOLL ROAD	McALLEN, TEXAS 78504	(956) 630–2702	(956) 000–0000
ENGINEER:	IDEN I. TREVINO, P.E.	5410 N. ATHOL STREET	PHARR, TEXAS 78577	(956) 283–8847	(956) 787–3855
SURVEYOR:	SAMUEL DAVID MALDONADO, R.P.L.S.	200 S. CAGE BLVD.	PHARR, TEXAS 78577	(956) 702–8880	(956) 702–8883

TREVIÑO ENGINEERING
FIRM No. F–7906

TEL No. (956) 283–8847
FAX No. (956) 787–3855
ident@trevinoengineering.com

5410 N. Athol St.
Pharr, Texas 78577

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/14/2016

SUBDIVISION NAME: CRYSTAL PARK RIDGE (AMENDED MAP OF)	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. 17th Street: 60 ft. ROW existing Paving: 40 ft. Curb & gutter: both sides	Compliance
* 800 ft. Block Length:	Compliance
* 600 ft. Maximum Cul-de-Sac:	NA
ALLEYS	
*Private service drive easements provided in lieu of alley ROW.	Compliance
SETBACKS	
* Front: 20 ft. or greater for easements	Compliance
* Rear: in accordance with the Zoning Ordinance, or greater for easements	Compliance
* Sides: in accordance with the Zoning Ordinance, or greater for easements	Compliance
* Corner:	NA
* Garage: 18 ft. except where greater setback is required; greater setback applies	Compliance
* ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. 17th Street.	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses.	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Compliance
* Perimeter buffers must be built at time of Subdivision Improvements.	NA
NOTES	
* No curb cut, access, or lot frontage permitted along:	NA
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance, except as per Zoning Ordinance, as may be applicable.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen.	NA

* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets:	Compliance
* Minimum lot width and lot area:	Compliance
ZONING/CUP	
* Existing: R-3A Proposed: R-3A * Rezoning request from R-1 to R-3A approved by the City Commission on January 26, 2015.	Compliance
* Rezoning Needed Before Final Approval	Complete
PARKS	
* Land dedication in lieu of fee:	NA
* Park Fee of $13,300 which is based on 19 dwelling units at $700 per dwelling unit paid as part of the recorded plat (Crystal Park Ridge).	Complete
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: * Project engineer to provide easement agreements at time of site plan review for paving and parking over easements.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE PLAT AMENDMENT IN PRELIMINARY/FINAL FORM.	Applied

LOCATION
PROPOSED
CRYSTAL PARK RIDGE
SUBDIVISION
BICENTENNIAL BLVD.
17TH ST
15TH ST
16TH ST
DOVE AV
SUBDIVISION
LOT A-1
LOT A
RRY'S HILL SUBDIVISION
LOT 1
ND'S
UBDIVISION
BLOCK 1
I KUNIK & CO
STRIAL
TRACT 2
STRIAL #2
NORTH PARK ESTATES
BLOCKS 4-A/5-A
4-A
5-A
1701
5501
NORTH PARK ESTATES
UNIT 3
4 CARDINAL
NORTH PARK ESTATES
CONDOS
BLUEBIRD
AVOCET
INTERNATIONAL
PARKS
LOT 1
NO. 10
NO. 1

City of McAllen
Planning Department

APPLICATION FOR SUBDIVISION PLAT REVIEW

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

2015-0094

Project Description

Subdivision Name Auburn Hill Subdivision

Location Northwest corner of N 23rd St (Depot Rd) and Auburn Ave.

City Address or Block Number

Number of lots 67 Gross acres 17.889 Net acres

Existing Zoning R-1 Proposed R-1 Rezoning Applied For ☐ Yes ☑ No Date

Existing Land Use Vacant Proposed Land Use single-family Irrigation District # 1

Residential Replat Yes ☐ No ☐ **Commercial** Replat Yes ☐ No ☐ **ETJ** Yes ☐ No ☐

Agricultural Tax Exemption Yes ☐ No ☐ Estimated Rollback tax due 0

Legal Description La Lomita (hoit) 17.50 AC-E of canal of S 20 ac Lot 49 17.13 Ac Net

Owner

Name Carl, Roger, Kimberly Wiesehan Phone

Address 6205 N. 16th Street

City McAllen State Tx Zip 78504

E-mail

Developer

Name Fortis Land Company LLC Phone

Address 222 W. University Dr.

City Edinburg State Tx Zip 78539

Contact Person Omar F. Garcia

E-mail

Engineer

Name Rio Delta Engineering Phone (956) 380-5152

Address 921 S. 10th Ave.

City Edinburg State Tx Zip 78539

Contact Person Ivan Garcia

E-mail riodelta2004@yahoo.com

Surveyor

Name Rio Delta Engineering Phone (956) 380-5152

Address 921 S. 10th Ave.

City Edinburg State Tx Zip 78539

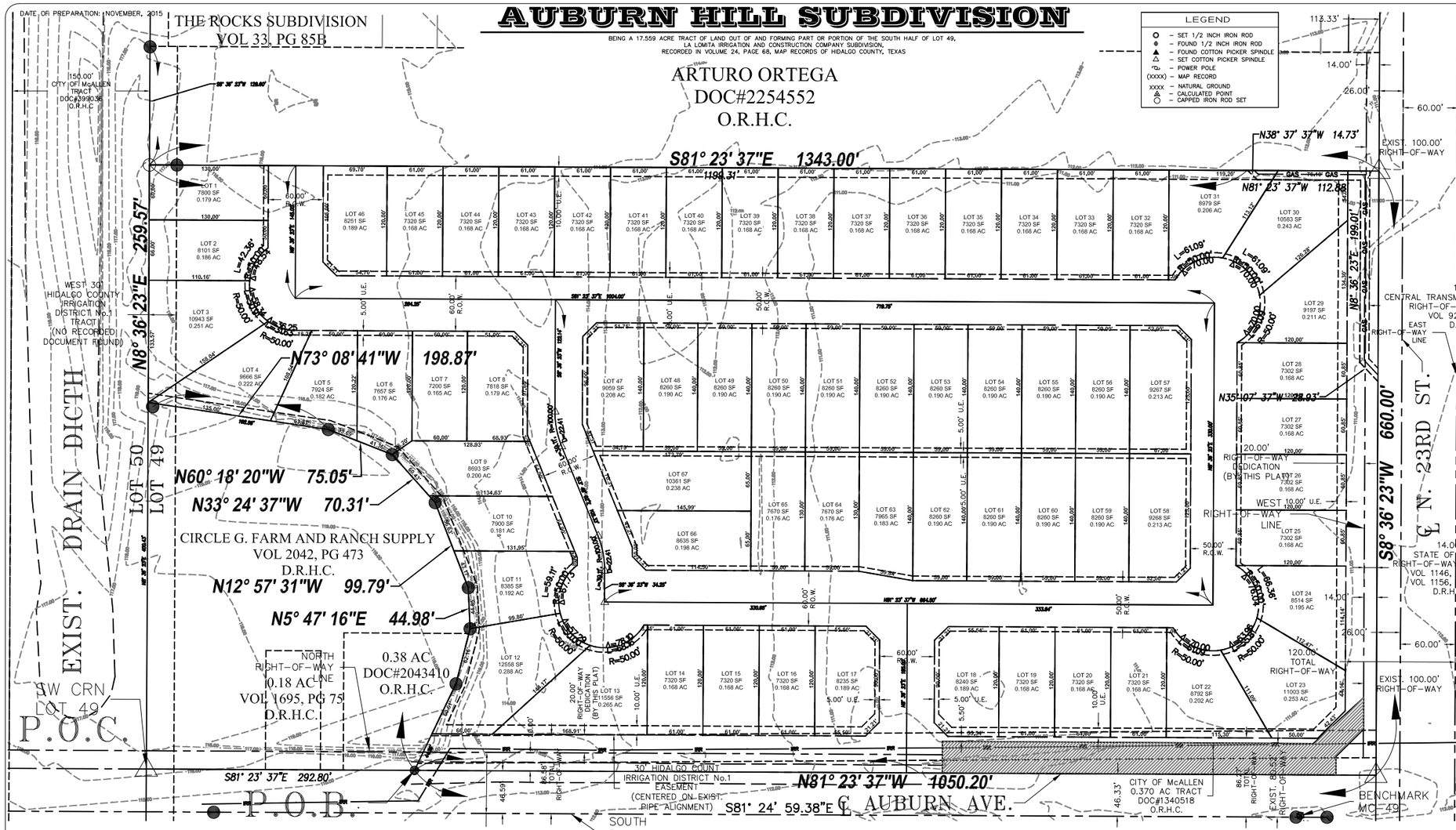
RECEIVED
NOV 24 2015
BY: [illegible] 5.25

LOCATION
49
FAIRMONT AVE.
FAIRMONT AVE
SUBDIVISION
FULLERTON AVE
EMORY AVE.
DUKE AVE
SUBDIVISION
N 25TH LN
N 23RD LN
N. 22ND LN
22ND LN
23RD ST
PROPOSED COLGATE CROSSING SUBD
LOT 1
LOT 2
LOT 3
PROPOSED AUBURN HILL SUBDIVISION
AUBURN AVE
WESTBURY COMMERCIAL SUBDIVISION
SHERWOOD SUBD. PHASE 1
ZENAIDA AVE
SHERWOOD SUBD. PHASE 2
YELLOWHAMMER AVE
25TH LN
25TH ST
NOTTINGHAM ESTATES
XENOPS CT
LOT 3

DATE OF PREPARATION: NOVEMBER, 2015

AUBURN HILL SUBDIVISION

BEING A 17.559 ACRE TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF THE SOUTH HALF OF LOT 49, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 24, PAGE 68, MAP RECORDS OF HIDALGO COUNTY, TEXAS



LOCATION MAP SCALE: 1" = 1000'

LEGEND

- ○ – SET 1/2 INCH IRON ROD
- ● – FOUND 1/2 INCH IRON ROD
- ▲ – FOUND COTTON PICKER SPINDLE
- △ – SET COTTON PICKER SPINDLE
- – POWER POLE
- (XXXX) – MAP RECORD
- XXXX – NATURAL GROUND
- ◬ – CALCULATED POINT
- ○ – CAPPED IRON ROD SET

ABBREVIATION LEGEND

R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
U.E.	UTILITY EASEMENT
℄	CENTER LINE
	LOT LINE

SCALE 1" = 60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

METES AND BOUNDS DESCRIPTION

BEING A 17.559 ACRE TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF THE SOUTH HALF OF LOT 49, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 24, PAGE 68, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 17.559 ACRE TRACT BEING THE SAME LAND DESCRIBED BY AN EXECUTOR'S SPECIAL WARRANTY DEED FROM KIMBERLY C. WESEHAN, INDEPENDENT EXECUTRIX OF THE ESTATE OF JOHN W. WESEHAN, DECEASED TO KIMBERLY C. WESEHAN, AS TRUSTEE OF THE JOHN W. WESEHAN FAMILY TRUST, DATED FEBRUARY 4, 2015, AND RECORDED IN DOCUMENT #2583683, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS; SAID 17.559 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE SET AT THE SOUTHWEST CORNER OF SAID LOT 49, THE SOUTHEAST CORNER OF A 6.78 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED FROM HAROLD A. STOUT AND WIFE, IRELIA R. STOUT TO THE CITY OF McALLEN, RECORDED IN DOCUMENT #399036, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF A 2.8 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM ROSENDO GONZALEZ AND WIFE NOELIA P. GONZALEZ TO CIRCLE G BFARM AND RANCH SUPPLY, DATED SEPTEMBER 28, 1984, RECORDED IN VOLUME 2042, PAGE 473, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND SAME BEING A POINT ON THE CENTERLINE OF MILE 5 ROAD (AUBURN AVENUE);

THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 49, SAME BEING ALONG THE CENTER LINE OF MILE 5 ROAD (AUBURN AVENUE), S 81° 23' 37" E, AB DISTANCE OF 292.80 FEET TO A COTTON PICKER SPINDLE FOUND, THE SOUTHEAST CORNER OF A 0.38 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED FROM JESUS GONZALEZ, JUAN GONZALEZ, ROSENDO GONZALEZ, JR. AND ELSA GONZALEZ TO CIRCLE G. ENTERPRISES, INC., DATED SEPTEMBER 2009, RECORDED IN DOCUMENT# 2043410, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAME BEING THE SOUTHEAST CORNER OF THE SAID 2.8 ACRE TRACT, FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY LINE OF THE SAID 2.8 ACRE TRACT THE FOLLOWING COURSES;
N 33° 57' 00" E 104.86 FEET TO AN IROD FOUND;

N 22° 42' 07" E 62.03 FEET TO AN IROD FOUND;

N 5° 47' 16" E 44.98 FEET TO AN IROD FOUND;

N 12° 57' 31" W 99.79 FEET TO AN IROD FOUND;

N 33° 24' 37" W 70.31 FEET TO AN IROD FOUND;

N 60° 18' 20" W 75.05 FEET TO AN IROD FOUND;

THENCE N 73° 08' 41" W CONTINUING ALONG THE BOUNDARY LINE OF THE SAID 2.8 ACRE TRACT, PASSING AT 168.56 FEET AN IRON ROD FOUND AT THE EAST BOUNDARY LINE OF A 30' WIDE STRIP OF LAND CLAIMED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 (NO RECORDED DOCUMENT FOUND), AND CONTINUING FOR A TOTAL DISTANCE OF 198.87 FEET TO A CAPPED IRON ROD SET AT THE WEST BOUNDARY LINE OF THE SAID LOT 49, SAME BEING THE NORTHWEST CORNER OF THE SAID 2.8 ACRE TRACT, FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 8° 36' 23" E ALONG THE WEST BOUNDARY LINE OF SAID LOT 49, SAME BEING THE EAST BOUNDARY LINE OF THE SAID CITY OF McALLEN 6.78 ACRE TRACT, A DISTANCE OF 259.57 FEET TO A CAPPED IRON ROD SET, THE SOUTHWEST CORNER OF A 4.0 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED FROM COMPASS BANK TO ARTURO ORTEGA, DATED OCTOBER 19, 2011, RECORDED IN DOCUMENT# 2254552, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SAID LOT 49, AND SAID CAPPED IRON ROD SET BEING DISTANT S 8° 36' 23" W 129.60 FEET FROM AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE ROCKS SUBDIVISION, RECORDED IN VOLUME 33, PAGE 85B, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81° 23' 37" E ALONG THE SOUTH BOUNDARY LINE OF THE SAID ARTURO ORTEGA TRACT, SAME BEING THE NORTH LINE OF THE SOUTH HALF OF THE SAID LOT 49, PASSING AT 30.00 FEET AN IRON ROD FOUND AT THE EAST BOUNDARY LINE OF THE SAID 30' WIDE STRIP OF LAND CLAIMED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 (NO RECORDED DOCUMENT FOUND), PASSING AT 1,329.00 FEET THE WEST RIGHT-OF-WAY LINE OF 23RD STREET (F.M. ROAD 1926), AND CONTINUING FOR A TOTAL DISTANCE OF 1,343.00 FEET TO A COTTON-PICKER-SPINDLE SET AT THE EAST BOUNDARY LINE OF THE SAID LOT 49, SAME BEING A POINT WITHIN THE RIGHT-OF-WAY OF 23RD STREET (F.M. ROAD 1926), FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 8° 36' 23" W ALONG THE EAST BOUNDARY LINE OF THE SAID LOT 49, SAME BEING WITHIN THE RIGHT-OF-WAY OF 23RD STREET (F.M. ROAD 1926), A DISTANCE OF 660.00 FEET TO A COTTON-PICKER-SPINDLE SET AT THE SOUTHEAST CORNER OF THE SAID LOT 49, SAME BEING A POINT ON THE CENTERLINE OF MILE 5 ROAD (AUBURN AVENUE), FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 49, SAME BEING ALONG THE CENTER LINE OF MILE 5 ROAD (AUBURN AVENUE), N 81° 23' 37" W, A DISTANCE OF 1,050.20 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 17.559 ACRES OF LAND, MORE OR LESS, OF WHICH, 0.869 ACRES LIES IN THE 23RD STREET (F.M. ROAD 1926) AND MILE 5 ROAD (AUBURN AVENUE) ROAD RIGHT-OF-WAY, AND 0.180 ACRES LIES IN THE SAID 30' WIDE STRIP OF LAND CLAMED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 (NO RECORDED DOCUMENT FOUND).

GENERAL PLAT NOTES:

1. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.
2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
   - FRONT: 25 FT. OR GREATER FOR EASEMENTS.
   - REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR, GREATER FOR EASEMENTS.
   - INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
   - CORNER: 10 FT. OR GREATER FOR EASEMENTS ALONG AUBURN AVE., AND N. 23RD STREET.
   - GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
3. THE SUBDIVISION IS IN ZONE "C" (NON-SHADED) OF THE FLOOD INSURANCE RATE, AREAS DETERMINED OF MINIMAL FLOODING. (NO SHADING) MAP COMMUNITY PANELS NO.: 480334 0425 C MAP REVISED: NOVEMBER 16, 1982
4. A DRAINAGE DETENTION OF 51.886.79 OF OR 1.191 ACRE FEET IS REQUIRED FOR THIS SUBDIVISION.
5. ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
6. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
7. THE CITY OF MCALLEN TO HAVE A 15'X15' CORNER CLIP EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTESECTION.
8. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON THE NORTH SIDE AUBURN AVENUE.
9. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. 23RD STREET & AUBURN AVENUE.
10. CITY OF McALLEN BENCHMARK (MC49): ELEV.=110.82, GRID COORDINATES N 16625729.24, E 1071492.40 NAVD 88.
11. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG N. 23RD STREET & AUBURN AVENUE.
12. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

PRINCIPAL CONTACTS:

NAME	ADDRESS			PHONE & FAX	
OWNER(S): CARL, ROGER, KIMBERLY WESEHAN	6205 N. 16TH STREET	McALLEN, TX.	78504		
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380-5152	(956) 380-5083
ENGINEER: GILBERT J. GUERRA, P.E.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380-5152	(956) 380-5083

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

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

CARL, ROGER, KIMBERLY WESEHAN
6205 N. 16TH STREET
MCALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARL, ROGER, KIMBERLY WESEHAN, 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 _____, 2016.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ___-___-___

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS_____DAY OF_____, 2016 SUBJECT TO THE FOLLOWING:

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

_____ SECRETARY _____ PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO
MAYOR'S CERTIFICATE

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

_____ CITY MAYOR _____ DATE

STATE OF TEXAS
COUNTY OF HIDALGO
PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE

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

_____ PLANNING AND ZONING CHAIR _____ DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS – COUNTY OF HIDALGO

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

_____ GILBERT J. GUERRA P.E. REG. PROFESSIONAL ENGINEER NO. 90156 _____ DATE

STATE OF TEXAS
GILBERT J. GUERRA
90156
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS – COUNTY OF HIDALGO

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

_____ IVAN GARCIA REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496 SURVEY FIRM # 10194027 _____ DATE

STATE OF TEXAS
REGISTERED
IVAN GARCIA
6496
PROFESSIONAL
LAND SURVEYOR

FILED FOR RECORD IN:
HIDALGO COUNTY
BY ARTURO GUAJARDO, JR.
COUNTY CLERK
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER: _____
BY, _____ DEPUTY

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

DRAWN: OSCAR CORDOVA III
DESIGN: GILBERT J. GUERRA P.E.
CHECKED: GILBERT J. GUERRA P.E.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
SCALE: 1" = 60'
DATE: NOVEMBER, 2015

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF GILBERT J. GUERRA, P.E. 90156 ON NOVEMBER, 2015 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: PRELIMINARY

PLAT SHEET
AUBURN HILL SUBDIVISION
McALLEN, TEXAS
HIDALGO COUNTY

PROJECT: SUB 15 030

PAGE NO. 1 OF 1

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/31/2015

SUBDIVISION NAME: AUBURN HILL	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. 23rd Street: Project engineer to clarify existing and proposed ROW dedication for 60 ft. from centerline for 120 ft. ROW Paving: by the state Curb & gutter: by the state	Non-compliance
Auburn Avenue: Project engineer to clarify apparent ROW and HCID #1 easement for an 80 ft. ROW Paving: 52 ft. - 65 ft. Curb & gutter: both sides	Non-compliance
N. 25th Lane (collector roadway): 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides *Project engineer, on behalf of the developer is requesting a variance to privatize and gate the collector roadway.	Non-compliance
Interior Streets: 50 ft. - 60 ft. ROW Paving: min. 32 ft. Curb & gutter: both sides	Compliance
* 800 ft. Block Length: As proposed the E/W block length along the north boundary exceeds the maximum allowed without a cross street.	Non-compliance
* 600 ft. Maximum Cul-de-Sac:	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties	NA
SETBACKS	
* Front: 25 ft. or greater for easements	Compliance
* Rear: in accordance with the Zoning Ordinance, except 25 ft. for the double fronting lots along N. 23rd Street and Auburn Avenue.	Non-compliance
* Interior Sides: in accordance with the Zoning Ordinance, or greater for easements	Compliance
* Corner: 10 ft. or greater for easements	Non-compliance
* Garage: 18 ft. except where greater setback is required; greater setback applies	Compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. 23rd Street, Auburn Avenue, and on both sides of N. 25th Lane and both sides of all interior streets.	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses and along N. 23rd Street and Auburn Avenue.	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Compliance

*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along N. 23rd Street and Auburn Avenue.	Compliance
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Applied
LOT REQUIREMENTS	
* Lots fronting public streets:	TBD
* Minimum lot width and lot area: Project engineer to verify that all lots meet the minimum 50 ft. frontage requirement, including irregular lots.	Applied
ZONING/CUP	
* Existing: R-1 Proposed: R-1	Compliance
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee:	TBD
* Park Fee of $700 per dwelling unit is required to be paid prior to recording	TBD
* Pending review by the Parkland Dedication Advisory Board and CC.	Applied
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Private streets must comply and built according to city standards. **Gate detail needed for review and in compliance with the standard design guide. ***Should variance to privatize a collector roadway be granted, city staff is requiring a turnaround with the gate detail at the north end of N. 25th Lane. ****Must comply with the City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, RECOMMENDATION ON THE REQUESTED VARIANCES, AND UTILITY & DRAINAGE APPROVALS.	Applied

RIO DELTA ENGINEERING

CIVIL ENGINEERING • PROJECT MANAGEMENT • LAND DEVELOPMENT
TEXAS REGISTERED ENGINEERING FIRM F-7628
TEXAS LICENSED SURVEYING FIRM #10194027

December 4, 2015

Planning and Zoning Commission
City of McAllen
1300 Houston Ave.
McAllen, TX 78501

Re: Auburn Hill Subdivision, City requirement to extend N 25th Lane as a public thoroughfare from The Rocks Subdivision to Auburn Ave., and block length in subdivision shall not exceed 800 feet (Sec. 134-118).

Dear Sirs,

On behalf of Carl O. Wiesehan, Roger A. Wiesehan, and Kimberly C. Wiesehan, trustees of the John W. Wiesehan Family Trust created under Agreement dated July 13, 2001, property owners of the subdivision to be named "Auburn Hill Subdivision", we are requesting the following subdivision variances to the city requirements of:

1) Extending N 25th Lane as a public thoroughfare from The Rocks Subdivision to Auburn Ave.
2) Block length in subdivisions shall not exceed 800 feet (Sec. 134-118).

Auburn Hill Subdivision is a proposed 67 single family residential gated private development more particularly described as follows:

BEING A 17.559 ACRE TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF THE SOUTH HALF OF LOT 49, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 24, PAGE 68, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

This subdivision is located on the Northwest corner of the intersection of N 23rd Street (Depot Rd) and Auburn Ave. This property is zoned as R-1 Single Family Residential. The proposed site plan was developed centered on the limitations of the lot dimensions and configuration; and also designed to comply with minimum City of McAllen subdivision ordinance standards.

The reason why I am requesting variance 1) is because, the developer would prefer to keep the subdivision private, allowing an emergency entrance/exit to tie to N 25th Lane at the exiting stub-out.

The reason why I am requesting variance 2) is because there are not any other existing or projected City streets running north and south at the required 800 block length in the immediate area that would allow for any future connections for thru traffic.

The proposed site plan complies with all other City of McAllen development and construction requirements. Attached is the proposed development layout for your reference.

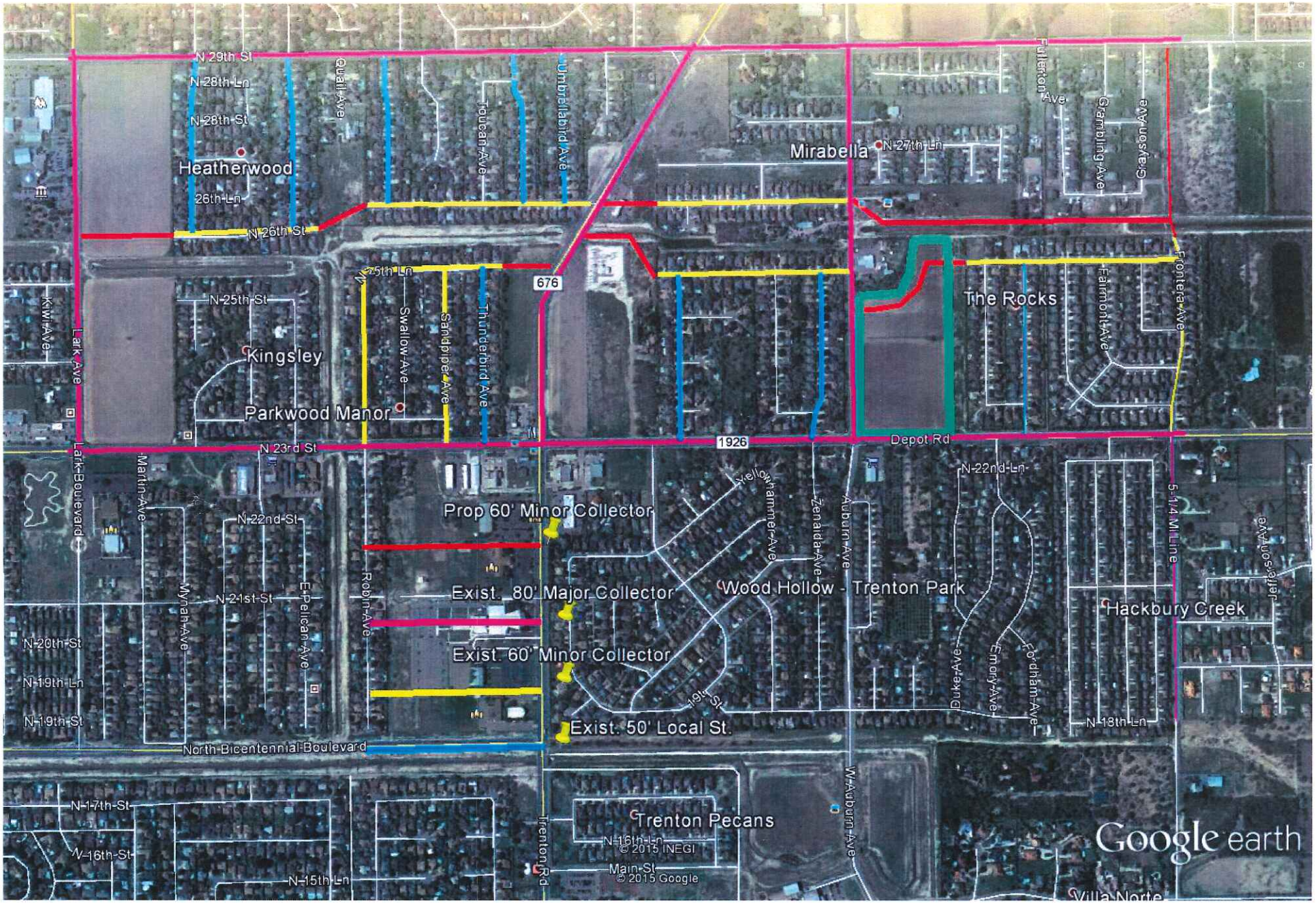
Your consideration of this request is greatly appreciated.

Respectfully submitted,

Ivan Garcia P.E. R.P.L.S A.C
Agent

RECEIVED
DEC 07 2015
BY: @2:58

921 S. 10th • Edinburg, Texas 78539 • Phone: (956) 380-5152 • Fax: (956) 380-5083



Google earth

miles 1

km 1

1) Direct alignment to 25th Street to the south is not possible because of natural and man-made barriers. **25th Street will not likely ever connect to Trenton Road. It's more likely for 26th Street (along the west side of drain ditch) to continue south and provide a connection from Trenton to Frontera Road.**

2) Traffic from the Rocks and Woodhollow subdivisions is already going out north and east. We are **not blocking any existing access nor adding any traffic thru those subdivisions** if we block the connection to the south. An even if we open it, it's very unlikely the people will go thru the neighborhood to an **uncontrolled intersection, especially at peak hours.**

3) Exceptions to the ordinance have already been made in the Rocks and the Woodhollow subdivision. **According to the City of McAllen Comprehensive Plan, Emory Avenue should have been a minor collector (60' ROW, quarter mile) and Frontera Road should have been a major collector (80' ROW half mile).**

4) **25th will never continue north** because exit to the north from Frontera Road is blocked by residential lots.

5) **ROW and pavement will be built to City of McAllen minor collector standards** in case the street ever gets dedicated to the City. If constructed as proposed, **access for emergency vehicles will be available thru a normally closed gate at the north connection to 25th Street.**

6) By definition, as per the City of McAllen Comprehensive Plan, a minor collector is for areas with traffic between **1000 and 7000 VPD**. The existing subdivisions and our proposed development total 281 lots. When traffic generation calculations are done, the total trips calculated are 209 trips in the morning, and 265 in the afternoon, for a **total of 474 trips per day, which is below the 1000 VPD threshold for a minor collector.**

Average Vehicle Trips

T=trips generated
x = number of lots

A.M.:
$T = 0.70 (x) + 12.37$
$T = 0.70 (281) + 12.37$
T = 209 A.M. trips

P.M.:
$Ln(T) = 0.88 Ln(x) + 0.62$
$Ln (T) = 0.88 Ln(281) + 0.62$
T = 265 P.M. trips

Total Daily Trips Generated = 474

It is unlikely that outside traffic would choose to travel thru a neighborhood rather than using 23rd or 29th Streets, which are major collectors. Also, it is very unlikely that there will be any additional developments feeding this section of 25th Street.

RECEIVED
DEC 16 2015
BY: _____

Single-Family Detached Housing
(210)

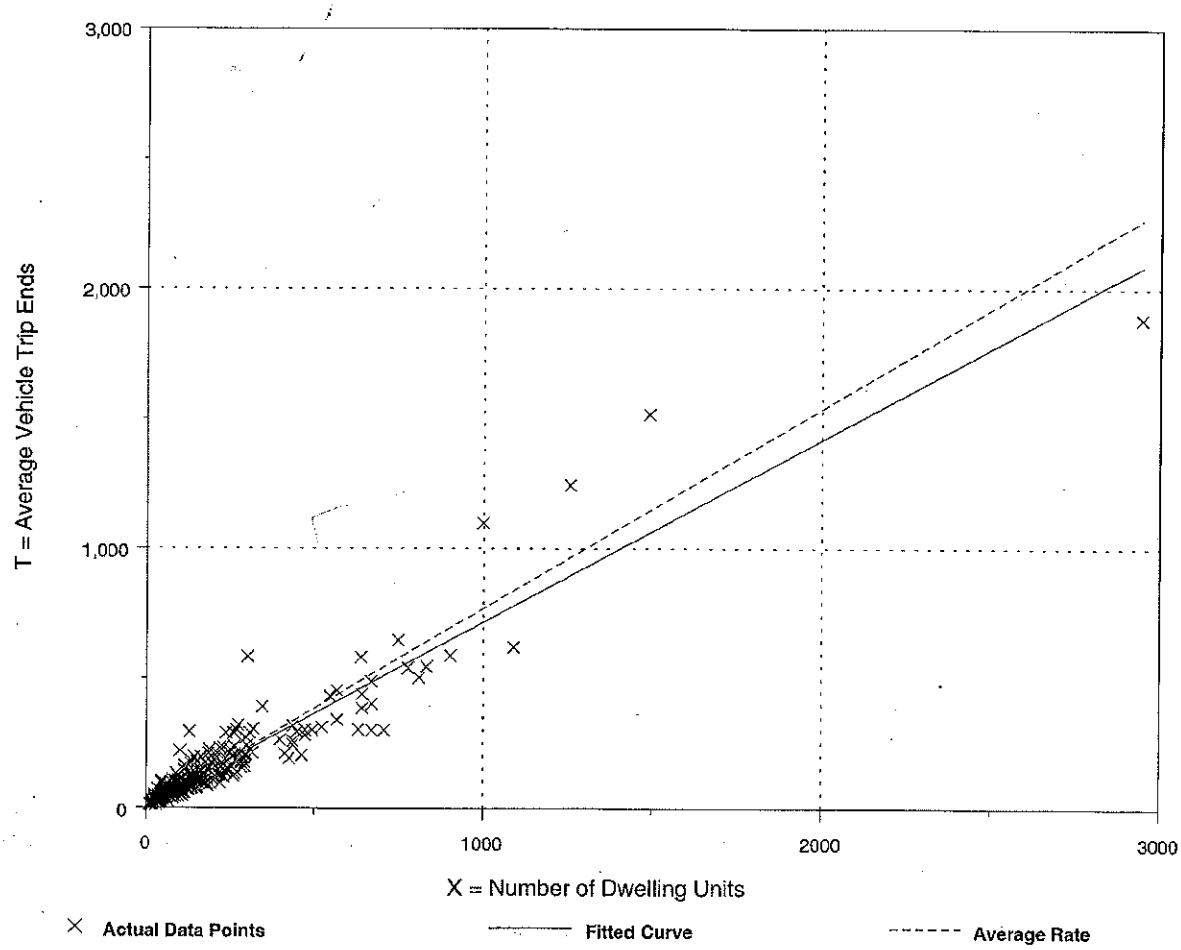
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 341
Avg. Number of Dwelling Units: 181
Directional Distribution: 26% entering, 74% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.77	0.33 - 2.27	0.91

Data Plot and Equation



Fitted Curve Equation: T = 0.70(X) + 12.37 $R^2 = 0.89$

Single-Family Detached Housing
(210)

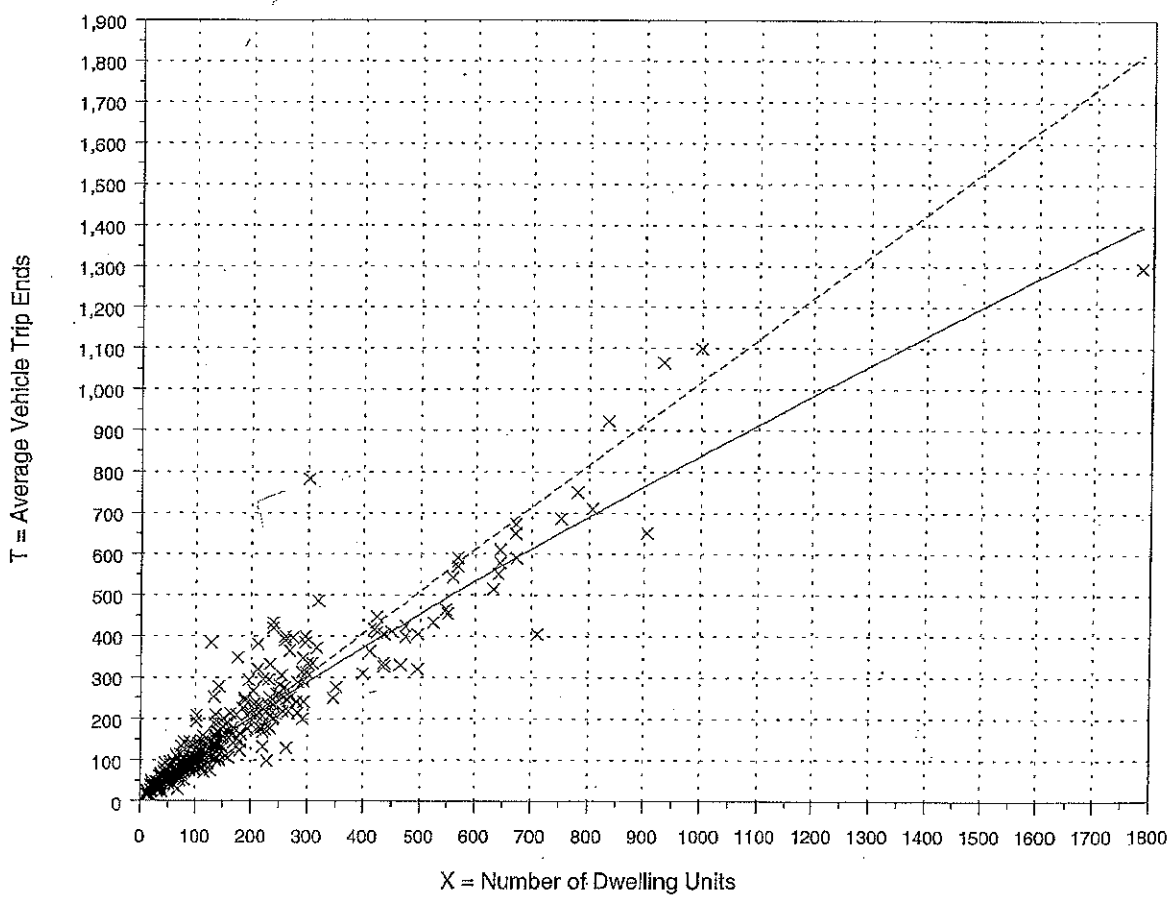
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 360
Avg. Number of Dwelling Units: 174
Directional Distribution: 64% entering, 36% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.02	0.42 - 2.98	1.05

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.88 Ln(X) + 0.62 $R^2 = 0.91$

LOCATION
FAIRMONT AVE.
SUBDIVISION
FULLERTON AVE.
EMORY AVE.
DUKE AVE
SUBDIVISION
PROPOSED COLGATE CROSSING SUBD
LOT 1
LOT 2
LOT 3
49
PROPOSED AUBURN
HILL SUBDIVISION
N 25TH LN
N 23RD LN
N 22ND LN
23RD ST
22ND LN
AUBURN AVE
SHERWOOD SUBD. PHASE 1
ZENAIDA AVE
SHERWOOD SUBD. PHASE 2
YELLOWHAMMER AVE
NOTTINGHAM ESTATES
SUBDIVISION PH 1
WESTBURY COMMERCIAL SUBDIVISION
AUBURN
LOT 3
KENOPS CT

SUB 2015-0046

City of McAllen
Planning Department
APPLICATION FOR SUBDIVISION PLAT REVIEW

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

Project Description

Subdivision Name Las Palmas Industrial Park

Location Hwy 336 "S. 10th St." between: RG Speedway Rd & Dicker Rd

City Address or Block Number

Number of lots 20 Gross acres 50.40 Net acres 48.86

Existing Zoning N/A Proposed N/A Rezoning Applied For ☐Yes ☒No Date

Existing Land Use Vacant Proposed Land Use Industrial Irrigation District #

Residential Replat Yes ☐ No ☒ **Commercial** Replat Yes ☐ No ☒ **ETJ** Yes ☒ No ☐

Agricultural Tax Exemption Yes ☐ No ☒ Estimated Rollback tax due 0

Legal Description HIDALGO CANAL CO-VV N 790'-S 1010' LOTS 7 & 8 BLK 3 50.40 AC GR-48.86 AC NET

Owner

Name RTE INVESTMENTS Phone

Address PO BOX 4230

City McAllen State Texas Zip 78501

E-mail

Developer

Name RTE INVESTMENTS Phone

Address PO BOX 4230

City McAllen State Texas Zip 78501

Contact Person Roberto Tudor

E-mail

Engineer

Name Mario A. Salinas, P.E. Phone 956-537-1311

Address 4037 W. Expressway 83, Site 150

City McAllen State Texas Zip 78501

Contact Person Mario A. Salinas, P.E.

E-mail msalinas6973@att.net

Surveyor

Name Salinas Engineering & Associates Phone 956-682-9081

Address 2221 Daffodil

City McAllen State Texas Zip 78501

E-mail dsalinas@salinasengineering.com

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JUL 15 2015
BY: D.C. 4:37.
RCT 304379 Pd 300

Minimum Developer's Requirements Submitted with Application

Proposed Plat Submittal

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

PLAT TO SHOW:

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

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

Owner's Signature

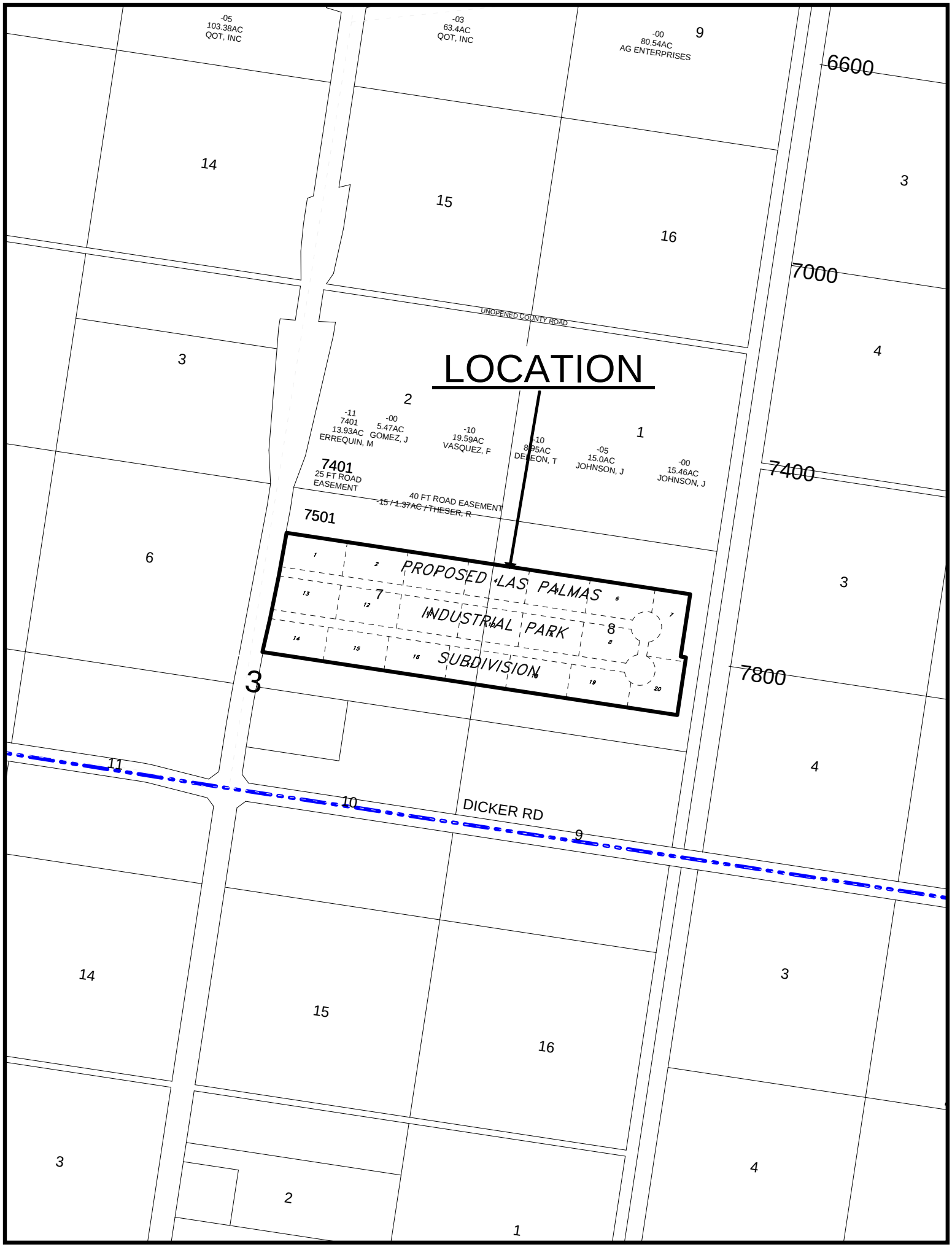
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 7-7-15

Print Name Robert TUDOR

Owner ☒ Authorized Agent ☐

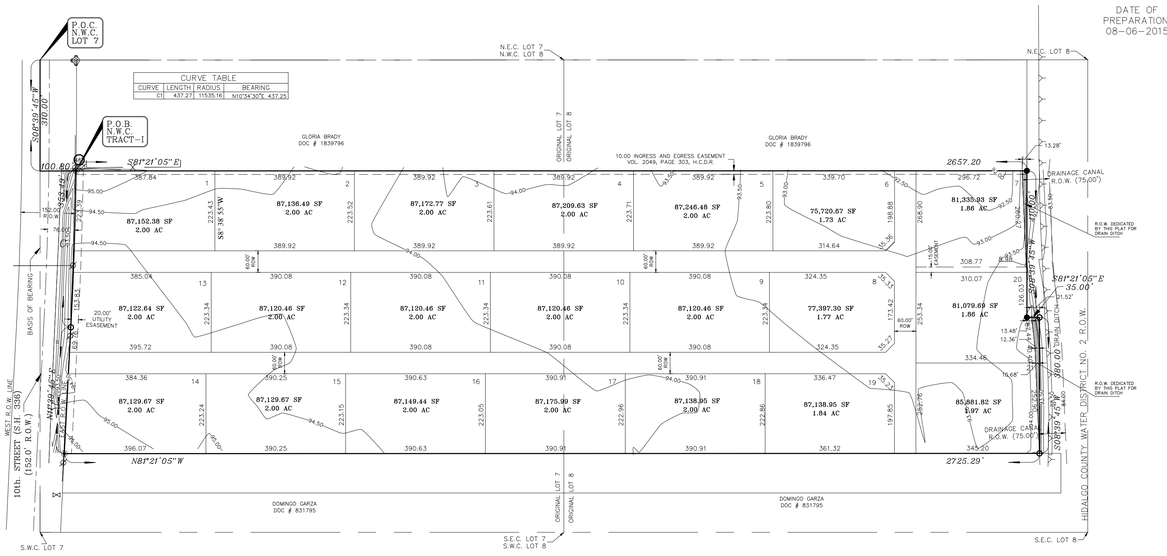
Rev 03/11


-05
103.38AC
QOT, INC
-03
63.4AC
QOT, INC
-00
80.54AC
AG ENTERPRISES
9
6600
14
15
16
3
7000
UNOPENED COUNTY ROAD
LOCATION
3
2
-11
7401
13.93AC
ERREQUIN, M
-00
5.47AC
GOMEZ, J
-10
19.59AC
VASQUEZ, F
-10
8.95AC
DE LEON, T
1
-05
15.0AC
JOHNSON, J
-00
15.46AC
JOHNSON, J
7400
7401
25 FT ROAD
EASEMENT
40 FT ROAD EASEMENT
-15 / 1.37AC / THESER, R
7501
6
PROPOSED LAS PALMAS
INDUSTRIAL PARK
SUBDIVISION
7
8
3
7800
11
10
DICKER RD
9
4
14
15
16
3
3
2
1
4

MAP
OF
LAS PALMAS INDUSTRIAL PARK
HIDALGO COUNTY, TEXAS

SCALE 1":200'

DATE OF PREPARATION: 08-06-2015



A 48.763 GROSS ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF LOTS 7 AND 8, SECTION 3, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION

BEING A 48.763 GROSS ACRE TRACT OF LAND, OUT OF LOTS 7 AND 8, SECTION 3, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND SAME BEING THE SAME LAND DESCRIBED AS 2 TRACT OF LAND BY SPECIAL WARRANTY DEED FROM LONE STAR NATIONAL BANCSHARES, INC. TO ROBERT TUDOR, DATED MAY 6, 2015, RECORDED IN DOCUMENT NO. 2015-2611669, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 48.763 ACRE TRACT OF LAND IS MORE PARTICULARY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIPE ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 336 FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT LOCATED S 08°39'45" W A DISTANCE OF 310.00 FEET AND S 81°21'05" E, A DISTANCE OF 100.80 FEET FROM THE NORTHWEST CORNER OF LOT 7;

THENCE, S 81°21'05"E, PARALLEL TO THE NORTH LINE OF LOT 7 AND 8, PASSING AT 1363.20 FEET THE DIVISION LINE BETWEEN LOTS 7 AND 8, CONTINUING FOR A TOTAL DISTANCE OF 2657.20 FEET TO AN IRON PIPEON THE WEST LINE OF HIDALGO COUNTY WATER DISTRICT NO. 2 CANAL RIGHT-OF-WAY, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 08°39'45"W, ALONG THE WEST LINE OF THE SAID CANAL RIGHT-OF-WAY, A DISTANCE OF 410.00 FEET TO AN IRON PIPE FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81°21'05"E, CONTINUING ALONG THE WEST LINE OF THE SAID CANAL RIGHT-OF-WAY, A DISTANCE OF 35.00 FEET TO AN IRON PIPE FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 08°39'45"W, CONTINUING ALONG THE SAID WEST LINE OF THE SAID CANAL RIGHT-OF-WAY, A DISTANCE OF 380.00 FEET TO AN IRON PIPE FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81°21'05"W, PARALLEL TO THE NORTH LINE OF THE SAID LOTS 7 AND 8, PASSING AT 1294.00 FEET THE DIVISION LINE BETWEEN LOTS 7 AND 8, CONTINUING FOR A TOTAL DISTANCE OF 2730.73 FEET TO AN IRON PIPE TO A POINT ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 336, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11535.16 FEET, A ARC LENGHT OF 791.10 FEET AND CHORD BEARING OF N 11°27'17"E, AND CHORD DISTANCE OF 790.95 FEET TO THE POINT OF BEGINNING, CONTAINING 48.763 GROSS ACRES, MORE OR LESS

GENERAL PLAT NOTES & RESTRICTIONS

1.- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X",
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN.
FLOOD PLAN COMMUNITY PANEL NO. 480334 0295 D,
EFFECTIVE DATE : JUNE 6, 2000.

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

2.-SETBACKS:
FRONT= 20 FT ON SOUTH 10TH STREET.
FRONT SETBACK IS 20.00'
REAR= 15 FT. OR EASEMENT WHICHEVER IS GREATER
SIDE= 6.0 FT. OR EASEMENT WHICHEVER IS GREATER

4.- ALL LOTS TO BE COMMERCIAL/INDUSTRIAL USE ONLY,

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

6. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT, TOP OF NAIL FOUND AT THE SOUTHWEST CORNER OF TRACT AND THE CENTERLINE OF ___ ROAD,TBM ELEVATION = 100.75.

7.- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPED 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: SEE SHEET No.3 FOR STORM SEWER IMPROVEMENTS.

8.- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4

9.- 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.

10.- 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.

11.- 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.

12.- 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 EXCERPTS 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 STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

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

14.- A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITH IN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
1. ANCHORING OF SEPTIC TANK(S)
2. BACK FLOW VALVES
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL

15.- ROBERTO TUDOR, THE OWNER & SUBDIVIDER OF LAS PALMAS INDUSTRIAL PARK, 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.

16.- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALL INTERIOR STREETS.

17.- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.

18.- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

19. ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.

20. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM TENTH STREET ON TO LOTS 1, 14 AND 14.

21. AN ENGINEERED DRAINAGE AND DETENTION PLAN MUST BE SUBMITTED AND APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.

22. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE (DETENTION AREAS) AND RELEASED INTO AN APPROVED STORM SEWER SYSTEM AT THE PRE-DEVELOPMENT RATE FOR A 10 YEAR FREQUENCY STROM EVENT.

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS PALMAS INDUSTRIAL PARK WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

_____ ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE:

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

_____ MAYOR, CITY OF McALLEN _____ DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

_____ CHAIRMAN, PLANNING COMMISSION _____ DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____ _____ DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ MAS ENGENEERING, LLC.
LICENSED PROFESSIONAL ENGINNER # 96611
4037 W. EXP.83, SUITE 150
MCALLEN, TEXAS 78501
_____ DATE:

STATE OF TEXAS
MARIO A. SALINAS
96611
LICENSED
PROFESSIONAL ENGINEER

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

I ROBERTO TUDOR SUBDIVIDER, AS OWNER OF THE 48.763 TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS PALMAS INDUSTRIAL PARK SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.
I CERTIFY THAT I HAVE COMPLIED 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 LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

_____ ROBERTO TUDOR
3814 N. CAGE BLVD.
PHARR, TEXAS 78577
_____ DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ROBERTO TUDOR PROVED TO ME THROUGH HIS TEXAS DEPARTMENT PUBLIC SAFETY DRIVER'S LICENSE TO BE THE PERSON WHOSE EASEMENT IS SUBSCRIBED TO THE FORGOING INSTRUMENT, WHO, BEING DULY SWORN BY ME, DECLARED THAT HIS STATEMENT THEREIN IS TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2015.

_____ NOTARY PUBLIC
MY COMMISSION EXPIRES

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK
ON: _____AT _____AM/PM
INSTRUMENT NUMBER _____
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 232.028 (a)
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS PALMAS INDUSTRIAL PARK WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONNERS COURT ON

_____ HIDALGO COUNTY JUDGE _____ DATE

_____ HIDALGO COUNTY CLERK _____ DATE

STATE OF TEXAS
COUNTY OF HIDALGO

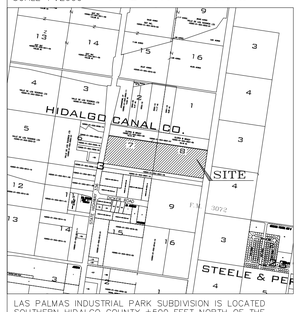
I, THE UNDERSIGNED, DAVID O. SALINAS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARE FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED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

_____ SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINNERS & SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782
2221 DAFFODIL AVE.
McALLEN, TEXAS 78501
_____ DATE

N

SCALE 1":2000'

VICINITY MAP



LAS PALMAS INDUSTRIAL PARK SUBDIVISION IS LOCATED SOUTHERN HIDALGO COUNTY ±500 FEET NORTH OF THE INTERSECTION OF SOUTH 10th STREET AND DICKER ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF McALLEN ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN (POPULATION 107,323). LAS PALMAS INDUSTRIAL PARK SUBDIVISION LIES APPROXIMATELY 1.0 MILES FROM THE CITY LIMITS OF McALLEN AND IT IS WITHIN THE CITY'S FIVE MILE EXTRATERRITORIAL JURISDICTION (ET.J) UNDER LOCAL GOVERNMENT CODE 42.021.

UNITED IRRIGATION DISTRICT

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..

_____ SECRETARY _____ PRESIDENT _____ DAY OF _____, 2015.

PRINCIPAL CONTACTS:

	Name	Address	City & Zip	Phone
OWNER:	ROBERTO TUDOR	3814 N. CAGE BLVD.	PHARR, TEXAS 78577	(956) ___-____
ENGINEER:	MARIO A. SALINAS	4037 W. Expwy.83, Suite 150	McAllen, Tx. 78501	(956) 537-1311
SURVEYOR:	DAVID O. SALINAS	2221 Daffodil Ave.	McAllen, Tx. 78501	(956) 682-9081

I N D E X

SHEETS 1 — LOCATION MAP AND ETJ; PRINCIPAL CONTACTS: PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS): SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; CITY APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECTIS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATION OD APPROVAL; HCHD CERTIFICATION: REVISION NOTES:

SHEETS 2 — WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM. TYPICAL WATER SERVICE CONNECTION; SUB-DIVIDER CERTIFICATION AND STATEMENT.

SHEETS 3 — DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.

SHEET 1 OF 3

REVISION NOTES

No.	SHEET	REVISIONS	DATE	APPROVED

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499
4037 W. EXP.83, SUITE 150
MCALLEN, TEXAS. 78501
PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/14/2016

SUBDIVISION NAME: LAS PALMAS INDUSTRIAL PARK	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
S. 10th Street: 76 ft. from centerline for 152 ft. ROW existing Paving: by the state Curb & gutter: by the state	Compliance
N/S 1/2 Mile: 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides *Project engineer, on behalf of the developer has submitted a variance request to not require the 1/2 mile roadway.	Non-compliance
N/S 1/4 Mile Road: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides *Project engineer, on behalf of the developer has submitted a variance request to not require the 1/4 mile collector roadway.	Non-compliance
Interior Streets: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides	Compliance
* 800 ft. Block Length: As proposed, the layout does not comply with the maximum block length allowed without a cross street. **Project engineer, on behalf of the developer has submitted a variance request to allow the block lengths to exceed 800 ft. without a cross street.	Non-compliance
* 600 ft. Maximum Cul-de-Sac:	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for non-residential zoning districts per Section 134-106 of the Subdivision Ordinance. **Project engineer, on behalf of the developer has submitted a variance request to not require the alley ROWs.	Non-compliance
SETBACKS	
* Front: TBD based on revised layout and street requirements.	TBD
* Rear: TBD based on revised layout and street requirements.	TBD
* Sides: TBD based on revised layout and street requirements.	TBD
* Corner: TBD based on revised layout and street requirements.	TBD
* Garage: 18 ft. except where greater setback is required; greater setback applies.	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on S. 10th Street, and both sides of the N/S 1/4 Mile, N/S 1/2 Mile and all interior streets.	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	NA
NOTES	
* No curb cut, access, or lot frontage permitted along:	NA
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	TBD
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets:	Compliance
* Minimum lot width and lot area:	Compliance
ZONING/CUP	
* Existing: ETJ Proposed: industrial	Compliance
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee:	NA
* Park Fee of $700 per dwelling unit is required to be paid prior to recording.	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	Complete
COMMENTS	
Comments: *Preliminary plat approved with conditions by the Planning and Zoning Commission at their meeting of August 4, 2015. **Plat must comply with the City's Access Management Policy.	Applied

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, RECOMMENDATION/CLARIFICATION ON THE REQUESTED VARIANCES, AND UTILITY & DRAINAGE APPROVALS.	Applied

MAS ENGINEERING LLC
TBPE FIRM NO. 15400

January 14, 2016

City of McAllen – Planning Department
Attn: Kimberly Guajardo
311 North 15th Street
McAllen, Texas 78501

Re: Las Palmas Industrial Park – Variance Request

Ms. Guajardo,

I am writing this letter on behalf of the developer RTE Investments, LLC. in reference to Las Palmas Industrial Park Subdivision. At this time we are respectfully requesting a variance to the City of McAllen Code regarding ¼ Mile & 1/2 Mile Collector. Additionally, inconjunction we are requesting a to the City of McAllen Code regarding the Maximum 800' Block Lane and not have alleys within the subdivisaion. The subdivision is 21 industrial lots with an average of 2 acres per lot. The ¼ Mile will fall in the middle of the proposed subdivision and the ½ Mile Collector will fall right where the drain ditch exist. The developer is proposing to dedicate and construct only a ½ Mile Collector instead. It will be proposed almost toward the end of the subdivision, following our layout. The developer is proposing the ½ Mile Collector with a width of 44 ft. back to back of pavement. The ½ Mile Collector will allow future north and south development. The maximum 800 foot block lane would cause the developer to put a cross street at approximately every 2 lots, which would reduce the number of lots and result a more than feasible cost to develop the Industrial Park. In respect to the City of McAllen code for alleys, if developed with alleys it would reduce the size and number of Industrial lots for the development to become feasible. The developer is proposing for each Industrial lot to be required to provide its own means of access for the City of McAllen Public Works Department to service the container/s. Attached to the formal request for the various variance requests to the City of McAllen Code is an exhibit. If you have any questions, please feel free to contact me. Thank you.

Sincerely,

Mario A. Salinas

4037 West Expressway 83, Suite 150
McAllen, Texas 78501
E-mail: msalinas6373@att.net
Phone: (956) 537-1311

RECEIVED
By Nikki Marie Cavazos at 10:49 am, Jan 15, 2016

14
15
16
UNOPENED COUNTY ROAD
3
4
2
1
LOCATION
25 FT ROAD EASEMENT
40 FT ROAD EASEMENT
6
PROPOSED LAS PALMAS INDUSTRIAL PARK SUBDIVISION
7
8
3
4
10
DICKER RD
9
3
15
16

2016 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION

	01/05/16	01/19/16	02/02/16	02/16/16	03/01/16	03/15/16	04/05/16	04/19/16	05/03/16	05/17/16	06/07/16	06/21/16	07/05/16	07/19/16	08/02/16	08/16/16	09/06/16	09/20/16	10/04/16	10/18/16	11/01/16	11/16/16	12/06/16	12/20/16
Leonel Garza III	**A**																							
Sonia Falcon	**P**																							
Rudy Elizondo	**A**																							
Michael Hovar																								
Pepe Cabeza de Vaca	**P**																							
John Millin	**P**																							
Mark Wright	**P**																							

P- PRESENT
A- ABSENT
* NO QUORUM
** NO MEETING

2016 ATTENDANCE RECORD FOR PLANNING AND ZONING WORKSHOPS

Leonel Garza III																								
Sonia Falcon																								
Rudy Elizondo																								
Michael Hovar																								
Pepe Cabeza de Vaca																								
John Millin																								
Mark Wright																								

PLANNING DEPARTMENT

1300 W. Houston Avenue McAllen, TX 78501
Phone: 956-681-1250 Fax: 956-681-1279

2016 CALENDAR

Meetings:

- City Commission
- Planning & Zoning Board
- Public Utility Board
- Zoning Board of Adjustment
- HPC - Histoical Preservation Council

Deadlines:

D- Zoning/CUP Application
N - Public Notification

* **Holiday** - Office is closed

JANUARY 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 HOLIDAY	2
3	4	5	6 D - 2/2 & 2/3	7	8	9
10	11 AD - 2/2 & 2/3	12	13 N - 2/2 & 2/3	14	15	16
17	18	19	20 D - 2/16 &2/17	21	22	23
24	25 AD - 2/16 &2/17	26	27 HPC N - 2/16 &2/17	28	29	30
31						

FEBRUARY 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3 D - 3/1 & 3/2	4	5	6
7	8 A - 3/1 & 3/2	9	10 N - 3/1 & 3/2	11	12	13
14	15	16	17 D - 3/15 & 3/16	18	19	20
21	22 A - 3/15 & 3/16	23	24 HPC N - 3/15 & 3/16	25	26	27
29	29					

MARCH 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2 D - 4/5 & 4/6	3	4	5
6	7 A - 4/5 & 4/6	8	9 N - 4/5 & 4/6	10	11	12
13	14	15	16 D - 4/19 & 4/20	17	18	19
20	21 A - 4/19 & 4/20	22	23 HPC N - 4/19 & 4/20	24	25 HOLIDAY	26
27	28	29	30	31		

APRIL 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6 D - 5/3 & 5/4	7	8	9
10	11 A - 5/3 & 5/4	12	13 N - 5/3 & 5/4	14	15	16
17	18	19	20 D - 5/17 & 5/18	21	22	23
24	25 A - 5/17 & 5/18	26	27 HPC N - 5/17 & 5/18	28	29	30

MAY 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4 D - 6/1 ZBOA	5	6	7
8	9 A - 6/1 - ZBOA	10	11 D - 6/7 - P&Z N - 6/1 - ZBOA	12	13	14
15	16 A - 6/7 - P&Z	17	18 D - 6/15 - ZBOA N - 6/7 - P&Z	19	20	21
22	23 A - 6/15 - ZBOA	24	25 HPC D - 6/21 - P&Z N - 6/15 - ZBOA	26	27 A - 6/21 - P&Z	28
29	30 HOLIDAY	31	N - 6/21 - P&Z			

JUNE 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 D - 7/5 & 7/6	2	3	4
5	6 A - 7/5 & 7/6	7	8 N - 7/5 & 7/6	9	10	11
12	13	14	15 D - 7/19 & 7/20	16	17	18
19	20 A - 7/19 & 7/20	21	22 HPC N - 7/19 & 7/20	23	24	25
26	27	28	29	30		

Deadlines and Meeting Dates are subject to change at any time. Please contact the Planning Department at (956) 681-1250 if you have any questions.