

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, APRIL 16, 2024 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

- a) Minutes for the March 16, 2024 and April 2, 2024 meeting will be available on the May 7, 2024 meeting.

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Virginia Hernandez Hernandez, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an automotive service and repair shop (Hernandez Tire Shop), at 0.92 acre tract of land out of the North 7.00 acres of the West 10.00 acres of the South 27.1 acres of Lot 11, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 3601 State Highway 107. **(CUP2024-0028)**
2. Karina De Anda, for a Conditional Use Permit, for one year, for a portable food concession stand (raspa stand) at the East ½ of the West 10 acres of the East 20 acres of Lot 10, Block 280, Texas-Mexican Railway Subdivision, Hidalgo County, Texas; 2113 State Highway 107. **(CUP2024-0029)**
3. Request of Jesus F. Davila on behalf of Auriel Investments LLC., for a Conditional Use Permit, for one year, for a Bar at a Lot 3, North Park Village Phase 2 Subdivision, Hidalgo County, Texas; 1200 Auburn Avenue, Building 300, Suite 300. **(CUP2024-0027)(TABLED ON 4/2/2024)**

b) REZONING:

1. Initial zoning to R-3A (multifamily residential apartments) District: the east 14.65 acre tract of land, out of the west 34.65 acres of Lot 13, Section 280, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 2600 Sprague Road. **(REZ2024-0018)**

2. Rezone from R-1 (single family residential) District to C-3 (general business) District: 0.845 Acres out of Lot 129 La Lomita Irrigation & Construction Company Subdivision, Hidalgo County, Texas; 2804 North Ware Road. **(REZ2024-0019)**
3. Rezone from C-3L (light commercial) District to R-3A (multifamily residential apartments) District: 4.37 acre gross; 4.22 acre net; tract of land out of Lot 105, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 4420 North Ware Road. **(REZ2024-0014)(TABLED ON 3/19/2024 & 4/2/2024)**

c) SUBDIVISION:

1. The District Phase IA Subdivision, 7901 North 10th Street, Domain Development Corporation **(SUB2024-0035) (FINAL) M&H**

3) SITE PLAN:

- a) Site plan approval for Lot 16, Citrus Grove Plaza Amended subdivision, Hidalgo County, Texas; 4201 West Expressway 83. **(SPR2022-0052)**

4) CONSENT:

- a) Garden Rose Subdivision, 1200 East Yuma Avenue, Edgar Escobedo, **(SUB2024-0029) (FINAL) MAS**
- b) Vacating of Eldorado at Thousand Oaks I, II, III, Block III Subdivision and Replat to Eldorado at Thousand Oaks I, II, III Block IIIA Subdivision, 12504 North Ware Road, Tierra RGV Group, LTD **(SUB2024-0038) (FINAL) QHA**
- c) Trenton & 29th Subdivision, 2800 Trenton Road, Avusa Marketing Company, Inc. **(SUB2024-0030) (FINAL) M&H**

5) SUBDIVISIONS:

- a) The District Phase II Subdivision, 1201 Wisconsin Road, Auriel Investments **(SUB2024-0010) (FINAL) M&H**
- b) Vacating of Jackson Meadows Lots 67C – 67W Subdivision and Replat to Jackson Meadows Storage Lots 1, 2, 3, 4 Subdivision, 2700 South Jackson Road, Esponjas Development, LTD **(SUB2024-0037) (PRELIMINARY) M2E**
- c) Harvest Creek at Ware Phase I Subdivision, 2301 North Ware Road, Erickson Construction **(SUB2023-0011) (REVISED FINAL) M&H**
- d) Whispering Meadows Subdivision, 9228 North Bicentennial Boulevard, Tim Wilkins, **(SUB2023-0060) (REVISED PRELIMINARY) PCE**
- e) La Lomita Paradise Subdivision, 3500 La Lomita Road, La Lomita Paradise LLC, **(SUB2024-0034) (PRELIMINARY) RDE**
- f) Encino Estates Subdivision, 6700 North Shary Road, Silver Candle Holdings, LLC **(SUB2023-0088) (REVISED PRELIMINARY) BIG TABLED ON 04/02/2024**

g) McAllen Near-shoring Subdivision, 4101 Idela Avenue, 140 Ware Road, LLC (SUB2023-0036) (REVISED PRELIMINARY) STIG

ADJOURNMENT:

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

**3/16/24 & 4/2/24
MEETING MINUTES
WILL BE PRESENTED TO
THE BOARD AT THE NEXT
P&Z MEETING.**

Memo

TO: Planning and Zoning Commission

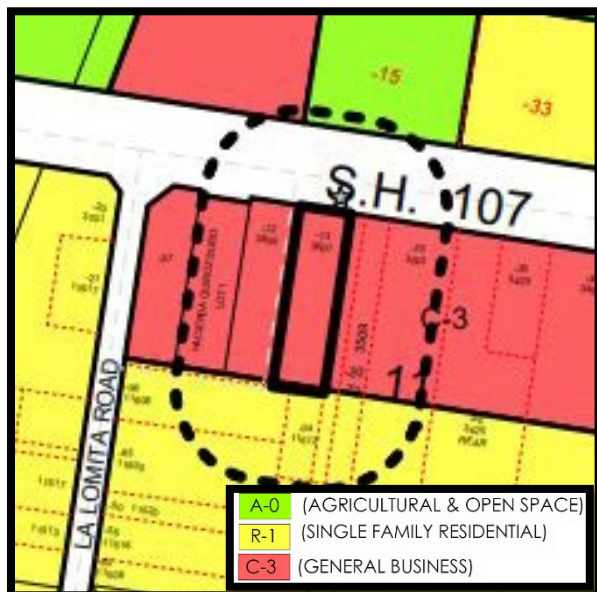
FROM: Planning Staff

DATE: April 8, 2024

SUBJECT: REQUEST OF VIRGINIA HERNANDEZ HERNANDEZ, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE, FOR AN AUTOMOTIVE SERVICE AND REPAIR SHOP (HERNANDEZ TIRE SHOP), AT 0.92 ACRE TRACT OF LAND OUT OF THE NORTH 7.00 ACRES OF THE WEST 10.00 ACRES OF THE SOUTH 27.1 ACRES OF LOT 11, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION HIDALGO COUNTY, TEXAS; 3601 STATE HIGHWAY 107. (CUP2024-0028)

BRIEF DESCRIPTION:

The property is located along the south side of State Highway 107 east of La Lomita Road and is zoned C-3 (general business) District. The property has approximately 105 feet of frontage along SH 107 and is comprised of 0.92 acres. Adjacent zoning there is C-3 District to the east and west, and R-1 (single family residential) District to the south. To the north across State Highway 107 there is A-O (agriculture & open space) District, R-1 District to the northeast and C-3 District to the northwest. Surrounding land uses include CXL Motors, Mommy Land Bilingual Academy to the east, 107 Auto Financial to the west and vacant land to the north. An automotive service and repair shop is allowed in the C-3 District with a Conditional Use Permit and in compliance with requirements.



HISTORY:

This is the initial application for a Conditional Use Permit for an automotive service and repair shop at this location. The applicant states between the years 2002 through 2020, the site was previously a location for a tire shop.

REQUEST/ANALYSIS:

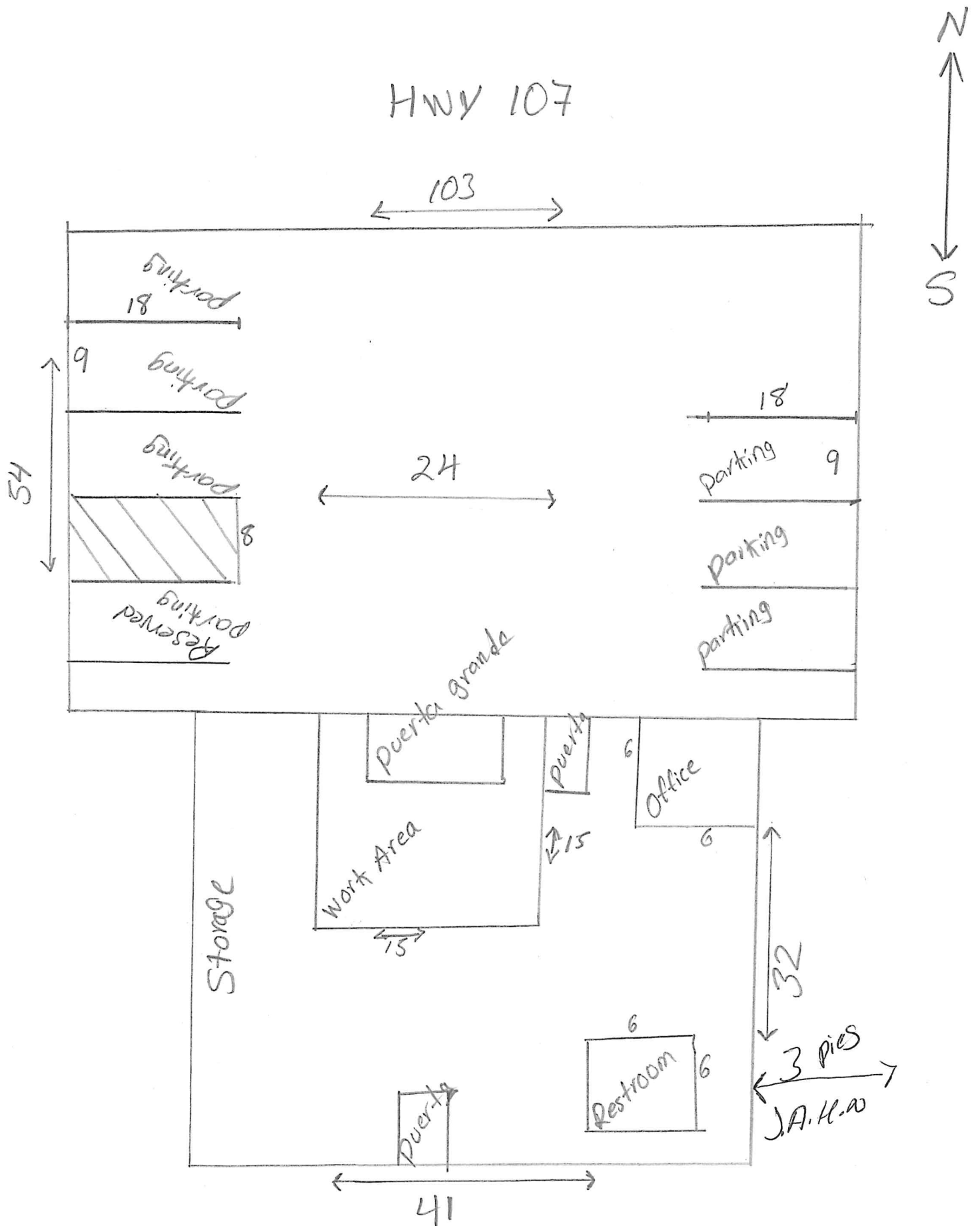
The applicant is requesting to operate an automotive repair shop (Hernandez Tire shop) for life of the use. The applicant stated no work would be done outside the business. The proposed hours of operation are 8:00 a.m. to 7:00 p.m. Monday through Saturday and the business will be closed on Sunday. The applicant has submitted a site plan showing compliance with parking requirements.

There is an existing single-family residence on the subject property adjacent to the commercial building that is used as a residence for the property owner.

A Fire Department inspection is pending. The Planning Department has not received any calls in opposition to the request. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The business must meet the requirements set forth in Section 138-281 of the Zoning Ordinance and specific requirements as follows:

- 1) A minimum lot size of 10,000 square feet is required. The subject property is approximately 40,000 square feet;
- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. The work will be performed in the enclosed service area;
- 3) Outside storage of materials is prohibited;
- 4) The building where the work is to take place shall be at least 100 ft. from the nearest residence. The building is located approximately 3 ft. from an existing residence to the east;
- 5) A 6 ft. opaque fence may be required to buffer residential uses or districts.
- 6) New buildings and conversions of existing buildings shall meet current building and fire code requirements concerning separation of high hazard uses from other occupancy use classifications.

RECOMMENDATION: Staff recommends disapproval of the request based on noncompliance with requirement listed above as #4 (distance from the nearest residence) of Section 138-281 of the Zoning Ordinance.



3601 N State Highway 107, McAllen TX 78504



Memo

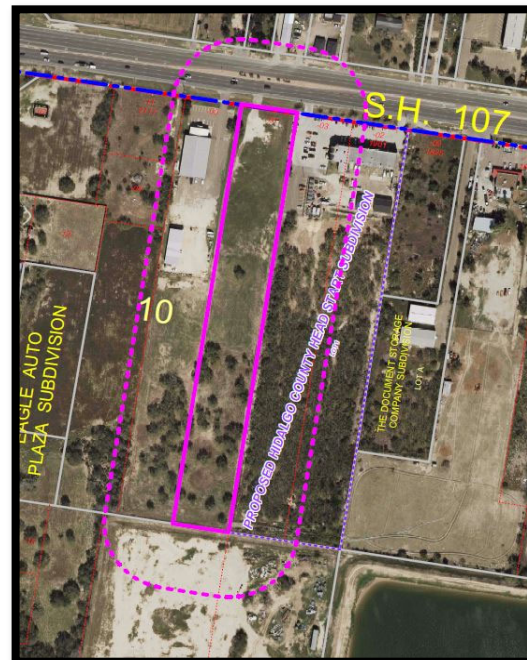
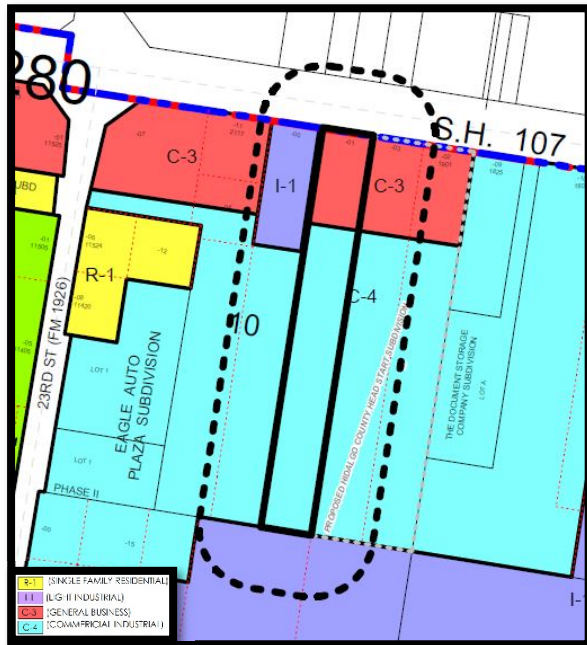
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: April 4, 2024

SUBJECT: REQUEST OF KARINA DE ANDA, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE FOOD CONCESSION STAND (RASPA STAND) AT THE EAST ½ OF THE WEST 10 ACRES OF THE EAST 20 ACRES OF LOT 10, BLOCK 280, TEXAS-MEXICAN RAILWAY SUBDIVISION, HIDALGO COUNTY, TEXAS; 2113 STATE HIGHWAY 107. (CUP2024-0029)

BRIEF DESCRIPTION: The property is located along the south side of State Highway 107, approximately 580 ft. east of North 23rd Street. The subject property is zoned C-3 (general business) District along State Highway 107 and C-4 (commercial industrial) District for the interior portion to the south. The adjacent zoning is C-3 District to the east, C-4 (commercial industrial) District to the south and I-1 (light industrial) District to the west. The area to the north is outside city limits. Surrounding land uses include Rio-Tech Landscaping Supply, Hidalgo County Head Start Program and vacant land. A portable food concession stand is permitted in a C-3 District with a Conditional Use Permit.



HISTORY: The initial Conditional Use Permit was approved for this location for one year by the Planning and Zoning Commission on February 21, 2012. It had been renewed continually through 2022 but lapsed in 2023.

REQUEST/ANALYSIS: The applicant is proposing to continue to operate a portable food concession stand on the subject property for a snow cone stand. The portable food concession stand is already in place and will be maintaining its current footprint. The proposed days and hours of operation are 12 p.m. to 10 p.m. Monday through Sunday and no seating area is being proposed.

The Health and Fire departments have inspected the establishment, which meets all the minimum safety codes and regulations. The portable building must also meet the requirements set forth in Section 138-118(a)(9) of the Zoning Ordinance and specific requirements as follows:

- 1) Cannot be located in residentially zoned area. The property is zoned C-3 District;
- 2) Stand must be inspected by Building Inspection Department staff and meet applicable building codes;
- 3) Must have paved off-street parking available over and above what is required for the business to which it is adjacent. Four parking spaces are required and 10 spaces are provided;
- 4) If it is a portable building or trailer it must be anchored to the ground properly;
- 5) Must meet setback requirements of the zoning district in which it is located; and
- 6) Water and sewage disposal facilities must be available and may be required.

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

RECOMMENDATION: Staff recommends approval of the Conditional Use Permit request since this is an established business in operation for several years.

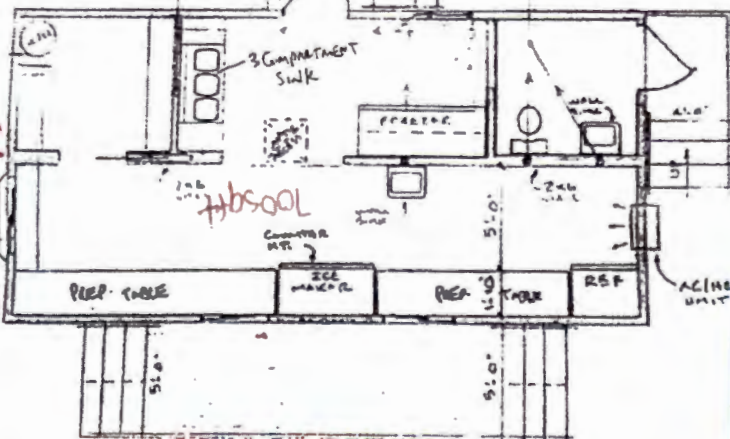
EDGE OF PAVEMENT

EDGE OF PAVEMENT

ASPHALT DRIVE

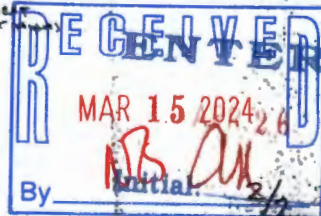
ASPHALT DRIVE

15' Ventana



← 35 P.E.S. →

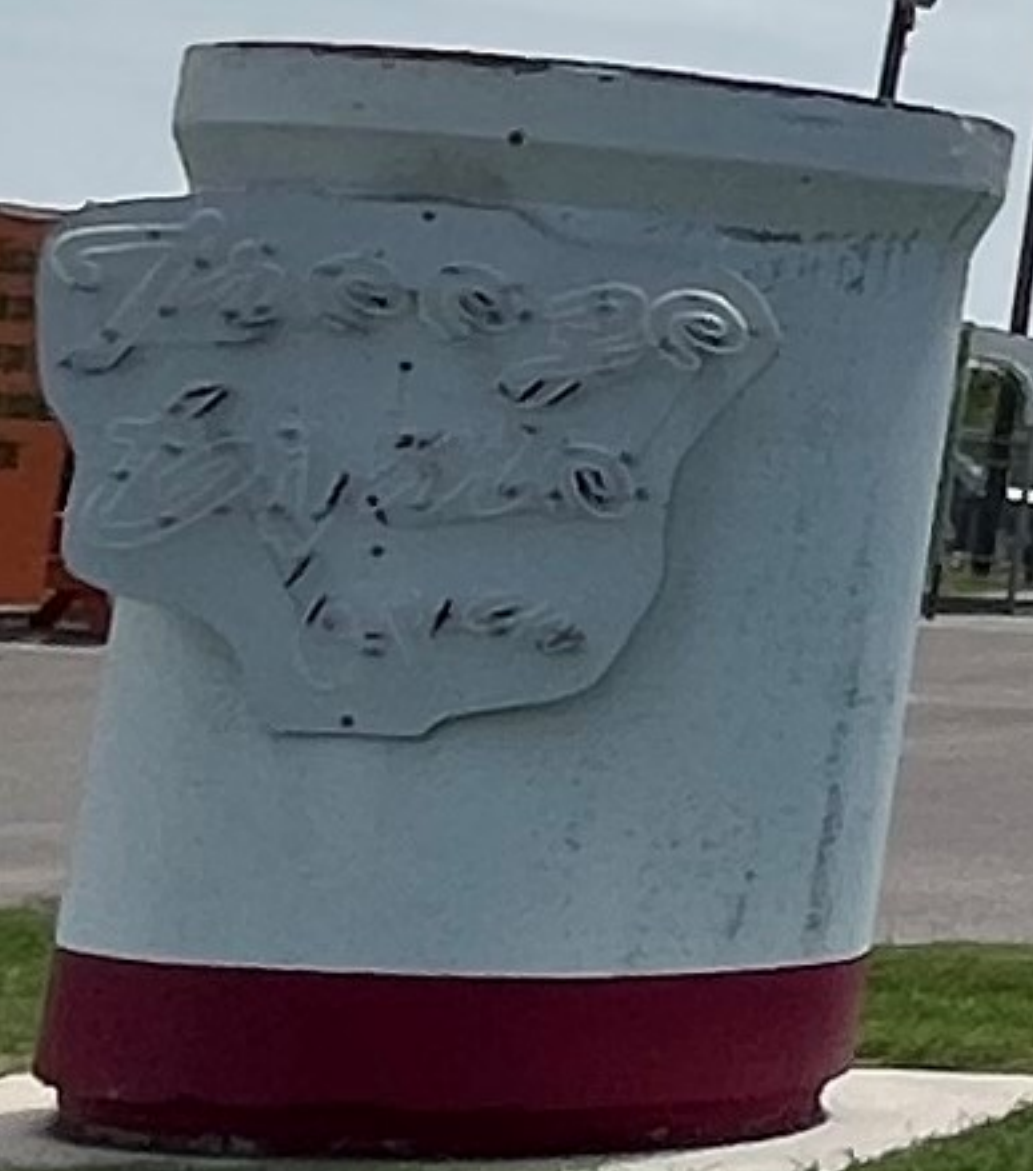
ASPHALT DRIVE PARKING AREA







Tacos Made
1956 195-1995
Bistec Pastor
Pollo



NOTICE
PORTABLE FOOD
FOR
THIS PROPERTY
CUP2024-0029



Memo

TO: Planning and Zoning Commission

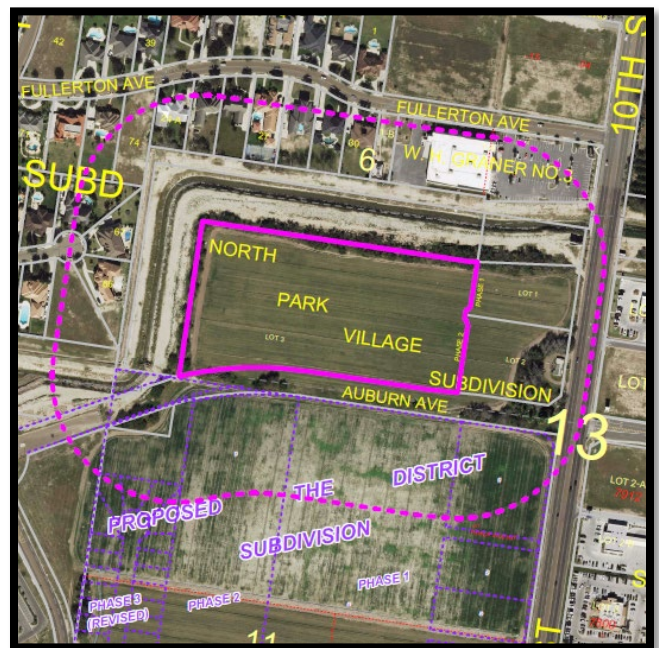
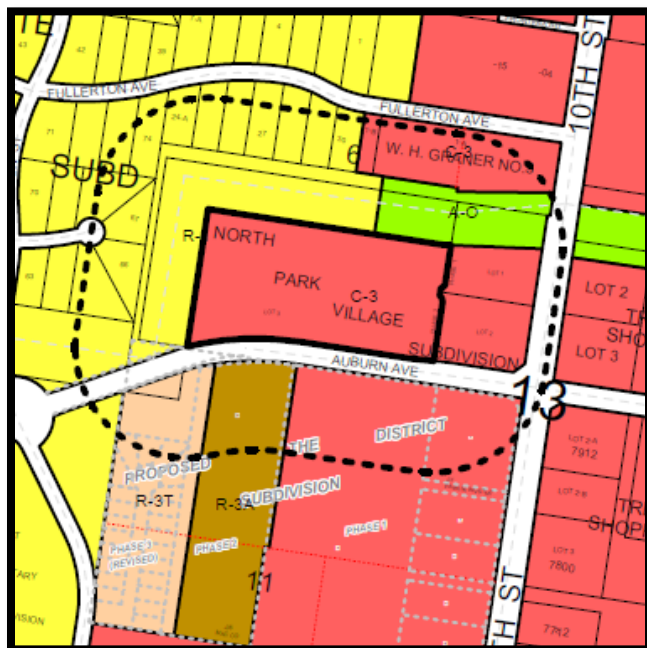
FROM: Planning Staff

DATE: March 13, 2024

SUBJECT: REQUEST OF JESUS F. DAVILA ON BEHALF OF AURIEL INVESTMENTS LLC., FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR AT A LOT 3, NORTH PARK VILLAGE PHASE 2 SUBDIVISION, HIDALGO COUNTY, TEXAS; 1200 AUBURN AVENUE, BUILDING 300, SUITE 300. (CUP2024-0027)

THE PLANNING AND ZONING COMMITTEE MOVED TO TABLE THE ITEM ON 4/2/24.

BRIEF DESCRIPTION: The property is located on the northwest corner of Auburn Avenue and N. 10th Street. It is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the east and R-1 (single family residential) District to the north and west. There is also A-O (agricultural and open space) District to the north. Surrounding land uses are commercial plazas including existing bars and restaurants, single family residences and future multifamily developments. A bar is allowed in a C-3 district with a Conditional Use Permit and in compliance with requirements.



HISTORY: This is the initial CUP request for this bar. A CUP has been approved for another bar located in the same location. This application was submitted on March 6, 2024.

SUMMARY/ANALYSIS: The applicant is proposing to operate a bar (OTBG North Park) from an existing 3,516 square ft. suite. The proposed business hours are Monday through Sunday from 11 A.M. to 2 A.M.

The Fire Department and the Health Department have inspected and approved the CUP process to continue.. The establishment must comply with requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the Lot of the above mentioned business must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of the residential zone/use to the north and south;
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to Auburn Avenue;
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. 35 parking spaces are required and more than 250 are provided as per site plan with shared parking within the plaza.
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Chief Building Official and Fire Marshal. The occupancy load will be established by the Building Inspections Department as part of the building permit review process.

Staff has receive phone calls in opposition regarding noise complaint and buffer concerns. Three neighbors did attend the public hearing of April 2, 2024 in opposition. The Planning and Zoning Committee requested additional documents, such as a police report for the entire plaza. The Board motioned to table the item.

RECOMMENDATION: Staff recommends disapproval of the request based on noncompliance with requirement listed above as #1 (distance to a residential zone/use) of Section 138-118(a)(4).

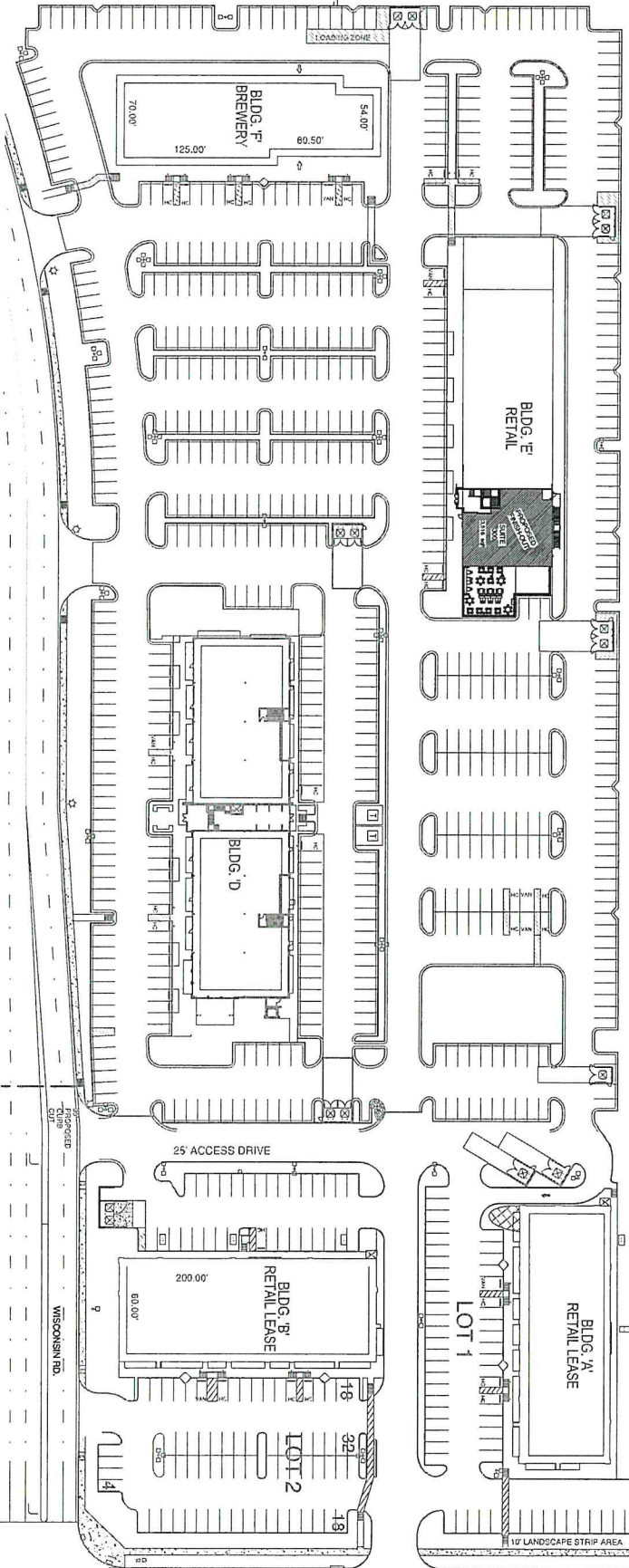
JFO. 3/5/24

NORTH PARK VILLAGE

FRANKIE FLAVZ'S CRAFT BURGER HOUSE

0TB6 North Park

1200 AUBURN AVE., SUITE 300
MCALLEN TEXAS



1 SITE PLAN
1" = 40'

DATE: 7-1-22
PROJECT: FRANKIE FLAVZ'S CRAFT BURGER HOUSE
DRAWN BY: G.Z.
CHECKED BY:
FILE NAME:

SHEET
0.0

**NORTH PARK VILLAGE BLDG. E
FRANKIE FLAVZ**

1200 AUBURN AVE., SUITE 300, McALLEN TEXAS

AURIEL
INVESTMENTS

100 E. NOLANA Ste. 130, McALLEN, TX. 78504 956-661-8888

ISSUES/REVISIONS



COLD BEER

DOMESTICS

BUD LIGHT
BUDWEISER
COORS LIGHT
LONESTAR (CAN)
MICHELOB ULTRA
MICHELOB ULTRA GOLD
MILLER LITE
SHINER BOCK

IMPORTS

MODELO
NEGRA MODELO
DOS XX
CORONA EXTRA
CORONA PREMIER
HEINEKEN 0.0

DRAFTS

BUD LIGHT
BUDWEISER
DOS XX
MICHELOB ULTRA
MICHELOB ULTRA GOLD
MILLER LITE
MODELO

SPECIALTY DRINKS

BLESS YOUR HEART

WESTERN SON BLUEBERRY VODKA, RASPBERRY
LIQUEUR, K-RATED FUSION LIQUEUR, KWARTZ AND
SODA, TOPPED WITH FRESH BERRIES, GARNISHED
WITH SHAVED COCAINER

SOUTHERN PEACH

WESTERN SON PEACH VODKA, TERP & C
PEACH POPS, SWEET TEA, TOPPED WITH
PEACHES, GARNISHED WITH A LEMON WHEEL

CUCUMBER REFRESHER *FM FAVORITE*

THIS IS HOMEMADE VODKA, FRESH LIME JUICE AND
CUCUMBER PUREE, DRESSED WITH TRIO,
GARNISHED WITH A CUCUMBER WHEEL

LONESTAR LEMONADE

THIS IS HOMEMADE VODKA, LEMONADE, TOPPED WITH
A POMEGRANATE FLAVORED TEXAS SHAPED ICE CUBE
GARNISHED WITH A LEMON WHEEL

HAPPY HOUR

MON-FRI FROM 11AM TO 7PM

\$2.50 DOMESTIC DRAFTS

\$3.50 IMPORT DRAFTS

\$5.00 PATRON

\$3.00 JAGER

\$3.00 FIREBALL

\$4.00 JAGER BOMBS

\$4.00 VEGAS BOMBS

\$3.00 WELLS

\$5.00 YOU CALL IT

\$7.00 MARGARITAS ALL FLAVORS

(WELL TEQUILA ONLY)

\$7.00 PINA COLADA

OAK

TEXAS BAR & GRILL

DAILY SPECIALS

MON-FRI FROM 11AM TO 3PM

*DINE-IN ONLY WITH PURCHASE OF A DRINK

MONDAY
OAK WRAP \$5.99

TUESDAY (ALL DAY)
BISTEC TACOS \$4.99

WEDNESDAY
6 PIECE WINGS \$5.99

THURSDAY
3/3 TACO WING COMBO \$6.99

FRIDAY
BURGER & BREW \$5.99



KIDS MENU

10 AND UNDER
COMES WITH FRIES & DRINK

1 CHEESE QUESADILLA \$6.99

2 SLIDERS \$6.99

3 BONELESS WINGS \$6.99



20% GRATUITY WILL BE ADDED TO
TABLES OF 6 OR MORE GUESTS
AND BAR TABS OF \$100 OR MORE

DESSERT

FRIED OREOS \$8.99

6 FRIED OREOS SERVED WITH A SCOOP
OF VANILLA ICE CREAM

CHEESECAKE \$6.99

SLICE OF CHEESECAKE SERVED WITH
STRAWBERRIES & WHIPPED CREAM



LOCATIONS

MCALLEN UPTOWN 7001 N 10TH ST SUITE C MCALLEN, TX 78504

MCALLEN SOUTHTOWN 2011 S 10TH ST MCALLEN, TX 78503

WESLACO 313 S TEXAS BLVD WESLACO, TX 78596

BROWNSVILLE 3230 S PABLO KISEL BLVD SUITE E106-E107 BROWNSVILLE, TX 78526

FOLLOW US
ON OUR SOCIAL NETWORKS



APPETIZERS

OAK SAMPLER \$13.99

STEP 1: CHOOSE 1
BONELESS WING, TRADITIONAL WING, BUFFALO SHRIMP SLIDER
STEP 2: CHOOSE 5
MOZZARELLA STICK, FRIED PICKLES, ONION RINGS, CHEESE QUESADILLA, FRIES, CAULIFLOWER WINGS

QUESADILLA \$8.99

FLOUR TORTILLA FILLED WITH CHEESE, MILD PEPPER & ONION. YOUR CHOICE OF CHICKEN, BISTEC OR FALSA. SERVED WITH A SIDE OF GUACAMOLE AND SALSA

SLIDERS \$8.99

1 MINI BURGER ON HAWAIIAN BUNS, CHEDDAR CHEESE & HOUSE SAUCE. SERVED WITH RANCH AND A PICKLE SLURP

CAULIFLOWER WINGS \$8.99

CAULIFLOWER COATED IN BEEF BUTTER AND LIGHTLY FRIED. CHOOSE YOUR FAVORITE SAUCE & SERVED WITH CELERY & CARROT STICKS



GULF COAST AGUACHILES \$14.99

SHRIMP MARINATED IN GREEN SALSA, SERVED WITH SLICES OF CUCUMBER, ONION & CILANTRO

CEVICHE \$10.99

FISH MARINATED IN LIME JUICE, TOMATO, CUCUMBER, CARROT, CILANTRO & ONION. SERVED WITH CHOICE OF CHIPS OR CRACKERS

BUFFALO SHRIMP \$8.99

FRESH SHRIMP BREADED IN OUR HOMEMADE BUTTER, COATED IN BUFFALO SAUCE

FRIED PICKLES \$8.99

FRESH CUT PICKLES BREADED IN OUR HOMEMADE BUTTER

MOZZARELLA STICKS \$8.99

MOZZARELLA BREADED IN OUR HOMEMADE BUTTER, SERVED WITH HAWAIIAN SAUCE, TOPPED WITH PARMESAN CHEESE

MEXICAN STREET CORN \$4.99

WAXY YELLOW CORN BROILED WITH MAYO, QUESO FRIED & CHILI POWDER

CHIPS & SALSA \$4.99

HOMEMADE POTATO CHIPS & SPICY RED SALSA



TEX-MEX SKILLETS

GRILLED MEAT OR CHICKEN PASTAS ON A FOLDING SKILLET WITH SAUTÉED ONIONS & MILD PEPPER. SERVED WITH A SIDE OF CHARD, BEANS, GUACAMOLE, YOUR CHIPS & YOUR CHOICE OF FUSION OR CORN TORTILLAS

CHICKEN FAJITAS \$14.99

BEEF FAJITAS \$16.99

MIXED \$16.99

ADD GRILLED SHRIMP FOR \$4



TACOS

FAJI-GRINGAS \$12.99

BEEF FAJITA TACOS WITH MELTED MOZZARELLA CHEESE ON FLOUR TORTILLAS, SERVED WITH A SIDE OF GUACAMOLE, GRILLED ONIONS & RED SALSA

TACOS A LA DIABLA \$11.99

Sautéed shrimp in salsa a la diablo, mozzarella cheese on corn tortillas, served with diced onions, cilantro & lime

BISTEC TACOS \$9.99

GRILLED STEAK ON CORN TORTILLAS, SERVED WITH GRILLED ONIONS, CILANTRO, LIME & GREEN SALSA. *ADD CHEESE & AVOCADO FOR \$1 EACH

FISH TACOS \$9.99

FRIED FISH SERVED ON CORN TORTILLAS, TOPPED WITH SHREDDED CABBAGE, CARROTS & HOUSE SAUCE. *ALSO AVAILABLE IN SHRIMP. *GRILLED AVAILABLE UPON REQUEST

OAK

TEXAS BAR & GRILL



TRY OUR

FAN FAVORITE

TACO & WING COMBO \$9.99

CAN'T DECIDE WHAT YOU WANT? WHY NOT BOTH?



BURGERS

OAK HOUSE BURGER \$12.99

CHARBROILED ALL BEEF PATTY, ONION RING, CHEDDAR CHEESE TOPPED WITH BBQ SAUCE, SERVED ON A TOASTED BUN

JALAPENO PEPPER JACK MELT \$10.99

CHARBROILED ALL BEEF PATTY TOPPED WITH GRILLED JALAPENOS, GRILLED ONION & PEPPER JACK CHEESE, SERVED ON A TOASTED BUN

CLASSIC CHEESEBURGER \$9.99

CHARBROILED ALL BEEF PATTY, CHEDDAR CHEESE, LETTUCE, TOMATO, PICKLES SERVED ON TOASTED BUNS. *ADD WHOLE JALAPENO FOR \$1



WINGS

TRADITIONAL | BONELESS

6 PIECE	\$8.99
12 PIECE	\$14.99
18 PIECE	\$19.99

CHOOSE YOUR FLAVOR

BUFFALO
LEMON PEPPER
GARLIC PARMESAN
MANGO HABANERO

BUFFALO PARMESAN
HOUSE SAUCE
BBQ

SIDES

FRENCH FRIES
SIDE SALAD
ONION RINGS

CHARROS BEANS
CHARROS LOCOS
CELERY & CARROT STICKS



SALADS

SALMON SALAD \$12.99

GRILLED SALMON, LETTUCE, TOMATO, CUCUMBER, CARROTS & CROUTONS, TOPPED WITH SHREDDED CHEESE SERVED WITH YOUR CHOICE OF DRESSING

BUFFALO CHICKEN SALAD \$10.99

GRILLED CHICKEN, LETTUCE, TOMATO, CUCUMBER, CARROTS & CROUTONS, TOPPED WITH SHREDDED CHEESE & RANCH DRESSING

GRILLED CHICKEN SALAD \$10.99

GRILLED CHICKEN, LETTUCE, TOMATO, CUCUMBER, CARROTS & CROUTONS, TOPPED WITH SHREDDED CHEESE, SERVED WITH YOUR CHOICE OF DRESSING

WRAPS & SANDWICHES

OAK WRAP \$10.99

GRILLED CHICKEN, LETTUCE, TOMATO, SLICED SPINACH, AVOCADO, TOPPED WITH OUR HOUSE SAUCE, WRAPPED IN A SPINACH TORTILLA

BUFFALO CHICKEN WRAP \$10.99

FRIED CHICKEN TENDER COATED IN BUFFALO SAUCE, LETTUCE, TOMATO & CHEESE TOPPED WITH OUR HOUSE SAUCE, WRAPPED IN A SPINACH TORTILLA

BUFFALO CHICKEN SANDWICH \$10.99

FRIED CHICKEN BREAST COATED IN BUFFALO SAUCE, SERVED WITH PICKLES, RANCH & PEPPER JACK CHEESE

CHICKEN SANDWICH \$9.99

FRIED OR GRILLED CHICKEN BREAST SERVED WITH LETTUCE, TOMATO & PICKLES, TOPPED WITH YOUR CHOICE OF SAUCE & CHEESE



DRESSINGS

RANCH, HOUSE SAUCE, BLUE CHEESE & BALSAMIC VINAIGRETTE

Kids & Drink menu
ON BACK SIDE

Municipality	Res AM	Res PM	Non-Res AM	Non-Res PM	Sound Permit	Measuring Distance
Houston	65	58	68	68	75	Property line
New Braufels	85	75	85	80	variances allowed	Nearest ROW for 30 sec
San Antonio	63	63	70	63		Property under separate ownership
Fredericksburg	85	55	85	65	construction only	10 ft. from property line
Round Rock	55	50	80	75	80 at night in "Music zones"	200 linear ft. from property line
Edinburg		65		65		200 ft. from source
Brownsville	63	50	70	60		Property line of complaining property
Mission	65	65	65	65		Property line of complaining property
Pharr	80	75	85	85		Property line of receiving property
College Station	63	56				Property line of residential property

Decible Examples	
Fireworks	140 dB
Police Siren	120 dB
Power tools	90 dB
Noisy Restaurant	80 dB
Vaccum cleaner	70 dB
Normal conversation	60 dB
Moderate rainfall	50 dB

Proposal	
Residential	70
Commercial	80
Commercial	
near Res	75
ECOD	85
w/music perm	85



McALLEN POLICE DEPARTMENT

CALLS FOR SERVICE REPORT

From Date/Time: 08/01/2023 00:01

Incident Type: All

To Date/Time: 04/03/2024 23:59

Location: 1200 AUBURN AVE, MCALLEN

Call Date/Time	Incident Number	Incident Type	Location	Case Number
3/31/2024 0:00	2024-00021736	Police Services	1200 AUBURN AVE, MCALLEN	2024-00021736
3/29/2024 0:28	2024-00021293	Disturbance - Non Domestic	1200 AUBURN AVE, MCALLEN	2024-00021293
3/28/2024 22:41	2024-00021272	Police Services	1200 AUBURN AVE, MCALLEN	2024-00021272
3/24/2024 0:18	2024-00020021	Noise Complaint	1200 AUBURN AVE, MCALLEN	
3/23/2024 3:50	2024-00019760	Theft	1200 AUBURN AVE, MCALLEN	2024-00019760
3/23/2024 0:05	2024-00019716	Noise Complaint	1200 AUBURN AVE, MCALLEN	2024-00019716
3/17/2024 8:50	2024-00018431	Alarm Burglary	1200 AUBURN AVE 240, MCALLEN	
3/12/2024 13:00	2024-00017246	Alarm Burglary	1200 AUBURN AVE 300, MCALLEN	
3/10/2024 3:05	2024-00016783	Intoxicated Person	1200 AUBURN AVE, MCALLEN	
3/7/2024 21:50	2024-00016210	Patrol Check	1200 AUBURN AVE 240, MCALLEN	
3/7/2024 21:20	2024-00016201	Alarm Burglary	1200 AUBURN AVE 240, MCALLEN	2024-00016201
2/27/2024 15:09	2024-00013874	Fraud	1200 AUBURN AVE, MCALLEN	2024-00013874
2/25/2024 0:55	2024-00013326	Noise Complaint	1200 AUBURN AVE, MCALLEN	
2/24/2024 16:41	2024-00013219	Theft	1200 AUBURN AVE, MCALLEN	2024-00013219
2/24/2024 16:18	2024-00013215	Theft	1200 AUBURN AVE, MCALLEN	2024-00013215
2/24/2024 1:24	2024-00013059	Domestic Disturbance	1200 AUBURN AVE 2204c, MCALLEN	
2/23/2024 2:20	2024-00012789	Assist Other Agency	1200 AUBURN AVE, MCALLEN	2024-00012789
2/21/2024 2:22	2024-00012314	PI	1200 AUBURN AVE 300, MCALLEN	2024-00012314
2/17/2024 21:41	2024-00011534	Alarm Burglary	1200 AUBURN AVE 240, MCALLEN	
2/16/2024 22:25	2024-00011303	Alarm Burglary	1200 AUBURN AVE 240, MCALLEN	
2/16/2024 0:52	2024-00011028	Noise Complaint	1200 AUBURN AVE, MCALLEN	2024-00011028
2/12/2024 11:19	2024-00010091	ABANDONED VEHICLE	1200 AUBURN AVE, MCALLEN	
2/11/2024 1:30	2024-00009782	Intoxicated Person	1200 AUBURN AVE, MCALLEN	2024-00009782
2/4/2024 0:10	2024-00007994	Noise Complaint	1200 AUBURN AVE, MCALLEN	

McALLEN POLICE DEPARTMENT

CALLS FOR SERVICE REPORT

2/3/2024 23:56	2024-00007990	Intoxicated Person	1200 AUBURN AVE, MCALLEN	
2/3/2024 1:54	2024-00007768	Domestic Disturbance	1200 AUBURN AVE, MCALLEN	
1/29/2024 17:45	2024-00006695	SERGEANT	1200 AUBURN AVE, MCALLEN	
1/28/2024 22:19	2024-00006506	Assault	1200 AUBURN AVE 300, MCALLEN	2024-00006506
1/28/2024 1:36	2024-00006330	Assault	1200 AUBURN AVE, MCALLEN	2024-00006330
1/28/2024 0:24	2024-00006311	Noise Complaint	1200 AUBURN AVE, MCALLEN	
1/27/2024 23:26	2024-00006296	Noise Complaint	1200 AUBURN AVE, MCALLEN	
1/27/2024 21:28	2024-00006267	Police Services	1200 AUBURN AVE, MCALLEN	2024-00006267
1/27/2024 2:41	2024-00006085	Disturbance - Non Domestic	1200 AUBURN AVE, MCALLEN	2024-00006085
1/27/2024 1:32	2024-00006075	Assault	1200 AUBURN AVE, MCALLEN	2024-00006075
1/27/2024 1:28	2024-00006068	Theft	1200 AUBURN AVE, MCALLEN	2024-00006068
1/27/2024 0:46	2024-00006058	Intoxicated Person	1200 AUBURN AVE, MCALLEN	
1/25/2024 23:47	2024-00005786	Noise Complaint	1200 AUBURN AVE, MCALLEN	
1/25/2024 0:14	2024-00005551	Domestic Disturbance	1200 AUBURN AVE 350, MCALLEN	2024-00005551
1/23/2024 18:09	2024-00005248	CIVIL MATTER	1200 AUBURN AVE, MCALLEN	2024-00005248
1/21/2024 2:06	2024-00004725	Domestic Disturbance	1200 AUBURN AVE, MCALLEN	
1/21/2024 0:59	2024-00004710	Intoxicated Driver	1200 AUBURN AVE, MCALLEN	
1/14/2024 22:16	2024-00003390	Intoxicated Person	1200 AUBURN AVE, MCALLEN	2024-00003390
1/14/2024 1:30	2024-00003207	Assault	1200 AUBURN AVE, MCALLEN	2024-00003207
1/13/2024 1:47	2024-00002976	Domestic Disturbance	1200 AUBURN AVE, MCALLEN	2024-00002976
1/12/2024 0:06	2024-00002733	Noise Complaint	1200 AUBURN AVE, MCALLEN	
1/11/2024 22:02	2024-00002708	Alarm Burglary	1200 AUBURN AVE 240, MCALLEN	
1/7/2024 2:03	2024-00001538	Domestic Disturbance	1200 AUBURN AVE, MCALLEN	
1/7/2024 1:08	2024-00001523	Domestic Disturbance	1200 AUBURN AVE, MCALLEN	2024-00001523
1/6/2024 2:33	2024-00001295	PI	1200 AUBURN AVE, MCALLEN	2024-00001295
1/6/2024 2:12	2024-00001293	Hit and Run	1200 AUBURN AVE, MCALLEN	2024-00001293
1/6/2024 1:29	2024-00001282	Noise Complaint	1200 AUBURN AVE, MCALLEN	2024-00001282
1/6/2024 0:33	2024-00001269	Domestic Disturbance	1200 AUBURN AVE, MCALLEN	

McALLEN POLICE DEPARTMENT

CALLS FOR SERVICE REPORT

1/1/2024 1:43	2024-00000055	Domestic Disturbance	1200 AUBURN AVE, MCALLEN	
12/31/2023 1:10	2023-00093662	PI	1200 AUBURN AVE, MCALLEN	2023-00093662
12/30/2023 23:41	2023-00093642	Resisting	1200 AUBURN AVE, MCALLEN	2023-00093642
12/30/2023 23:23	2023-00093634	Assist Other Agency	1200 AUBURN AVE, MCALLEN	
12/30/2023 14:39	2023-00093541	Theft	1200 AUBURN AVE, MCALLEN	2023-00093541
12/30/2023 0:42	2023-00093407	Suspicious Person/Vehicle	1200 AUBURN AVE, MCALLEN	
12/29/2023 2:02	2023-00093163	PI	1200 AUBURN AVE, MCALLEN	2023-00093163
12/29/2023 0:37	2023-00093148	Intoxicated Person	1200 AUBURN AVE, MCALLEN	2023-00093148
12/23/2023 2:34	2023-00091759	Domestic Disturbance	1200 AUBURN AVE, MCALLEN	2023-00091759
12/22/2023 1:44	2023-00091446	PI	1200 AUBURN AVE 350, MCALLEN	2023-00091446
12/16/2023 22:49	2023-00090111	Alarm Burglary	1200 AUBURN AVE 240, MCALLEN	
12/16/2023 2:54	2023-00089869	Assault	1200 AUBURN AVE, MCALLEN	2023-00089869
12/10/2023 23:28	2023-00088612	Follow Up	1200 AUBURN AVE, MCALLEN	
12/10/2023 0:09	2023-00088357	BURG OF VEH	1200 AUBURN AVE 350, MCALLEN	2023-00088357
12/3/2023 1:32	2023-00086584	Assist Other Agency	1200 AUBURN AVE, MCALLEN	2023-00086584
12/2/2023 1:46	2023-00086237	Alarm Burglary	1200 AUBURN AVE 300, MCALLEN	
12/1/2023 2:02	2023-00085977	Alarm Burglary	1200 AUBURN AVE 300, MCALLEN	
11/25/2023 1:58	2023-00084708	Assault	1200 AUBURN AVE, MCALLEN	2023-00084708
11/23/2023 2:11	2023-00084292	Domestic Disturbance	1200 AUBURN AVE, MCALLEN	2023-00084292
11/19/2023 2:53	2023-00083324	Intoxicated Person	1200 AUBURN AVE, MCALLEN	2023-00083324
11/19/2023 2:24	2023-00083313	Assault	1200 AUBURN AVE, MCALLEN	2023-00083313
11/19/2023 1:11	2023-00083294	Noise Complaint	1200 AUBURN AVE, MCALLEN	
11/18/2023 23:49	2023-00083271	Traffic Hazard	1200 AUBURN AVE, MCALLEN	
11/5/2023 2:14	2023-00079896	Intoxicated Person	1200 AUBURN AVE, MCALLEN	2023-00079896
11/5/2023 1:47	2023-00079889	Domestic Disturbance	1200 AUBURN AVE, MCALLEN	
11/4/2023 21:43	2023-00079819	Alarm Burglary	1200 AUBURN AVE 240, MCALLEN	
10/29/2023 2:10	2023-00078170	911 Investigation	1200 AUBURN AVE, MCALLEN	
10/28/2023 2:09	2023-00077904	Domestic Disturbance	1200 AUBURN AVE, MCALLEN	

McALLEN POLICE DEPARTMENT

CALLS FOR SERVICE REPORT

10/25/2023 16:53	2023-00077289	Alarm Burglary	1200 AUBURN AVE 300, MCALLEN	
10/25/2023 9:44	2023-00077201	Alarm Burglary	1200 AUBURN AVE 300, MCALLEN	
10/23/2023 8:09	2023-00076657	Police Services	1200 AUBURN AVE 360, MCALLEN	2023-00076657
10/22/2023 2:34	2023-00076386	Domestic Disturbance	1200 AUBURN AVE 330, MCALLEN	
10/21/2023 23:55	2023-00076350	Assault	1200 AUBURN AVE, MCALLEN	2023-00076350
10/15/2023 2:17	2023-00074596	MINOR ACC	1200 AUBURN AVE, MCALLEN	2023-00074596
10/8/2023 1:21	2023-00072782	Assist Other Agency	1200 AUBURN AVE 320, MCALLEN	
10/7/2023 1:53	2023-00072546	Intoxicated Person	1200 AUBURN AVE, MCALLEN	
9/30/2023 3:50	2023-00070755	Follow Up	1200 AUBURN AVE, MCALLEN	
9/30/2023 1:06	2023-00070722	Disturbance - Non Domestic	1200 AUBURN AVE, MCALLEN	2023-00070722
9/28/2023 5:59	2023-00070252	Alarm Burglary	1200 AUBURN AVE, MCALLEN	
9/24/2023 2:25	2023-00069216	Domestic Disturbance	1200 AUBURN AVE, MCALLEN	
9/13/2023 22:23	2023-00066586	Alarm Burglary	1200 AUBURN AVE 240, MCALLEN	2023-00066586
9/13/2023 19:30	2023-00066563	Lost/Found Property	1200 AUBURN AVE, MCALLEN	2023-00066563
9/10/2023 18:42	2023-00065790	Alarm Burglary	1200 AUBURN AVE 240, MCALLEN	
9/10/2023 1:44	2023-00065614	Domestic Disturbance	1200 AUBURN AVE, MCALLEN	
9/9/2023 22:45	2023-00065578	Domestic Disturbance	1200 AUBURN AVE, MCALLEN	
8/26/2023 10:49	2023-00061850	Domestic Disturbance	1200 AUBURN AVE, MCALLEN	2023-00061850
8/20/2023 1:29	2023-00060238	Suspicious Activity	1200 AUBURN AVE, MCALLEN	2023-00060238
8/19/2023 2:06	2023-00059973	911 Investigation	1200 AUBURN AVE, MCALLEN	
8/17/2023 17:39	2023-00059609	Alarm Burglary	1200 AUBURN AVE 240, MCALLEN	
8/16/2023 22:03	2023-00059428	Assist Other Agency	1200 AUBURN AVE, MCALLEN	2023-00059428
8/13/2023 1:46	2023-00058450	Domestic Disturbance	1200 AUBURN AVE, MCALLEN	
8/11/2023 16:10	2023-00058034	Domestic Disturbance	1200 AUBURN AVE, MCALLEN	
8/7/2023 12:42	2023-00056877	Domestic Disturbance	1200 AUBURN AVE, MCALLEN	
Total Matches:	105			

[Home](#) » Sec. 42.01. DISORDERLY CONDUCT

Sec. 42.01. DISORDERLY CONDUCT

—

- (a) A person commits an offense if he intentionally or knowingly:
- (1) uses abusive, indecent, profane, or vulgar language in a public place, and the language by its very utterance tends to incite an immediate breach of the peace;
 - (2) makes an offensive gesture or display in a public place, and the gesture or display tends to incite an immediate breach of the peace;
 - (3) creates, by chemical means, a noxious and unreasonable odor in a public place;
 - (4) abuses or threatens a person in a public place in an obviously offensive manner;

**TEXAS PENAL
CODE**

Code, or in or near a private residence that he has no right to occupy;

(6) fights with another in a public place;

(7) discharges a firearm in a public place other than a public road or a sport shooting range, as defined by Section [250.001](#), Local Government Code;

(8) displays a firearm or other deadly weapon in a public place in a manner calculated to alarm;

(9) discharges a firearm on or across a public road;

(10) exposes his anus or genitals in a public place and is reckless about whether another may be present who will be offended or alarmed by his act; or

(11) for a lewd or unlawful purpose:

(A) enters on the property of another and looks into a dwelling on the property through any window or other opening in the dwelling;

**TEXAS PENAL
CODE**

through a window or other opening in the room; or

(C) while on the premises of a public place, looks into an area such as a restroom or shower stall or changing or dressing room that is designed to provide privacy to a person using the area.

(a-1) For purposes of Subsection (a), the term “public place” includes a public school campus or the school grounds on which a public school is located.

(b) It is a defense to prosecution under Subsection (a)(4) that the actor had significant provocation for his abusive or threatening conduct.

(c) For purposes of this section:

(1) an act is deemed to occur in a public place or near a private residence if it produces its offensive or proscribed consequences in the public place or near a private residence; and

(2) a noise is presumed to be unreasonable if the noise exceeds a decibel level of 85 after the person making the noise receives notice from a magistrate or peace officer that the noise is a public nuisance.

**TEXAS PENAL
CODE**

B misdemeanor.

(e) It is a defense to prosecution for an offense under Subsection (a)(7) or (9) that the person who discharged the firearm had a reasonable fear of bodily injury to the person or to another by a dangerous wild animal as defined by Section [822.101](#), Health and Safety Code.

(f) Subsections (a)(1), (2), (3), (5), and (6) do not apply to a person who, at the time the person engaged in conduct prohibited under the applicable subdivision, was a student younger than 12 years of age, and the prohibited conduct occurred at a public school campus during regular school hours.

(g) Noise arising from space flight activities, as defined by Section [100A.001](#), Civil Practice and Remedies Code, if lawfully conducted, does not constitute “unreasonable noise” for purposes of this section.

Acts 1973, 63rd Leg., p. 883, ch. 399, Sec. 1, eff. Jan. 1, 1974. Amended by Acts 1977, 65th Leg., p. 181, ch. 89, Sec. 1, 2, eff. Aug. 29, 1977; Acts 1983, 68th Leg., p. 4641, ch. 800, Sec. 1, eff. Sept. 1, 1983; Acts 1991, 72nd Leg., ch. 145, Sec. 2, eff. Aug. 26, 1991; Acts 1993, 73rd Leg., ch. 900, Sec. 1.01, eff. Sept. 1, 1994; Acts 1995, 74th Leg., ch. 318, Sec. 14, eff. Sept. 1, 1995; Acts 2001, 77th Leg., ch. 54, Sec. 4, eff. Sept. 1, 2001; Acts 2003, 78th Leg., ch. 389, Sec. 1, eff. Sept. 1, 2003.

TEXAS PENAL CODE

Acts 2011, 82nd Leg., R.S., Ch. 691 (H.B. [559](#)), Sec. 6, eff. September 1, 2011.

Acts 2013, 83rd Leg., R.S., Ch. 953 (H.B. [1791](#)), Sec. 6, eff. September 1, 2013.

Acts 2013, 83rd Leg., R.S., Ch. 1407 (S.B. [393](#)), Sec. 19, eff. September 1, 2013.

Acts 2013, 83rd Leg., R.S., Ch. 1409 (S.B. [1114](#)), Sec. 9, eff. September 1, 2013.

[Sec. 42.02](#) | [Sec. 42.03](#) | [Sec. 42.04](#) | [Sec. 42.05](#) | [Sec. 42.055](#) | [Sec. 42.06](#) | [Sec. 42.061](#) | [Sec. 42.062](#) | [Sec. 42.07](#) | [Sec. 42.072](#) | [Sec. 42.075](#) | [Sec. 42.08](#) | [Sec. 42.09](#) | [Sec. 42.091](#) | [Sec. 42.092](#) | [Sec. 42.10](#) | [Sec. 42.105](#) | [Sec. 42.11](#) | [Sec. 42.12](#) | [Sec. 42.13](#) | [Sec. 42.14](#)

Planning Department

Memo

TO: Planning and Zoning Commission

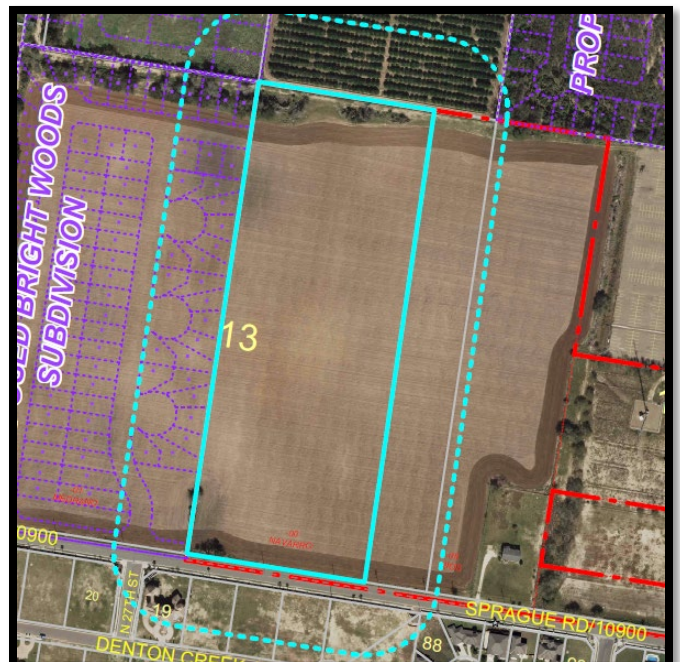
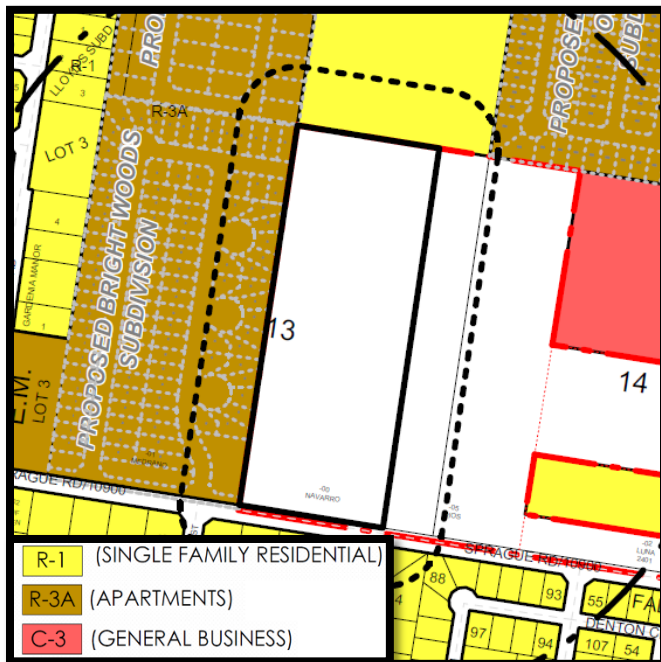
FROM: Planning Staff

DATE: March 25, 2024

SUBJECT: INITIAL ZONING TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT: THE EAST 14.65 ACRE TRACT OF LAND, OUT OF THE WEST 34.65 ACRES OF LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, HIDALGO COUNTY, TEXAS; 2600 SPRAGUE ROAD. (REZ2024-0018)

LOCATION: The property is located along the north side of Sprague Road, approximately 900 feet east of North 29th Street. The tract is comprised of 14.65 gross acres.

PROPOSAL: The applicant is proposing annexation of the property and is requesting R-3A (multifamily residential apartments) District. A feasibility plan has not been submitted. The initial zoning to R-3A District will become effective upon the annexation of the tract into the City.



ADJACENT ZONING: The adjacent property east of the subject property is currently outside of McAllen's City limits and is therefore not zoned. The adjacent properties to the north and south are zoned R-1 (single-family) District. The adjacent property to the west is zoned R-3A District.

LAND USE: The property is currently vacant land. Surrounding land uses include single family dwellings and vacant land.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan categorizes the future land use for this property under Complete Communities. Mixed-use urban, neighborhood scale and single-family detached homes are the most appropriate developments for this type of use. This includes diverse housing options and promotes walkability.

DEVELOPMENT TRENDS: The development trend for this area is also Complete Communities along Sprague Road.

ANALYSIS: The requested zoning does not conform to the Future Land Use Plan designation and the development trend. However, the proposed zoning and development aligns with existing and future R-3A District developments coming to the area to the west and northeast.

The applicant is requesting to be annexed into the City of McAllen. The annexation will require the applicant to subdivide the property and be in compliance with all other conditions subject to the Zoning Ordinance.

The proposed development area would have 14.65 acres (638,154 square feet). Based on the maximum density per gross acres in the R-3A District: 638-one bedroom units, 510-two bedroom units, and 425-three bedroom units would be allowed. Seven thousand square feet represents the minimum lot area for any R-3 multifamily residential district use, exclusive of a townhouse. Max allowable density per acre will be defined once a final subdivision plat is recorded.

A recorded subdivision plat is required prior to building permit issuance. A masonry screen eight feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone. Required parkland dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat. Should the subject property be zoned to R-3A District, site plan review may be required.

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

RECOMMENDATION: Staff recommends approval of the initial zoning request to R-3A (multifamily residential apartments) District.

Metes and Bounds

The East 14.65 acres of the West 34.65 acres of Lot 13, Section 280, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, as per map recorded in Volume 24, Pages 168-171, Deed Records of Hidalgo County, Texas, said 14.65 acres being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of Lot 13, Block 280, Texas-Mexican Railway Company's Survey, Thence South 80 degrees 59 minutes 07 seconds East, with the South line Lot 13, Section 280, Texas-Mexican Railway Company's Survey, a distance of 660.00 feet to a 60-d nail set at the Southeast corner of the Garman Investments LP, a Texas Limited Partnership Property as recorded in Document No. 3482764, Official Records for the Southwest corner of this tract of land and the POINT OF BEGINNING;

THENCE North 08 degrees 54 minutes 06 seconds East, with the East line of the said Garman Investments LP Property, at 20.00 feet pass a half (1/2) inch iron rod found at the North right of way line of Sprague Road, at a total distance of 1,320.00 feet to a half (1/2) inch iron rod found at the Northeast corner of the Garman Investments LP Property, also being on the North line of said Lot 13, Section 280, Texas-Mexican Railway Company's Survey for the Northwest corner of this tract of land;

THENCE South 80 degrees 59 minutes 07 seconds East, with the North line of said Lot 13, Section 280, Texas-Mexican Railway Company's Survey, a distance of 483.45 feet to a half (1/2) inch iron rod set for the Northeast corner of this tract of land;

THENCE South 08 degrees 54 minutes 06 seconds West, with the West line of Property ID 552123, at 1,300.00 feet pass a half (1/2) inch iron rod set at the North right of way line of said Sprague Road, at a total distance of 1,320.00 feet to a 60-d nail set at the South line of said Lot 13, Section 280, Texas-Mexican Railway Company's Survey for the Southeast corner of this tract of land;

THENCE North 80 degrees 59 minutes 07 seconds West, with the South line of said Lot 13, Section 280, Texas-Mexican Railway Company's Survey, a distance of 483.45 feet to the POINT OF BEGINNING, containing 14.65 acres, more or less.

I, Pablo Soto, Jr., do hereby state that the above metes and bounds are true and is the result of an actual survey performed on the ground under my direction.



PABLO SOTO, JR. P.E.

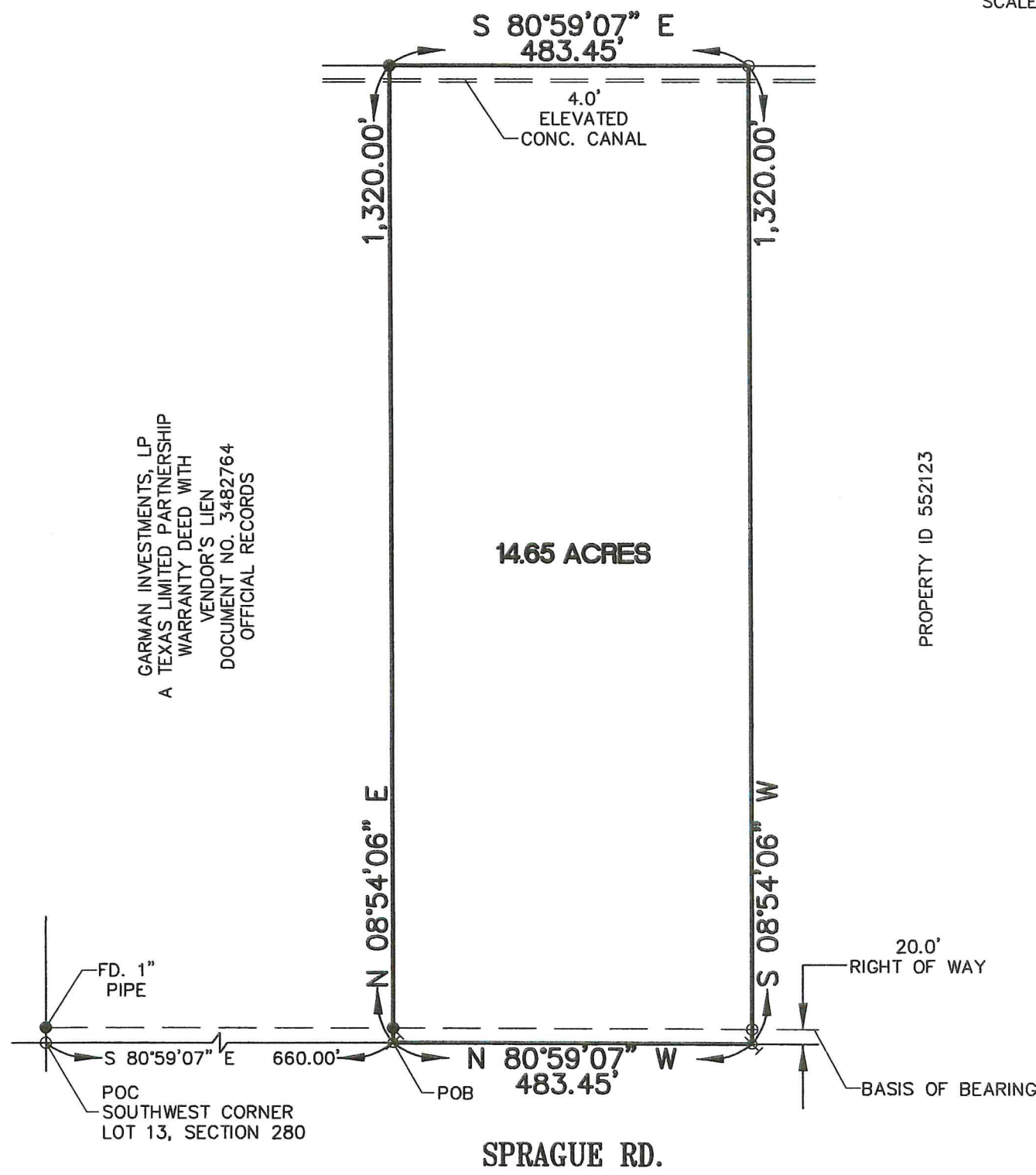
CIVIL ENGINEER & LAND SURVEYOR

1208 S. IRONWOOD, PHARR, TEXAS - 78577
(TEL) 956-460-1605 (FAX) 956-782-8277

T.B.P.E.
FIRM No. F-20208

2/09/2024

BEARING SHOWN BASED
ON RECORD PLAT
SCALE: 1" = 200'



GF NO. 952472
PLAT SHOWING

THE EAST 14.65 ACRES OF THE WEST 34.65 ACRES OF LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

SURVEYED: FEBRUARY 4, 2024

BORROWER: ARQCARPA & KRYSTAL LUXURY HOMES LLC



I, PABLO SOTO JR., CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

Pablo Soto Jr.
PABLO SOTO JR. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4541

LEGEND	
●	- FD. 1/2" IRON ROD
○	- SET 1/2" IRON ROD
⌘	- SET 60-D NAIL

JOB NUMBER
SUR 24 016

PABLO SOTO JR. P.E.
1208 S. IRONWOOD ST. TEL. (956) 460-1605
PHARR, TEXAS 78577



Planning Department

Memo

TO: Planning and Zoning Commission

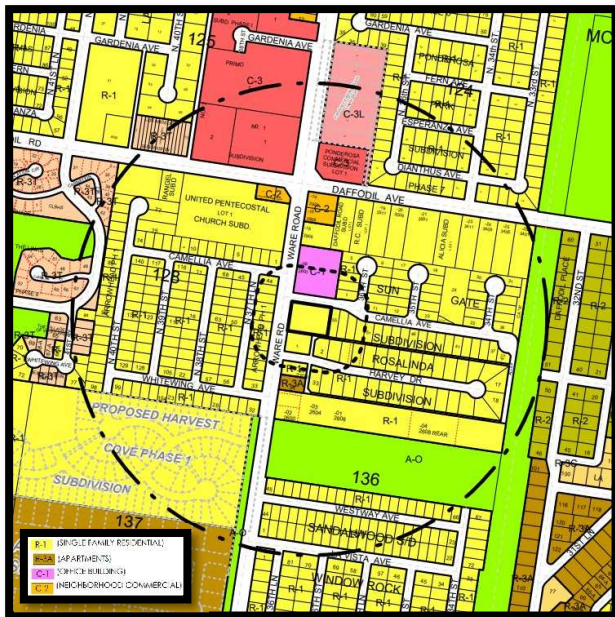
FROM: Planning Staff

DATE: April 5, 2024

SUBJECT: REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: 0.845 ACRES OUT OF LOT 129 LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 2804 NORTH WARE ROAD. (REZ2024-0019)

LOCATION: The subject property is located at the southeast corner of North Ware Road and Camellia Avenue.

PROPOSAL: The applicant is proposing to rezone the property to C-3 (general business) District in order to use the subject property for a multitenant commercial plaza. A feasibility plan has not been submitted.



ADJACENT ZONING: The adjacent zoning is C-1 (office building) District to the north and R-1 (single family residential) District in all the other directions.

LAND USE: The subject property is currently vacant. Surrounding land uses include a church adjacent to the property on the north side across Camellia Avenue and PBD's Lounge approximately 400 feet of distance from the property along North Ware Road and Daffodil Avenue. Other uses include single family residential and multifamily residential.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use category for this property as Mixed Use Corridors which is a land use designation for residential and nonresidential uses, putting housing nearby jobs and services, and specifically access to public transit options. These areas include nonresidential uses such as office, retail, industrial and other multifamily residential uses.

DEVELOPMENT TRENDS: The development trend for this area along Camellia Avenue and North Ware Road is single family residential, general business and commercial office building use.

HISTORY: During the comprehensive zoning in 1979 the subject property was zoned A-O (agricultural and open space) within the city of McAllen Extraterritorial Jurisdiction (ETJ).

A rezoning request to R-1 (single family residential) District was approved in 2014.

A rezoning request application to C-3 (general business) was submitted on March 15, 2024.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. However, the proposed zoning does not align with the adjacent properties on the east, south, and west side.

There are two existing single-family residential zones adjacent to the property lines to the east and south. As per section 110-49 (a) "A buffer shall be provided where a nonresidential use has a side or rear area property line in common with any residential use or zone. A masonry screen eight feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone. Where such use has 200 feet or less in common with any residential use or zone, the buffer shall be eight feet in height but may be cedar planks." The requirement will apply if the property proposes a commercial use adjacent to any single-family use or zone.

Subdivision and site plan review may be required prior building permit issuance.

Staff has not received any phone calls in opposition to the zoning request.

RECOMMENDATION: Staff recommends disapproval of the rezoning request to C-3 (general business) District since it will be at odds with the existing single family residential zone and uses.

Alternatively, staff recommends approval of a C-3L (light commercial) District rezoning as it will allow for the proposed multitenant commercial plaza while prohibiting uses that will be at odds with single family zones and uses.

EXHIBIT "A "

METES AND BOUNDS

0.845-of an ACRE TRACT

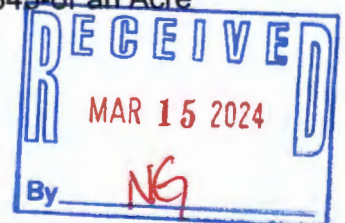
A 0.845-of an Acre Tract, more or less, being the remainder of the West 1.0 acre of the West 5.0 acres of the South one-half (1/2) of Lot One Hundred Twenty-nine (129), La Lomita Irrigation and Construction Company's Subdivision, City of McAllen, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 24, Page 68, Deed Records, Hidalgo County, Texas, and out of which a 0.155 of an acre tract was acquired by and conveyed to State of Texas in Deed dated 05/21/2001, filed 05/22/2001, recorded under Clerk's File No. 972024, Official Public Records, Hidalgo County, Texas, references to which are here made for all purpose, is located on the Southeast corner of the intersection of Camelia Street and Ware Road (Highway FM 2220), is described by metes and bounds as follows:

The **POINT OF COMMENCEMENT (P.O.C.)** being a No. 4 Rebar found (N: 16610036.62, E: 1064108.80) for the apparent Southeast corner of said 0.845-of an Acre Tract, and also being the **POINT OF BEGINNING** of said 0.845-of an Acre Tract of land herein described;

THENCE, North 81 Deg. 27 Min. 22 Sec. West (North 81 Deg. 23 20 Sec. West recorded), with the apparent South lot line of said 1.00 acre tract and of said 0.845-of an Acre Tract, a distance of 223.82 feet to a No. 4 Rebar set with plastic cap stamped 2791 on the apparent existing East right-of-way line of said Ware Road and at a curve to the right, bearing North 81 Deg. 27 Min. 39 Sec. West a distance of 2.96 feet from a No. 4 Rebar found, for the apparent Southwest corner of said 0.845-of an Acre Tract of land herein described;

THENCE, with said curve to the right in a north-northeasterly direction with the said Ware Road existing East right-of-way line and with the line of said curve to the left having a radius of 6489.24 feet, a chord bearing North 9 Deg. 16 Min. 31 Sec. East (North 9 Deg. 21 Min. 00 Sec. East recorded) for 165.01 feet (164.87 feet recorded), and an arc length of 165.02 feet (164.88 feet recorded) to an "X" set at the intersection of the apparent existing South right-of-way of said Camelia Avenue and the said Ware Road existing East right-of-way line, bearing North 81 Deg. 27 Min. 39 Sec. West a distance of 2.84 feet from a No. 4 Rebar found, for the apparent Northwest corner of said 0.845-of an Acre Tract of land herein described;

THENCE, South 81 Deg. 27 Min. 39 Sec. East (South 81 Deg. 23 Min. 20 Sec. East recorded), with the said Camelia Avenue existing South right-of-way and the apparent North lot line of said 0.845-of an Acre Tract, a distance of 221.78 feet to a No. 4 Rebar found, for the apparent Northwest corner of said 0.845-of an Acre Tract of land herein described;



METES AND BOUNDS
(Continue 0.845-of an Acre Tract)

THENCE, South 08 Deg. 34 Min. 01 sec. East South 08 Deg. 38 Min. 20 Sec. East recorded), with the apparent East lot line of said 0.845-of an Acre Tract, a distance of 165.00 (164.86 feet recorded) to the said No. 4 Rebar found for the Southeast corner of said 0.845-of an Acre Tract of land herein described, and also being the **POINT OF BEGINNING** containing a gross of 0.845 of an acre of land, more or less.

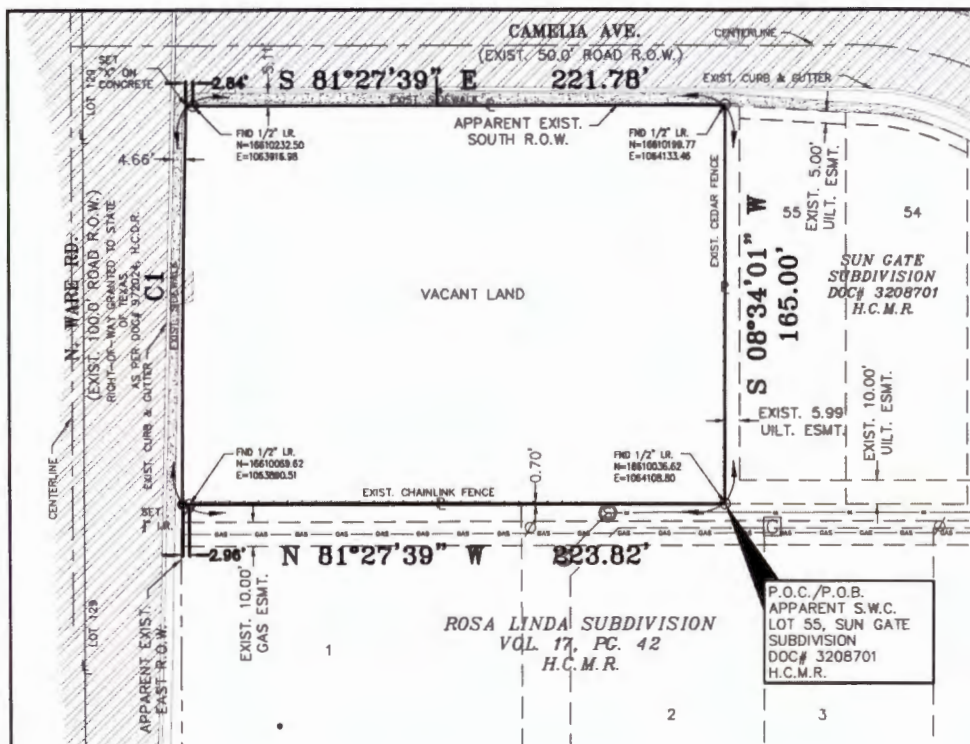


Homero Luis Gutierrez

Homero Luis Gutierrez – R.P.L.S. # 2791

February 09, 2024

Date



**SURVEY PLAT SHOWING
0.845 ACRES OUT OF LOT 129
LA LOMITA IRRIGATION & CONSTRUCTION
COMPANY SUBDIVISION, VOL. 24, PG. 68, H.C.D.R.
LOCATED IN McALLEN, TEXAS
SEE EXHIBIT "A" FOR METES & BOUNDS
DESCRIPTION**

THE FOLLOWING MATTERS FROM SCHEDULE B AFFECT THIS PROPERTY:
WESTCOR LAND TITLE INSURANCE COMPANY OF NO. MCA24010345 EFFECTIVE DATE JANUARY 7, 2024.

- 10A. EASEMENTS, RESERVATIONS AND/OR OTHER MATTERS AS SHOWN ON PLAT RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS.
- 10B. EASEMENTS FOR RIGHT OF WAY GRANTED TO CONTINENTAL PIPELINE COMPANY, AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 132, PAGE 42, OIL AND GAS RECORDS AND IN VOLUME 754, PAGE 538, DEED RECORDS, HIDALGO COUNTY, TEXAS.
- 10C. EASEMENT FOR RIGHT OF WAY GRANTED TO HIDALGO COUNTY, TEXAS, AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 901, PAGE 549, DEED RECORDS, HIDALGO COUNTY, TEXAS.
- 10D. N/A
- 10E. STATUTORY RIGHTS, RULES AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE.
- 10F. SUBJECT TO ANY PORTION OF SUBJECT PROPERTY DESCRIBED HEREIN LYING WITHIN CANAL RIGHT OF WAY.
- 10H. SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATION OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA-TERRITORIAL JURISDICTION OF SAID PROPERTY.
- 10I. SUBJECT TO ANY PORTION OF THE LAND WITHIN THE LIMITS OR BOUNDARIES OF ANY PUBLIC OR PRIVATE ROADWAY AND/OR HIGHWAY AND THE RIGHTS OF THE PUBLIC THERE TO.
- 10J. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND. (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO THE COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY).
- 10K. N/A
- 10L. ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROADWAY WHETHER DEDICATED OR NOT.
- 10M. VISIBLE AND APPARENT EASEMENTS ON OR ACROSS PROPERTY DESCRIBED IN SCHEDULE A.

LEGEND

- SET 1/2" IRON ROD WITH PLASTIC STAMPED 2791
- FOUND 1/2" IRON ROD
- FOUND 1/2" PIPE
- COTTON PIER SPINDLE
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- WATER METER
- H.C.D.R. HIDALGO COUNTY OFFICIAL RECORDS
- E-E EDGE OF ASPHALT TO EDGE OF ASPHALT
- P-E PROPERTY LINE TO EDGE OF ASPHALT
- EXIST. EXISTING
- N.E.C. NORTHEAST CORNER
- N.W.C. NORTHWEST CORNER
- S.E.C. SOUTHEAST CORNER
- S.W.C. SOUTHWEST CORNER
- M.S.B.L. MINIMUM SETBACK LINES
- PP POWER POLE
- AT&T PEDESTAL
- A/C UNIT

NOTES:

1. FLOOD ZONE STATEMENT: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, AS PER COMMUNITY-PANEL NUMBER: 480343 0005-C REVISED NOVEMBER 2, 1982.
2. THIS SURVEY WAS DONE USING WESTCOR LAND TITLE INSURANCE COMPANY OF NO. MCA24010345 EFFECTIVE DATE JANUARY 7, 2024.
3. THE EXISTENCE, IF ANY UNDERGROUND GAS LINES OR OTHER UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY SHOULD BE THOROUGHLY INVESTIGATED BY THE OWNER PRIOR TO ANY CONSTRUCTION ON THIS SITE. THE SURVEYOR HAS LIMITED HIS INVESTIGATION OF UNDERGROUND UTILITIES ON THIS SITE TO THAT WHICH CAN BE SEEN.
4. BASIS OF BEARING AS PER TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205.
5. SURVEYOR'S STATEMENT: THE PROPERTY CORNERS OF THE TRACT SURVEYED WERE STAKED OUT BASED ON THE BEST FIT OF MONUMENTS FOUND FOR THIS PROPERTY AND OTHERS WITHIN THE IMMEDIATE VICINITY, TAKING INTO ACCOUNT THE INTENT OF THE SURVEYOR'S ORIGINAL FOOT STEPS. A SURVEY OF THE ORIGINAL MOTHER TRACTS TO CORRECTLY ESTABLISH MINOR DISCREPANCIES THAT WERE FOUND IN THE PROPERTY CORNERS WOULD NOT BE A FEASIBLE OPTION FOR THE PARTIES CONCERNED. THE CLIENT HAS BEEN MADE AWARE OF ANY DISCREPANCIES FOUND AND THE RESPECTIVE ACTION TAKEN TO STAKE OUT HIS PROPERTY AS PER THE FOUND AND SET MONUMENTS SHOWN HEREON.

I, HOMERO L. GUTIERREZ, REGISTERED LAND SURVEYOR IN THE STATE OF TEXAS, STATE THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON FEBRUARY 5, 2024 AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

Homero Luis Gutierrez
HOMERO LUIS GUTIERREZ, R.P.L.S. DATE: 02/05/24
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2791



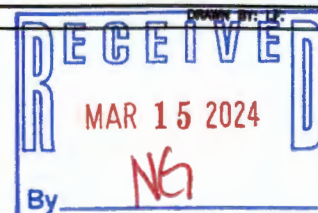
HOMERO LUIS GUTIERREZ, P.E., R.P.L.S.

P.O. Box 548
McAllen, Texas 78505
(956) 369-0988

DATE: 02/05/24

DRAWN BY: J.L.

CURVE DATA TABLE				
CURVE	RADIUS	ARCH LENGTH	CHORD BEARING	CHORD DISTANCE
C1	5,489.24'	165.02'	N 09°16'31" E	165.01'



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

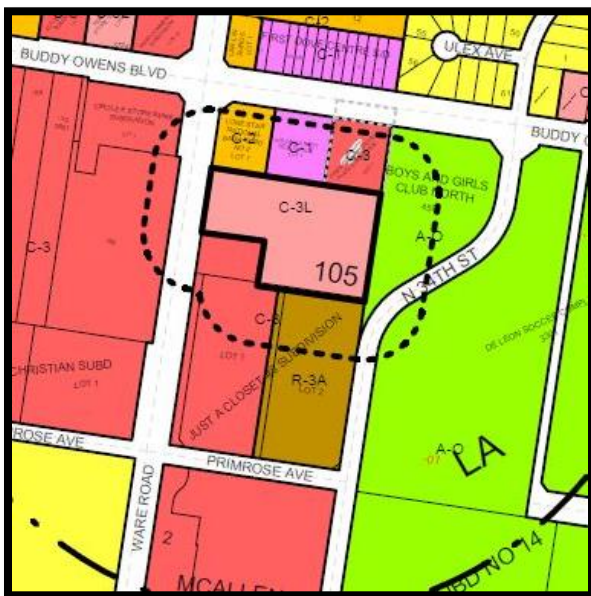
DATE: March 7, 2024

SUBJECT: REZONE FROM C-3L (LIGHT COMMERCIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT: 4.37 ACRE GROSS; 4.22 ACRE NET; TRACT OF LAND OUT OF LOT 105, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 4420 NORTH WARE ROAD. (REZ2024-0014)

*** REQUEST TO BE TABLED BY APPLICANT ****

LOCATION: The subject property is located along the east side of North Ware road, just south of Buddy Owens Boulevard and is currently zoned C-3L (light commercial) District.

PROPOSAL: The applicant is proposing to rezone the property to R-3A in order to develop the land for apartment use. No site plan or subdivision review has been submitted to the Planning Department at this time.



ADJACENT ZONING: Adjacent properties are zoned C-1 (office building) District, C-2 (neighborhood commercial) District, and C-3 (general business) Districts to the north, south

and west, A-O District to the east and R-3A District to the south (City owned property)

LAND USE: The property is currently vacant. The surrounding land use includes Commercial, Open Space and Multifamily uses.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed-Use Corridors. Multifamily projects with medium to high density are considered appropriate when there are other mixed-use buildings or shopping centers in the area. The intersection of Buddy Owens and North Ware Road has these uses making a multifamily (small to large) project appropriate for this area.

DEVELOPMENT TRENDS: The development trend for this area along North Ware Road is a mix of commercial, open space, and residential uses.

HISTORY: The application was submitted February 20, 2024.

ANALYSIS: The requested zoning and proposed use does conform to the future land use plan designation. Apartments are considered appropriate for this area.

The subdivision review and site plan review processes will be required prior to building permit issuance for any future developments in the property. Any future developments must also comply with the permitted and conditional uses of the designated zoning district.

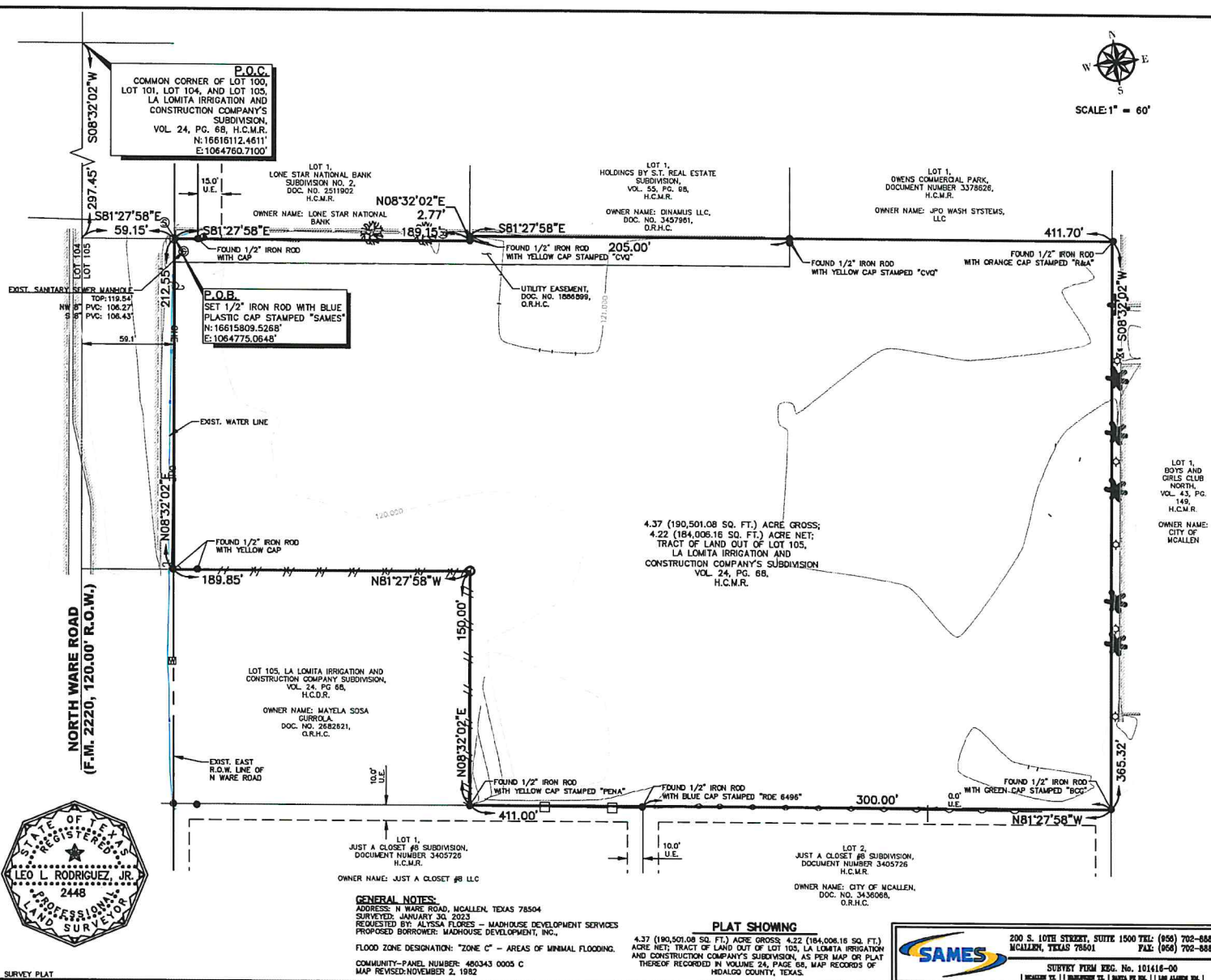
There is a single-family use adjacent to the southwest portion of the property. As per Section 110-49, *"A masonry screen eight feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single family use or zone. Where such use has 200 feet or less in common with any residential use or zone, the buffer shall be eight feet in height but may be cedar planks."* This requirement will apply if the property proposes a multifamily use adjacent to any single-family use or zone.

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

RECOMMENDATION: Staff recommends approval of the rezoning request to R-3A (multifamily residential apartments) District as is aligns with the current Zoning and Development trends along North Ware Road.

LEGEND

- - FND. 1/2" IRON ROD
- - SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SAMES"
- ⊕ - POWER POLE
- ⊙ - LIGHT POLE
- ⊖ - WATER VALVE
- ⊗ - STORM DRAIN MANHOLE
- ⊙ - SANITARY SEWER MANHOLE
- ⊖ - CLEAN OUT
- ✱ - PALM TREE
- - CMU FENCE LINE
- - OVERHEAD ELECTRIC LINE
- - CHAINLINK FENCE LINE
- - WROUGHT IRON FENCE LINE
- - CEDAR FENCE LINE
- - EXIST. - EXISTING
- - CONC. - CONCRETE
- - ASPHALT
- - CONCRETE
- - U.E. - UTILITY EASEMENT
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- O.R.H.C. - OFFICIAL RECORDS OF HIDALGO COUNTY
- R.O.W. - RIGHT OF WAY
- FND. - FOUND



SURVEY NOTES:

1. BASIS OF BEARING THE EAST RIGHT OF WAY LINE OF WARE ROAD, CONVEYED TO THE STATE OF TEXAS, AS PER DOCUMENT NUMBER 968223, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
2. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLACES, SOUTH ZONE, US SURVEY FEET, GRID, BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED DOCUMENT.
3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
4. THE SURVEYOR DID NOT PREPARE AN ABSTRACT OF TITLE. TITLE WORK WAS FURNISHED BY STEWART TITLE GUARANTY COMPANY, UNDER OF NO. 2159507, AND TITLE COMMITMENT DATED EFFECTIVE OCTOBER 4, 2023. SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE TITLE WORK FURNISHED.

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OTHERWISE EVIDENCE OF THE MATTERS:

5. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF HIDALGO AND ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION OF SAID PROPERTY.
6. SCHEDULE "D" ITEMS IN REFERENCED TITLE COMMITMENT.
7. RIGHT OF WAY EASEMENT DATED NOVEMBER 1, 1913, RECORDED IN VOLUME 33, PAGE 318, DEED RECORDS, HIDALGO COUNTY, TEXAS.
8. RIGHT OF WAY EASEMENT DATED JUNE 17, 1957, RECORDED IN VOLUME 891, PAGE 364, DEED RECORDS, HIDALGO COUNTY, TEXAS.
9. EASEMENT AGREEMENT FOR ACCESS DATED JANUARY 4, 2006, RECORDED UNDER CLERK'S FILE NO. 1568886, OFFICIAL RECORDS, AND CORRECTED IN INSTRUMENT DATED APRIL 3, 2006, RECORDED UNDER CLERK'S FILE NO. 1681195, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
10. EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.
11. EASEMENTS AND RESERVATIONS AS MAY APPEAR UPON THE RECORDED MAP AND DEDICATION OF SAID SUBDIVISION.

I, LEO L. RODRIGUEZ, JR., CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN ON THIS PLAT. NO SUBSURFACE UTILITIES OR SERVICE CONNECTIONS ARE SHOWN. © COPYRIGHT 2018 SAM ENGINEERING & SURVEYING. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE BORROWER NAMED HEREON. IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED. NO LICENSE HAS BEEN OBTAINED OR COPIED COPY THIS SURVEY. SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE.

02/07/24
LEO L. RODRIGUEZ, JR. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2448
SHEET 1 OF 1: SURVEY PLAT



JOHN NUMBER DRAWN BY RMD BY DATE
SUR 124.032 ER 1 WLR 2/07/2024
FEB 20 2024
By

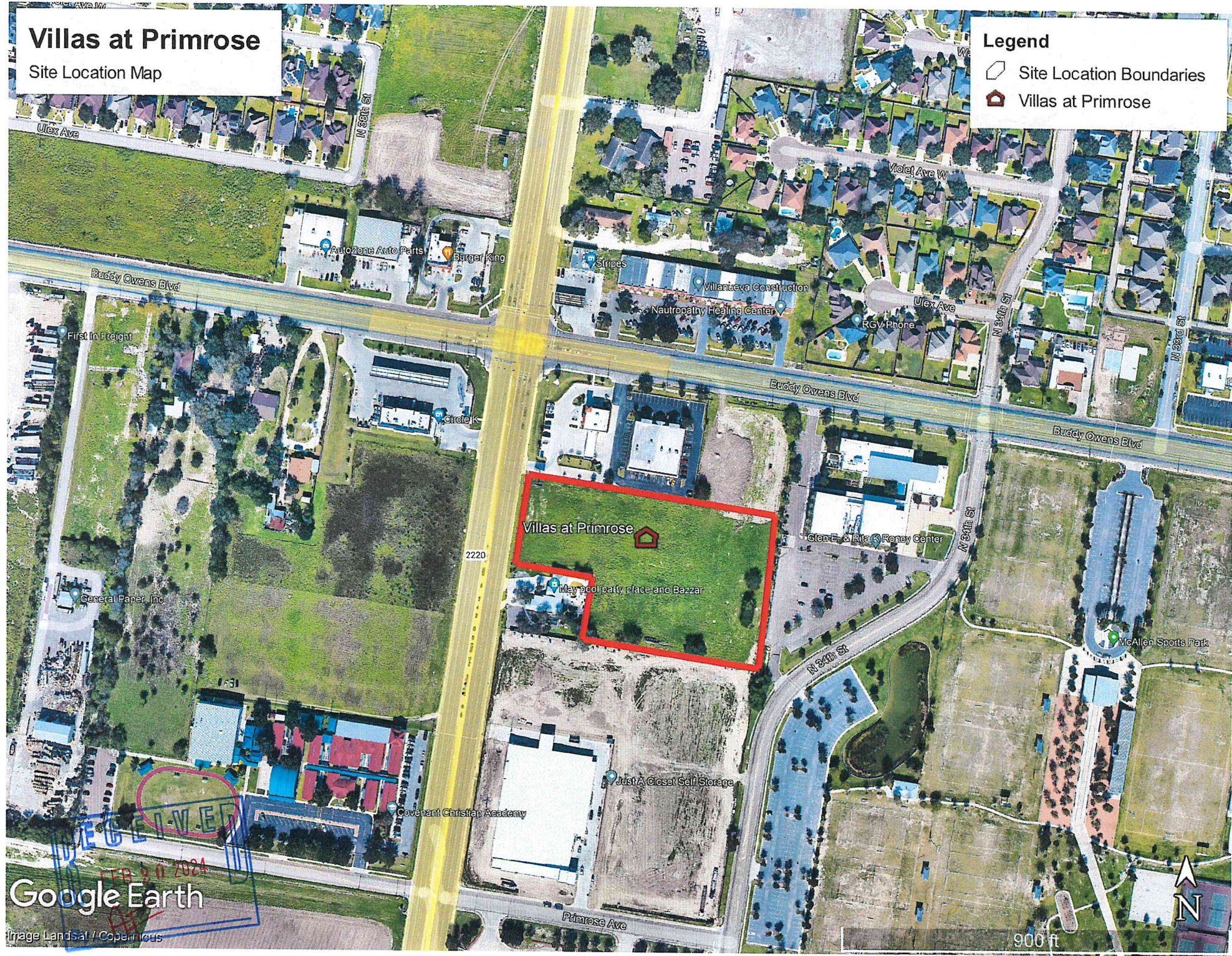
SAMES
200 S. 10TH STREET, SUITE 1500 TEL: (956) 702-8860
MCALLEN, TEXAS 78501 FAX: (956) 702-8863
SUBSET FIRM REG. No. 101616-00
[RENEWED TO 11/2024] [RENEWED TO 11/2024] [RENEWED TO 11/2024]

Villas at Primrose

Site Location Map

Legend

-  Site Location Boundaries
-  Villas at Primrose



Google Earth

Image Landsat / Copernicus



NOTICE
REZONING
FOR
THIS PROPERTY
REZ 2024-0014



City of McAllen

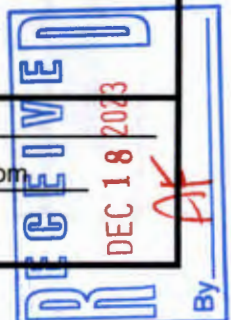
Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

SUB 2023-0141

Project Information	Subdivision Name	<u>Re-plat of the District Phase I Subdivision</u>		
	Legal Description	<u>A tract of land containing 18.083 acres situated in the County of Hidalgo, Texas, being a part or portion out of Lot 11, Section 13, Hidalgo Canal Company Subdivision, according to the plat thereof recorded in Volume "Q", Page 177, H.C.D.R.</u>		
	Location	<u>Southwest corner of North 10th Street and Auburn (Wisconsin) Avenue</u>		
	City Address or Block Number	<u>7901 N. 10th St.</u>		
	Total No. of Lots	<u>7</u>	Total Dwelling Units	<u>*****</u> Gross Acres <u>18.083</u> Net Acres <u> </u>
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No			
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial (<u>18.083</u> Acres) / <input type="checkbox"/> Residential (<u> </u> Lots) Replat: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No			
	Existing Zoning <u>C-3</u> Proposed Zoning <u>C-3</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date <u> </u>			
	Existing Land Use <u>Vacant / Shopping Complex</u> Proposed Land Use <u>Commercial</u>			
	Irrigation District # <u>2</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other <u> </u>			
Agricultural Exemption: <input type="checkbox"/> Yes / <input type="checkbox"/> No Parcel # <u> </u>				
Estimated Rollback Tax Due <u> </u> Tax Dept. Review <u> </u>				
Owner	Name	<u>Domain Development, Corp</u> Phone <u>(956) 661-8888</u>		
	Address	<u>1200 Auburn Street, Suite 250</u> E-mail <u>shavi@aurielinvestments.com</u>		
	City	<u>McAllen</u>	State <u>Texas</u>	Zip <u>78504</u>
Developer	Name	<u>Domain Development, Corp</u> Phone <u>(956) 661-8888</u>		
	Address	<u>1200 Auburn Street, Suite 250</u> E-mail <u>shavi@aurielinvestments.com</u>		
	City	<u>McAllen</u>	State <u>Texas</u>	Zip <u>78504</u>
	Contact Person	<u>Shavi Mahtani</u>		
Engineer	Name	<u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>		
	Address	<u>115 West McIntyre Street</u> E-mail <u>mario@meldenandhunt.com / beto@meldenandhunt.com</u>		
	City	<u>Edinburg</u>	State <u>Texas</u>	Zip <u>78541</u>
	Contact Person	<u>Mario A. Reyna, P.E., Beto De La Garza and Della Robles</u>		
Surveyor	Name	<u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>		
	Address	<u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>		
	City	<u>Edinburg</u>	State <u>Texas</u>	Zip <u>78541</u>



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blue-line copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blue-line prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

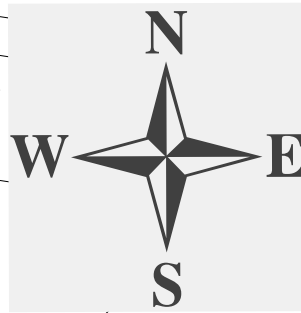
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 12.18.2023

Print Name Mario A. Reyna, P.E.

Owner ☐ Authorized Agent ☐

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion



LOCATION

AUBURN AVE

10TH ST
13

LOT 2

LOT 3

LOT 2-A

LOT 2-B

LOT 3

2

3

4

5

6

5-A

4-A

3-A

LOT 1A

LOT 2A

LOT 1

PROPOSED

THE DISTRICT
SUBDIVISION

PHASE 2

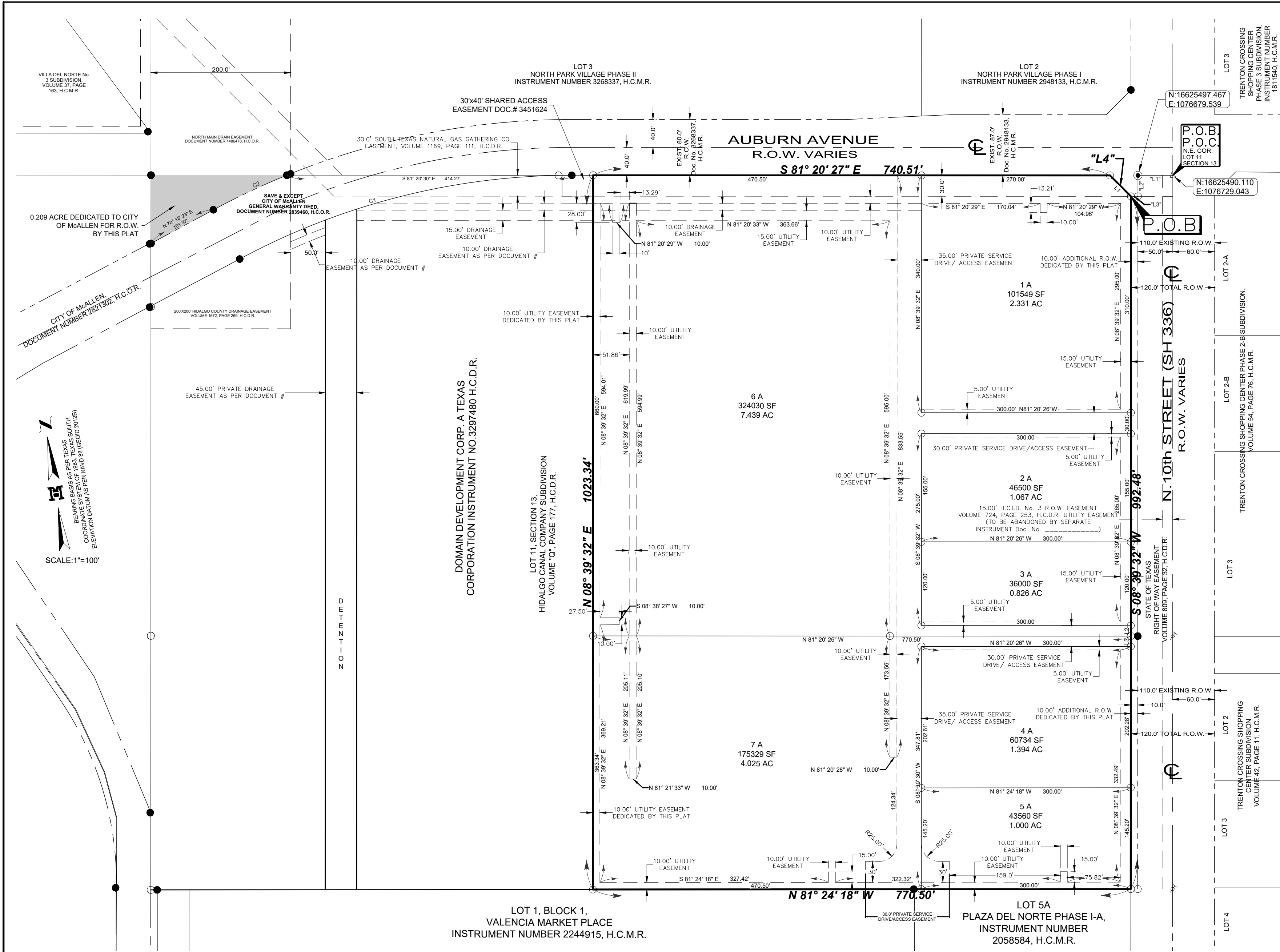
PHASE 1

11

10TH ST

14

6C



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

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

Line #	Direction	Length
"L1"	N 81° 20' 28" W	50.00'
"L2"	S 08° 39' 33" W	30.00'
"L3"	N 81° 20' 27" W	10.00'
"L4"	S 36° 20' 27" E	42.43'
L1	N 36° 20' 18" W	42.43'
L2	N 08° 39' 32" E	15.00'
L3	N 08° 39' 32" E	15.00'

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

MAYOR, CITY OF McALLEN

DATE

CITY SECRETARY

DATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 ON THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE, WAIVER OR ABANDONMENT OF ANY PROPERTY INTEREST HELD BY THE DISTRICT IN THE PROPERTY SHOWN ON THE PLAT; OR THE ACCEPTANCE OR APPROVAL OF THE ACCURACY OF ANY STATEMENT, DIMENSION OR DESCRIPTION SHOWN ON THE PLAT.

O.E. BRAND JR., PRESIDENT

MARK FREELAND, SECRETARY

DRAWN BY: C.P. DATE: 02-20-2022

SURVEYED, CHECKED: J.L.G. DATE: 03-10-2023

FINAL CHECK: _____ DATE: _____

LOCATION MAP

LEGEND

- FOUND NO.4 REBAR
- FOUND PIPE
- SET NO.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- △ SET COTTON PICKER SPINDLE
- ✱ SET NAIL
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- N.E. COR. - NORTHEAST CORNER
- CL - CENTER LINE

DRAWN BY: C.P. DATE: 02-20-2022

SURVEYED, CHECKED: J.L.G. DATE: 03-10-2023

FINAL CHECK: _____ DATE: _____

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

DOMAIN DEVELOPMENT CORP, A TEXAS CORPORATION
SHAVI MAHTANI, PRESIDENT
100 EAST NOLANA AVENUE, SUITE 130
McALLEN, TEXAS 78503

DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAVI MAHTANI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

MARIN J. ESPINOSA, TRUSTEE
VANTAGE BANK OF TEXAS
1502 SOUTH SUGAR RD,
EDINBURG, TEXAS, 78539

DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIN J. ESPINOSA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

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

DATE PREPARED: 08/31/2021 DATE REVISED: 03/10/2023
ENGINEERING JOB # 21143.00

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20____.

ROBERTO N TAMEZ PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS

DATE SURVEYED: 07/30/2021
11-1127 PG. 58
SURVEY JOB # 21726.08

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

BY: _____ DEPUTY



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/12/2024

SUBDIVISION NAME: THE DISTRICT PHASE IA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North 10th Street: 60 ft. from centerline for 120 ft. total ROW

Paving: By the State Curb & gutter: By the States

Revisions needed:

- Provide for document number on plat regarding dedication of existing ROW.

**Subdivision Ordinance: Section 134-105

**Monies must be escrowed if improvements are required prior to final

**COM Thoroughfare Plan

Wisconsin Road: 80-87 ft. ROW

Paving: 52-65 ft. Curb & gutter: Both sides

*Monies must be escrowed if any improvements are required prior to recording.

***COM Thoroughfare Plan

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

* 900 ft. Block Length for R-3 Zone Districts

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac

**Subdivision Ordinance: Section 134-105

Required

Applied

Applied

Applied

Applied

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

- Existing 35 ft. private service drive/access easement

* Reword plat note #12 as "30 ft. - 35 ft. private access/service drive easement is to be maintained by the lot owners and not the City of McAllen". As per the recorded plat for The District Phase I.

- Minimum paving for Service drive is 24 ft. face-to-face. If any islands/boulevards are proposed, 20 ft. of paving face-to-face on each side of the island must be provided.

**Subdivision Ordinance: Section 134-106

Required

SETBACKS

* Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies.

**Zoning Ordinance: Section 138-356 & 138-367

* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.

**Zoning Ordinance: Section 138-356

* Interior Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.

**Zoning Ordinance: Section 138-356

Applied

Applied

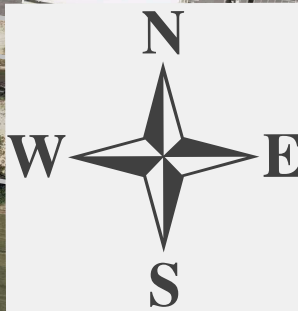
Applied

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

<ul style="list-style-type: none"> * Corner: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356 * Garage **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Applied
	NA
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 5 ft. wide minimum sidewalk required on North 10th Street and 4 ft. wide sidewalk required on Auburn Avenue. **Sidewalk requirements might increase to 5 ft. prior to recording subject to Engineering Department requirements. * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Applied
	Required
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
	Applied
	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along ** Variance request to City Access Management Policy for North 10th Street approved subject to conditions noted in approval letter as of September 6, 2022. *** Must comply with City Access Management Policy * Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. - Existing plat note #3 "Site plan must be approved by Planning and Zoning Commission prior to building permit issuance." * Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 	Required
	Applied
	Applied
	Applied
	NA

<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 	Applied
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Applied
ZONING/CUP	
<ul style="list-style-type: none"> *Existing: C-3(General Business) District. Proposed: C-3(General Business) District. **Zoning Ordinance: Article V 	Applied
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval **Proposed zoning is compliant with current zoning. ***Zoning Ordinance: Article V 	Applied
PARKS	
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Proposed use is commercial. Commercial developments do not apply to Parks. 	Applied
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Proposed use is commercial. Commercial developments do not apply to Parks. 	Applied
<ul style="list-style-type: none"> * Pending review by the City Manager's Office. As per Parks Department, Proposed use is commercial. Commercial developments do not apply to Parks. 	Applied
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Master Trip Generation approved and TIA waived for Phase I. 	Applied
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. ** As per Traffic Department, Master Trip Generation approved and TIA waived for Phase I. 	Applied

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none">- Recorded plat notes remain effective. Please add all relevant plat notes from The District Phase I Subdivision prior to final. If any plat note is proposed to be removed or altered, a vacate and replat is required.- Any abandonment must be done by a separate process and instrument, not by plat. Revise the wording to "abandoned by instrument No. _____" prior to recording. The document number must be added prior to recording.- Reference the document number for existing easements and ROW prior to final and provide a copy for staff review.- All signature blocks must comply with Section 134-61 of the subdivision ordinance prior to recording.- Provide the width of the private/service drive easement at the southern portion of the subdivision as it shows to widen.- All existing easements that were dedicated by the recorded plat must show the document number. Any new easements must be labeled as dedicated by this plat.- Must provide document establishing shared access with adjacent property to the west and must show proper plat notes as needed, prior to recording..* Must comply with City's Access Management Policy.** The subdivision is a proposed replat of The District Phase I Subdivision to decrease the recorded subdivision acreage and move the boundary on the west side to the east. Some of the lots dimensions have changed too (Lots 4-7). All originally recorded plat notes will apply. If any subdivision notes is proposed to be removed or altered a vacate and replat will be required.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied



LOCATION

AUBURN AVE

10TH ST
13

PROPOSED
SUBDIVISION

PHASE 3
(REVISED)

PHASE 2

PHASE 1

11

10TH ST

LOT 1

LOT 2A

3-A

LOT 1A

LOT 3

LOT 2-A

LOT 2-B

LOT 2

LOT 1

14

Memo

TO: Planning and Zoning Commission

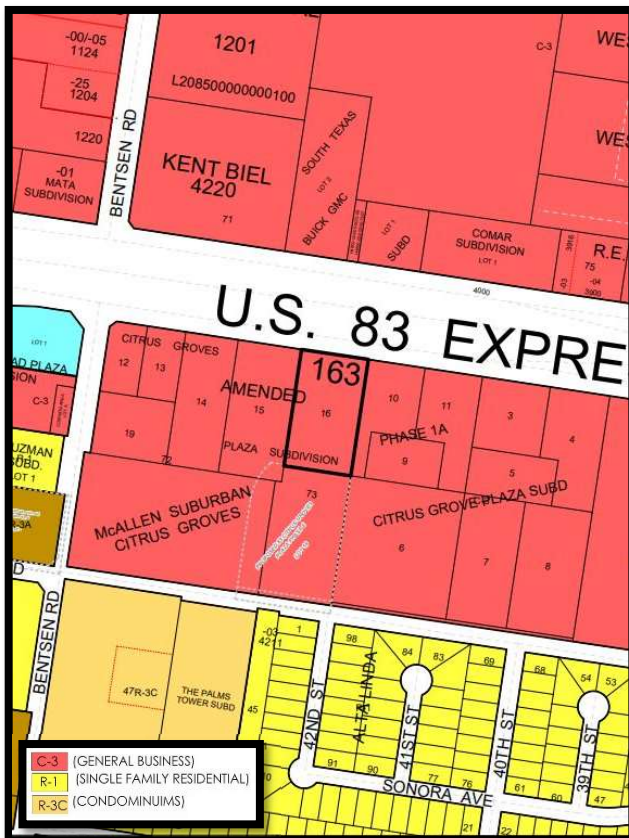
FROM: Planning Staff

DATE: April 11, 2024

SUBJECT: SITE PLAN APPROVAL FOR LOT 16, CITRUS GROVE PLAZA AMENDED SUBDIVISION, HIDALGO COUNTY, TEXAS; 4201 WEST EXPRESSWAY 83. (SPR2022-0052)

LOCATION: The subject property is located along the south side of U.S. Expressway 83, approximately 630 feet east from Bentsen Road. The subject property is zoned C-3 (general business) District. Adjacent properties are zoned C-3 (general business) District in all directions. Surrounding land uses include restaurants and office uses.

PROPOSAL: The applicant is proposing to construct a 10,800 square-foot building to operate as a multi-tenant plaza for restaurants.



ANALYSIS:

Access:

Access to the site is from U.S. Expressway 83. Alleys are not being proposed.

Parking Requirements:

Based on 10,800 square feet that will be used for the multi-tenant restaurant plaza, 83 parking spaces are required for the site. 115 parking spaces are proposed. Moreover, 4 of the proposed regular parking spaces must be accessible for van accessibility with an 8-foot-wide aisle. The site plan is meeting parking requirements for the new development.

Landscape Requirements:

8,116 square feet of green area is required for the new development and 11,206 square feet is proposed. The tree requirement is as follows: 23 two-and-a half-inch-caliper trees, 12 four-inch caliper trees, 6 six-inch caliper trees, or 6 palm trees. A minimum 10 feet wide landscaped strip is required inside the front property line. Fifty percent of the required green area for the new development must be visible from the street or front property line, and each parking space must be within 100 feet of a landscaped area with a tree. A 6-foot buffer is required around dumpsters/compactors if visible from the street. Finally, an 8-foot masonry wall is required between commercial and residential zone/use. The site plan is meeting landscaping requirements for green area and trees.

Other Planning Requirements:

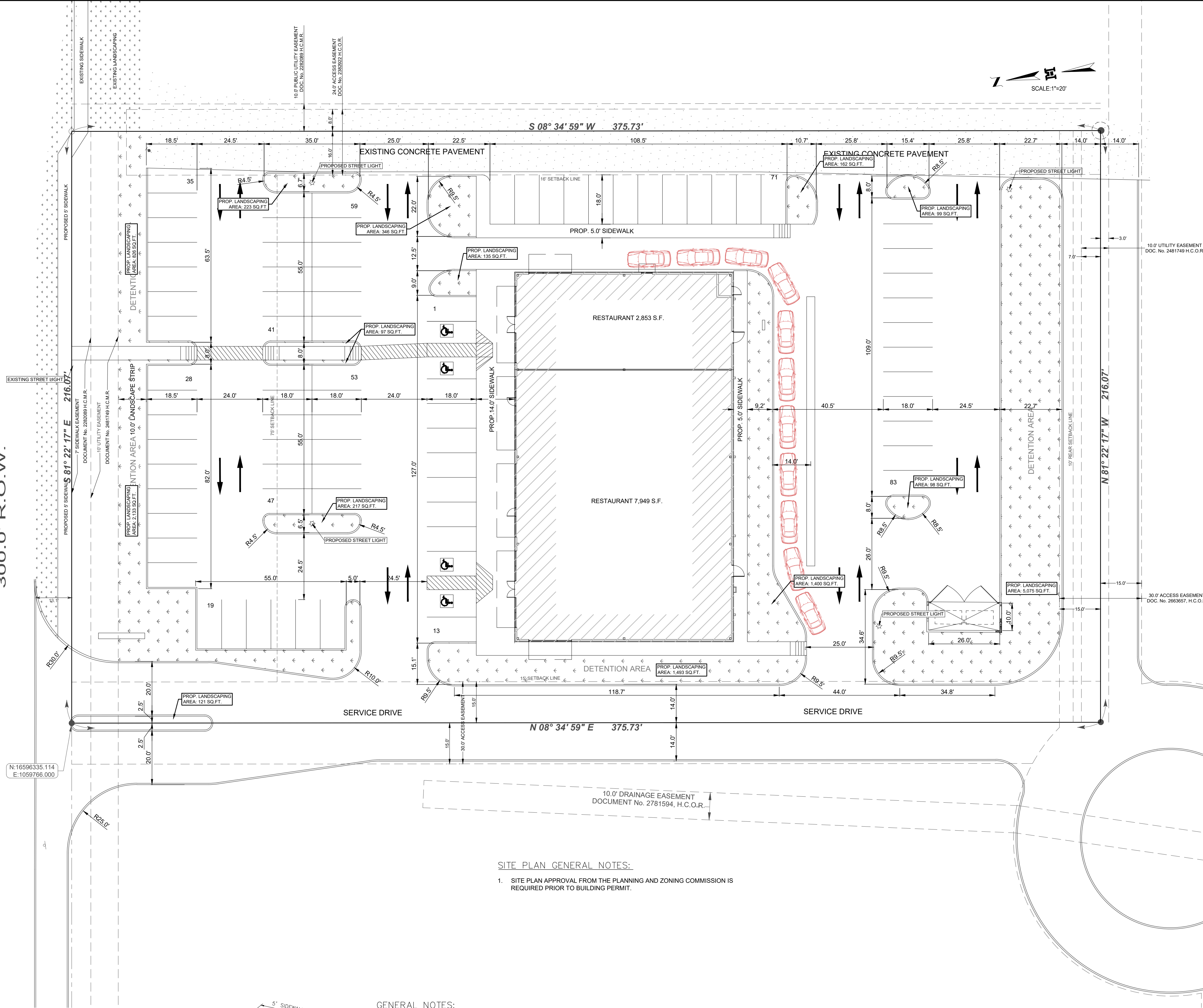
There is a 75-foot front yard setback along U.S. Expressway 83, a 15-foot west side setback, a 16-foot east side setback and 15-foot rear setbacks as per Zoning Ordinance or greater for approved site plan or easements. No structures are permitted to be built over any easements. The new development will be complying with all required setbacks for the property.

A 5-foot-wide minimum sidewalk is required along U.S. Expressway 83.

The Building Permit Site Plan must comply with requirements noted by the Development team.

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

U.S. EXPRESSWAY 83
300.0' R.O.W.

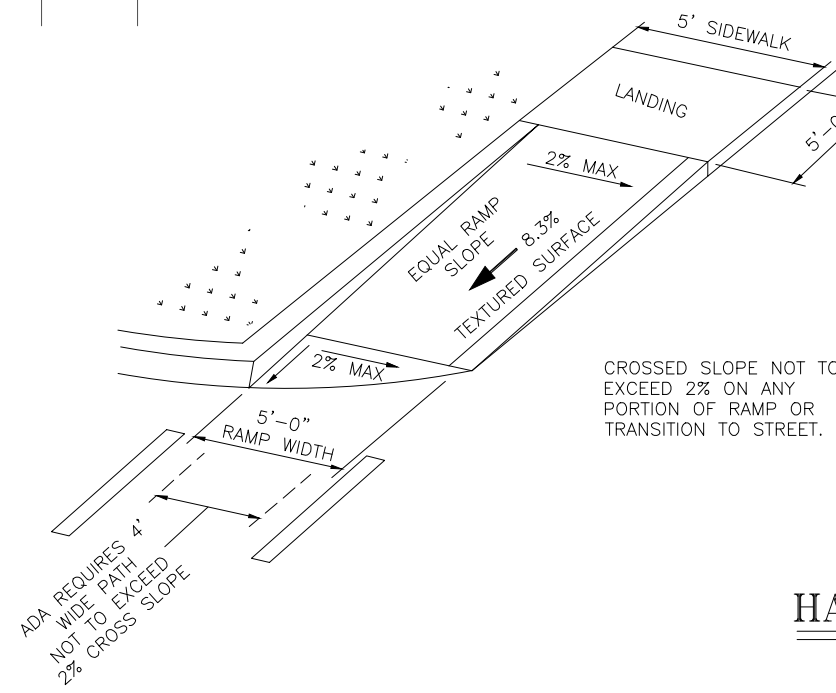


SITE PLAN GENERAL NOTES:

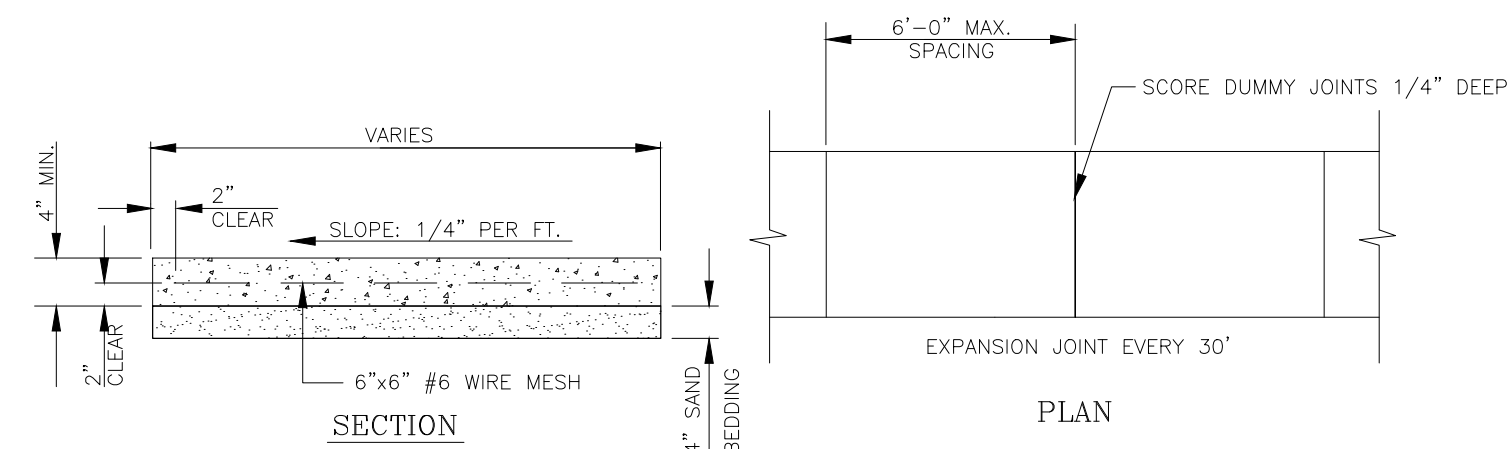
1. SITE PLAN APPROVAL FROM THE PLANNING AND ZONING COMMISSION IS REQUIRED PRIOR TO BUILDING PERMIT.

GENERAL NOTES:

1. WHEELCHAIR RAMPS ARE TO BE LOCATED AT CROSSWALK AREAS AS DESIGNATED ON THE PLAN. ENGINEER CAN ADJUST LOCATIONS FOR SAFETY OR UTILITY CLEARANCE.
2. SURFACE TEXTURE OF WHEELCHAIR RAMP SHALL BE OBTAINED BY TOOL FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
3. SLOPES SHALL BE UNIFORM WITH NO ABRUPT CHANGES IN GRADES. NORMAL GUTTER LINE PROFILE SHOULD BE MAINTAINED THROUGH THE AREA OF THE RAMP.
4. WHEEL CHAIR RAMPS SHALL BE MEASURED AND PAID AS CONCRETE SIDEWALK AND CONCRETE CURB AND GUTTER, AS APPLICABLE.
5. CONCRETE RAMP SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND AFTER SURFACE TEXTURE HAS BEEN COMPLETED.
6. 6" X 6" No. 6 WIRE MESH SHALL BE USED FOR REINFORCING.
8. ALL RAMPS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. DARK VERSUS LIGHT. THE MATERIAL USED TO PROVIDE THE CONTRAST SHALL BE AN INTEGRAL PART OF THE RAMP.



HANDICAP RAMP DETAIL

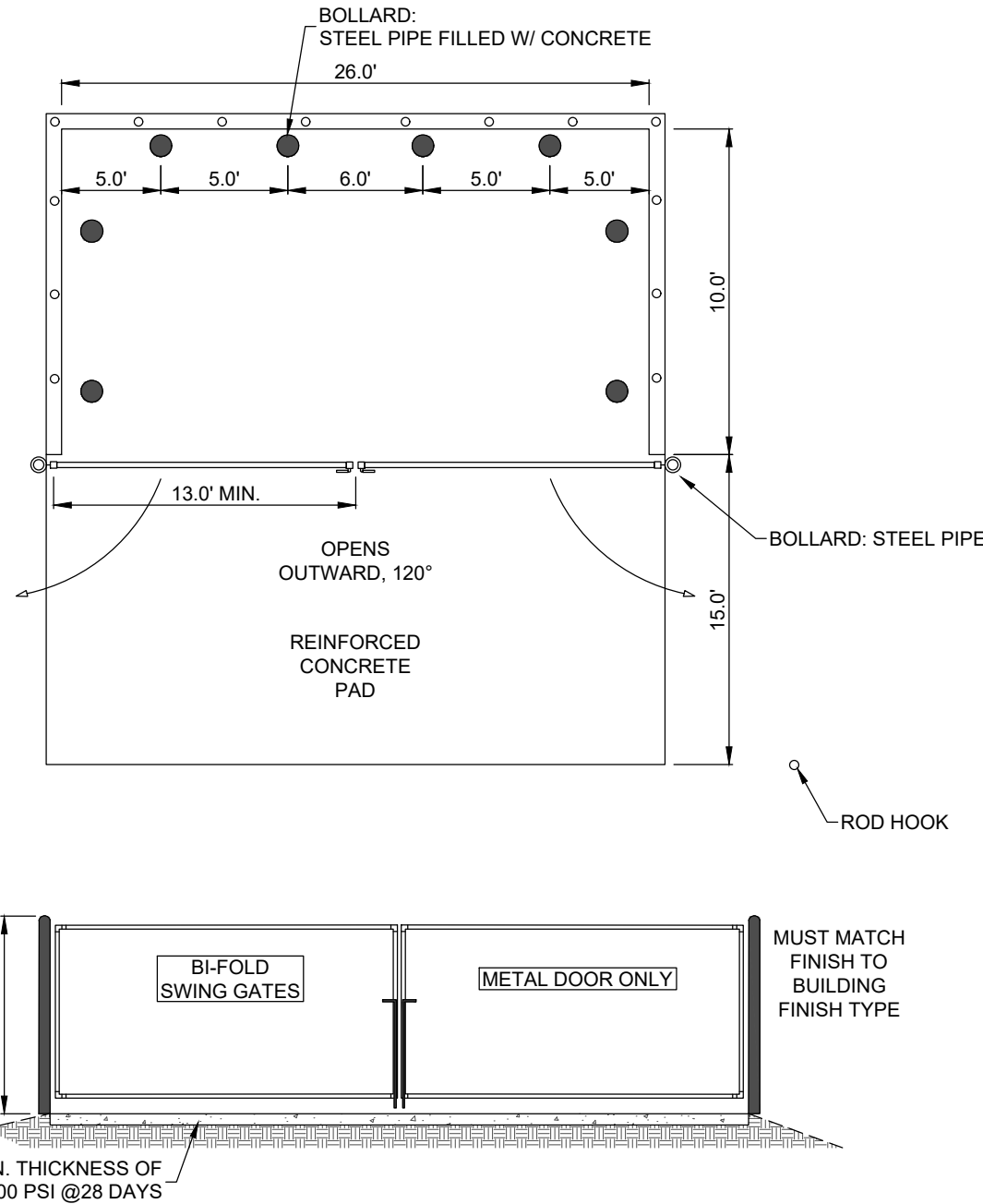


SIDEWALK DETAILS

PARKING TABLE	
REQUIRED	83
PROVIDED	83

SIDEWALK NOTES:

- MINIMUM 5'-0" WIDE SIDEWALK.
SIDEWALK GRADIENT SHALL NOT EXCEED 1:20.
SIDEWALK CONCRETE SHALL BE 5 SACK CEMENT MIX AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 psi.
CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF EXISTING UTILITY LINES WITH APPROPRIATE COMPANIES TO AVOID PLACING SIDEWALKS ON TOP OF LINES.
PROVIDE DROP CURBS AT INTERSECTIONS.
4" SAND BEDDING
CONTRACTOR SHALL COMPLY WITH LATEST REGULATIONS AS SET FORTH IN AMERICANS WITH DISABILITIES ACT (ADA).



DUAL DUMPSTER ENCLOSURE

GENERAL NOTES:

1. ANY DETENTION POND 2.5FT DEEP OR DEEPER SHOULD BE ENCLOSED BY A MIN. 4FT HIGH FENCE.

JOB No.
22118

REVISION

DATE

BY

MELDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS

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

ENG. TECH. ENVZ.

PROJECT ENG. RUBEN J. DE JESUS

1. RELEASE DATE:

2. RELEASE DATE:

3. RELEASE DATE:

SCALE: 1"=50'

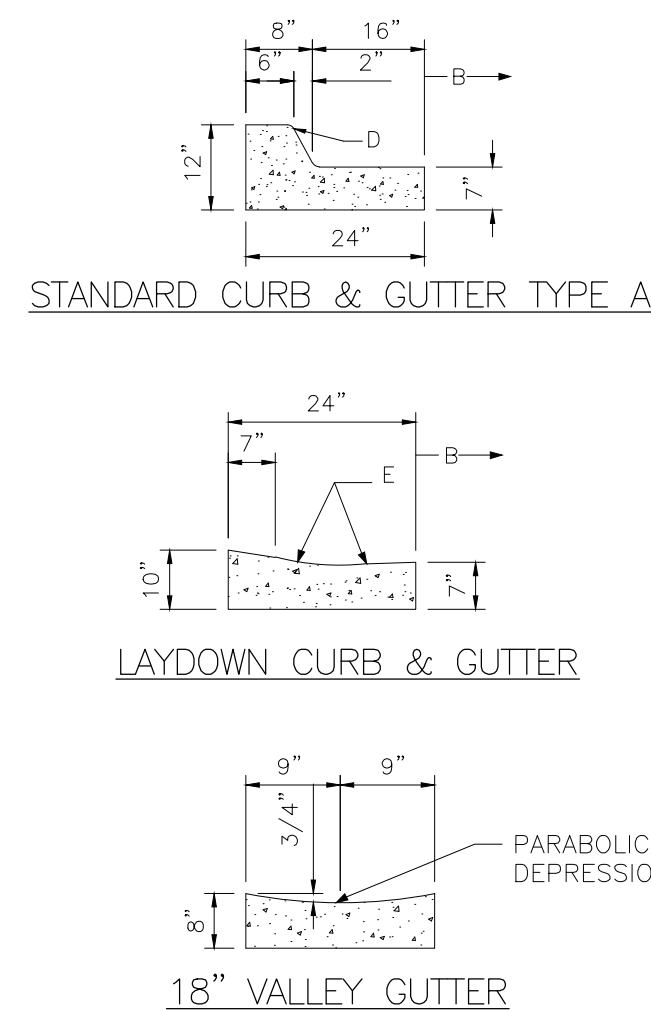
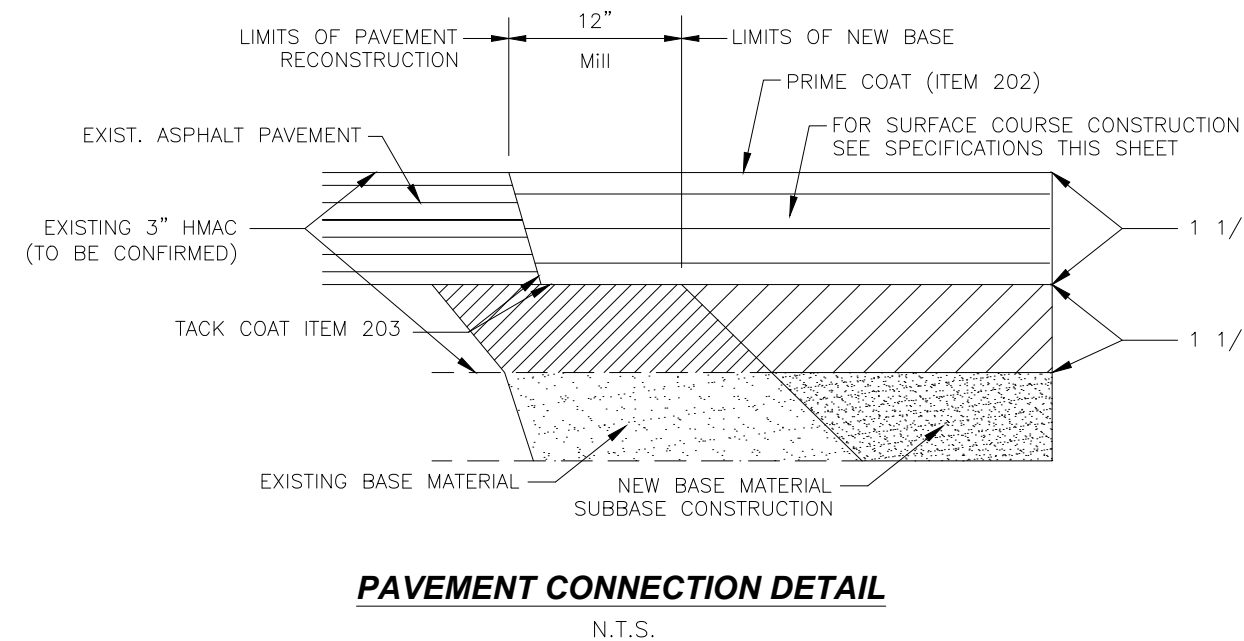
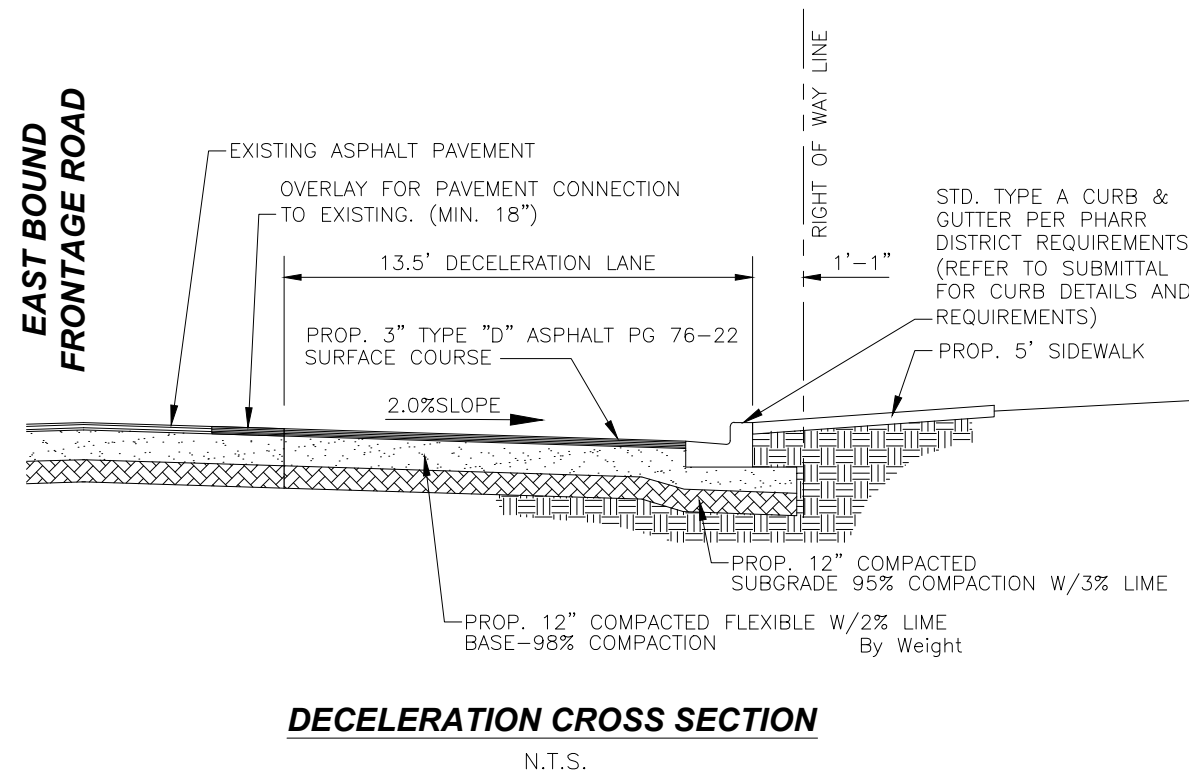
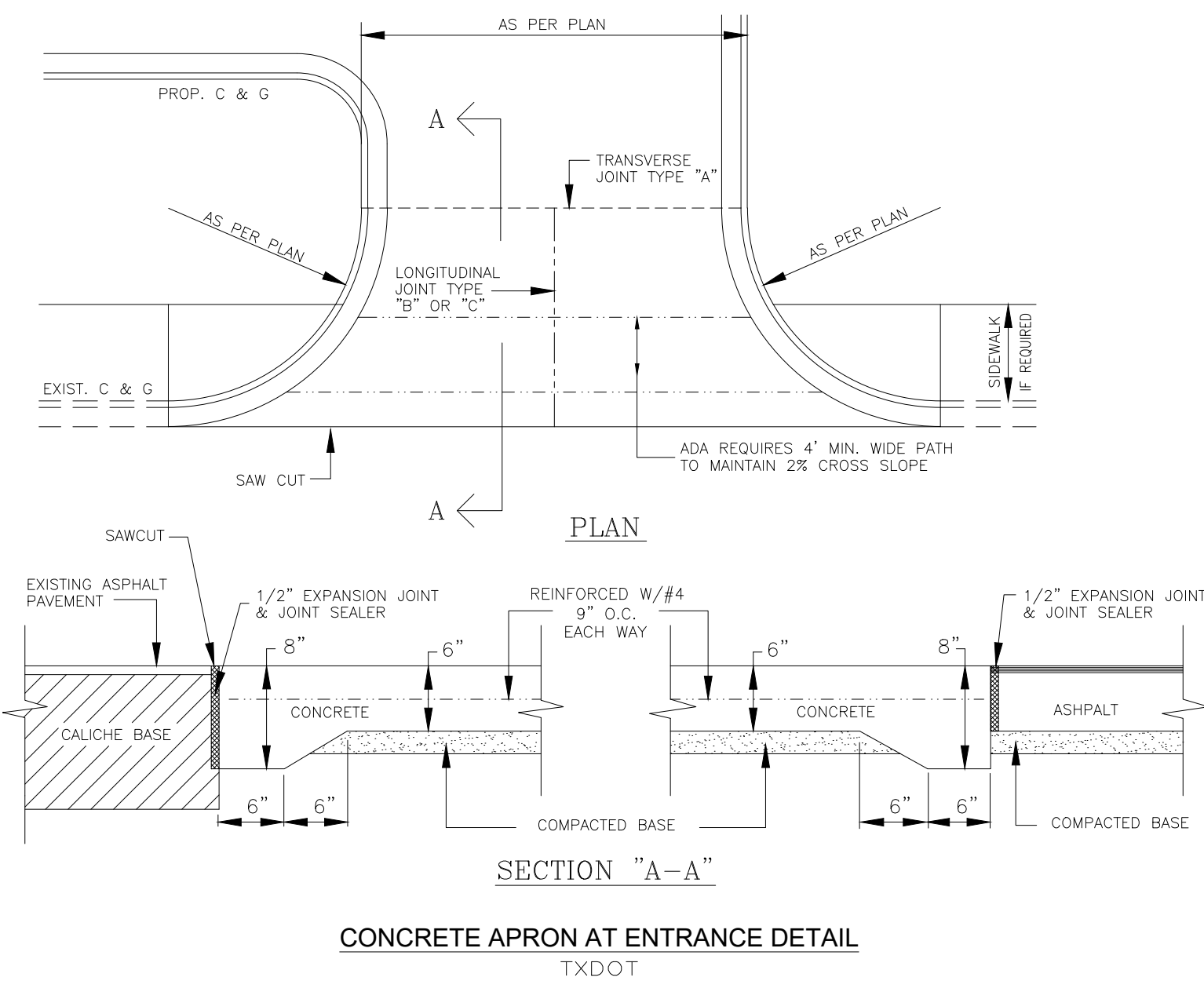
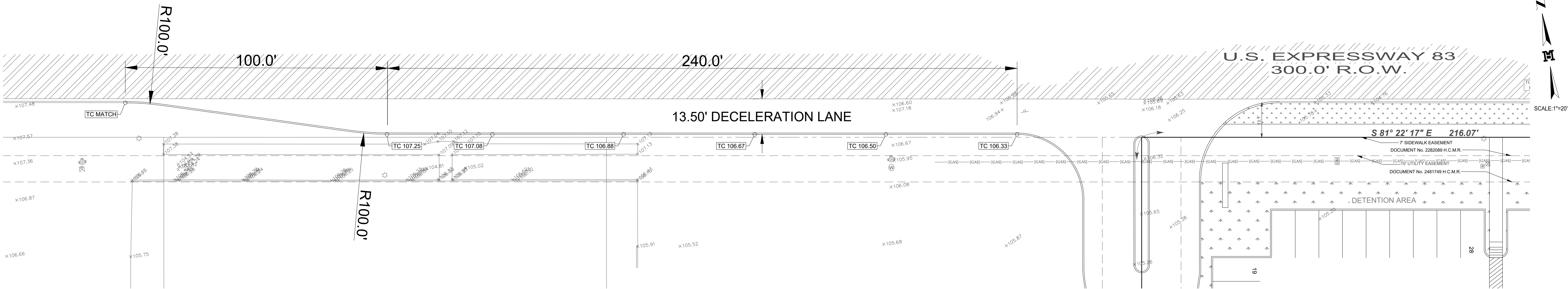
CITRUS GROVE RETAIL
PLAZA 4201 W
EXPRESSWAY 83
MCALLEN, TEXAS
HIDALGO COUNTY

SITE PLAN

SHEET 02 OF 06

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File Name: 22118

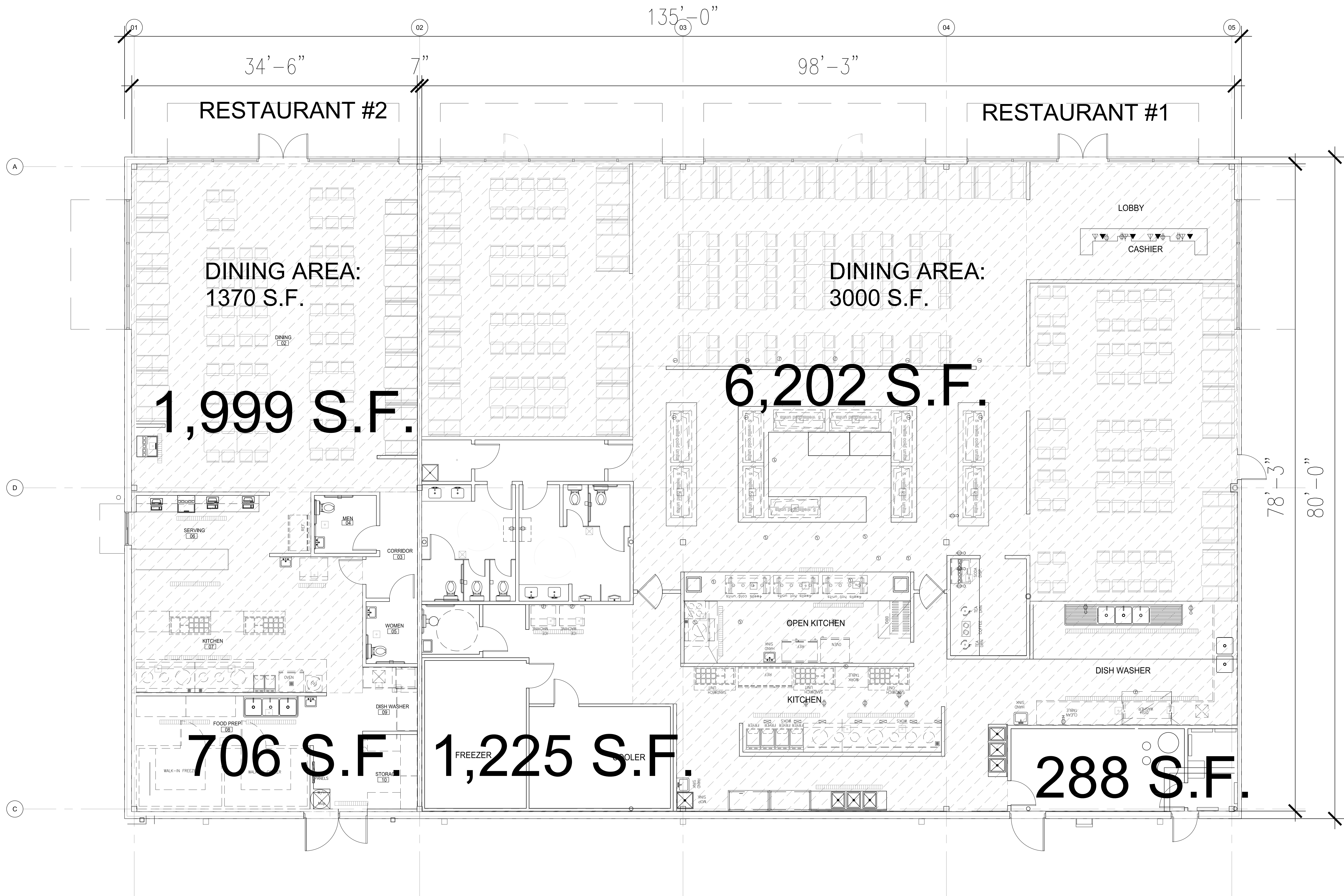


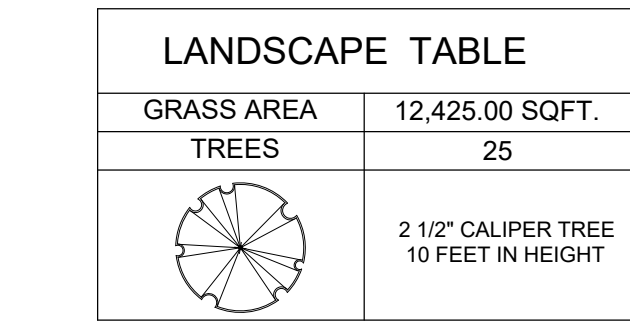
- GENERAL NOTES:
- CURBS AND GUTTERS TO BE CONSTRUCTED OF 3000 PSI CONCRETE.
 - FOR NON-REINFORCED STANDARD CURB OR CURB & GUTTER PROVIDE SAWED CONTRACTION JOINTS 10' O.C. MAX. ALSO PROVIDE 1/2" EXPANSION JOINTS AT 25' O.C. MAX. AT POINTS OF CURVATURE, CURB INLETS, BOX CULVERTS, AT EACH SIDE OF DRIVEWAYS AND ADJACENT TO SIDEWALK. FOR REINFORCED STANDARD CURB OR CURB & GUTTER PROVIDE SAWED CONTRACTION JOINTS 10' O.C. MAX AND EXPANSION JOINTS SHALL BE SPACED AT 120' O.C. MAX. AT POINTS OF CURVATURE, CURB INLETS, BOX CULVERTS, AT EACH SIDE OF DRIVEWAYS, AND ADJACENT TO SIDEWALKS.
 - EDGES NOT SPECIFIED WITH DIMENSIONS SHALL BE EDGED WITH A 3/8" EDGING TOOL.
 - A MEMBRANE CURING COMPOUND SHALL BE APPLIED TO EXPOSED CURB OR CURB & GUTTER AFTER THE SURFACE FINISH HAS BEEN COMPLETED AT A MIN. RATE OF 1 GAL/180 S.F. OF SURFACE AREA.

- CONSTRUCTION NOTES:
- DRIVE NO. 4 BARS 12" DEEP IN HOLES DRILLED 15' O.C. IN PAVEMENT.
 - TRAFFIC SIDE.
 - 1" RADIUS
 - 2" RADIUS
 - 24" RADIUS
 - NO. 3 LONGITUDINAL BARS.

CONCRETE CURB AND CURB & GUTTER

JOB No.		22118	
REVISION	DATE	BY	
MELDEN & HUNT INC.		CONSULTANTS • ENGINEERS • SURVEYORS	
115 W. MCINTYRE - EDINBURG, TX 78541		PH: (956) 381-0981 - FAX: (956) 381-1839	
ESTABLISHED 1947 - www.meldenandhunt.com			
ENG. TECH. ENZ.	PROJECT ENG. RUBEN J. DE JESUS	1. RELEASE DATE:	
		2. RELEASE DATE:	
		3. RELEASE DATE:	
		SCALE:	----
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RUBEN JAMES DE JESUS, P.E. 126282 ON JUNE 16, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.			
CITRUS GROVE RETAIL PLAZA 4201 W EXPRESSWAY 83 MCALLEN, TEXAS HIDALGO COUNTY			
DECELERATION LANE			
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File Name: 22118			
SHEET 03 OF 06			





The diagram consists of two rectangular boxes. The top box is labeled "PROPOSED LANDSCAPING" and contains five small, stylized tree symbols. The bottom box is labeled "EXISTING LANDSCAPING" and contains a much higher density of the same stylized tree symbols, representing a more established landscape.

JOB No.

22118

ION	DATE	BY
MELDEN & HUNT INC. CONSULTANTS • ENGINEERS • SURVEYORS		
115 W. MCINTYRE - EDINBURG, TX 78541 PH: (956) 381-0981 - FAX: (956) 381-1839 ESTABLISHED 1947 - www.meldenandhunt.com		

ENG. TECH: EVZ.
PROJECT ENG: RUBEN J. DE JESUS
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: ----

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FOR THE PURPOSE OF INTERIM
REVIEW UNDER THE AUTHORITY
OF RUBEN JAMES DE JESUS, P.E. 126282
ON JUNE 16, 2023, IT IS NOT
TO BE USED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.

CITRUS GROVE RETAIL
PLAZA 4201 W
EXPRESSWAY 83
MCALLEN, TEXAS
HIDALGO COUNTY

LANDSCAPING LAYOUT

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All Rights Reserved.

File Name: 22118

SHEET 06 OF 06

NOTE:

1. ALL LANDSCAPING IN R.O.W. WILL HAVE DRIP IRRIGATION
2. ALL LANDSCAPING WILL HAVE AN IRRIGATION SYSTEM.

LOT 1, KENT BIEL SUBDIVISION,
RECORDED IN VOL. 43, PAGE 75,
MAP RECORDS, HIDALGO COUNTY, TEXAS

R.E. HORN'S ADDITION TO MCALLEN
FIRST SUBURBAN SUBDIVISION
E 125.91' - N 204.11' LOT 71
& W 204.11' LOT 73
VOL. 5, PG. 26, H.C.M.R.
MAP RECORDS, HIDALGO COUNTY, TEXAS

SCALE 1"=40'

"AMENDED" 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.

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
LEEVEES 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 5' 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.
EXPRESSWAY 83 (I-2) IS REQUIRED AT THE TIME OF BUILDING
PERMIT ISSUANCE FOR EITHER LOT 15 OR 16.

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

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 ENGINEER # 96611
403 W. EXP.83, SUITE 150
MC ALLEN, TEXAS 78501



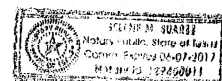
STATE OF TEXAS:
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE "AMENDED" MAP OF 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.

By: Fernando Solloa
Fernando Solloa, President and member
4037 W. Expressway 83, Suite 150
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 24th OF MAY, 2016



Fernando Solloa
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.

Fernando Solloa
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.

James E. Darby
MAYOR, CITY OF MCALLEN

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: Raul E. Sesin
RAUL E. SESIN P.E. DISTRICT MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

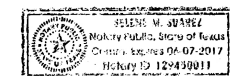
I/WE THE UNDERSIGNED HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE
ABOVE DESCRIBED PROPERTY. BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "AMENDED" CITRUS
GROVE PLAZA, LOTS 14, 15 & 16 SUBDIVISION OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT 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 PLATING OF THE PROPERTY AS
PROVIDED FOR HEREIN.

Maribel Dueck
THE TRUST OF JOHN VAN RAMSHORST
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 24th DAY OF MAY, 2016.

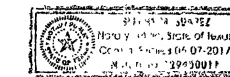
Alma Ruby Van Ramshorst
NOTARY PUBLIC



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 24th DAY OF MAY, 2016.

Alma Ruby Van Ramshorst
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.

David O. Salinas
"SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFOIL AVE.
MCALLEN, TEXAS 78501

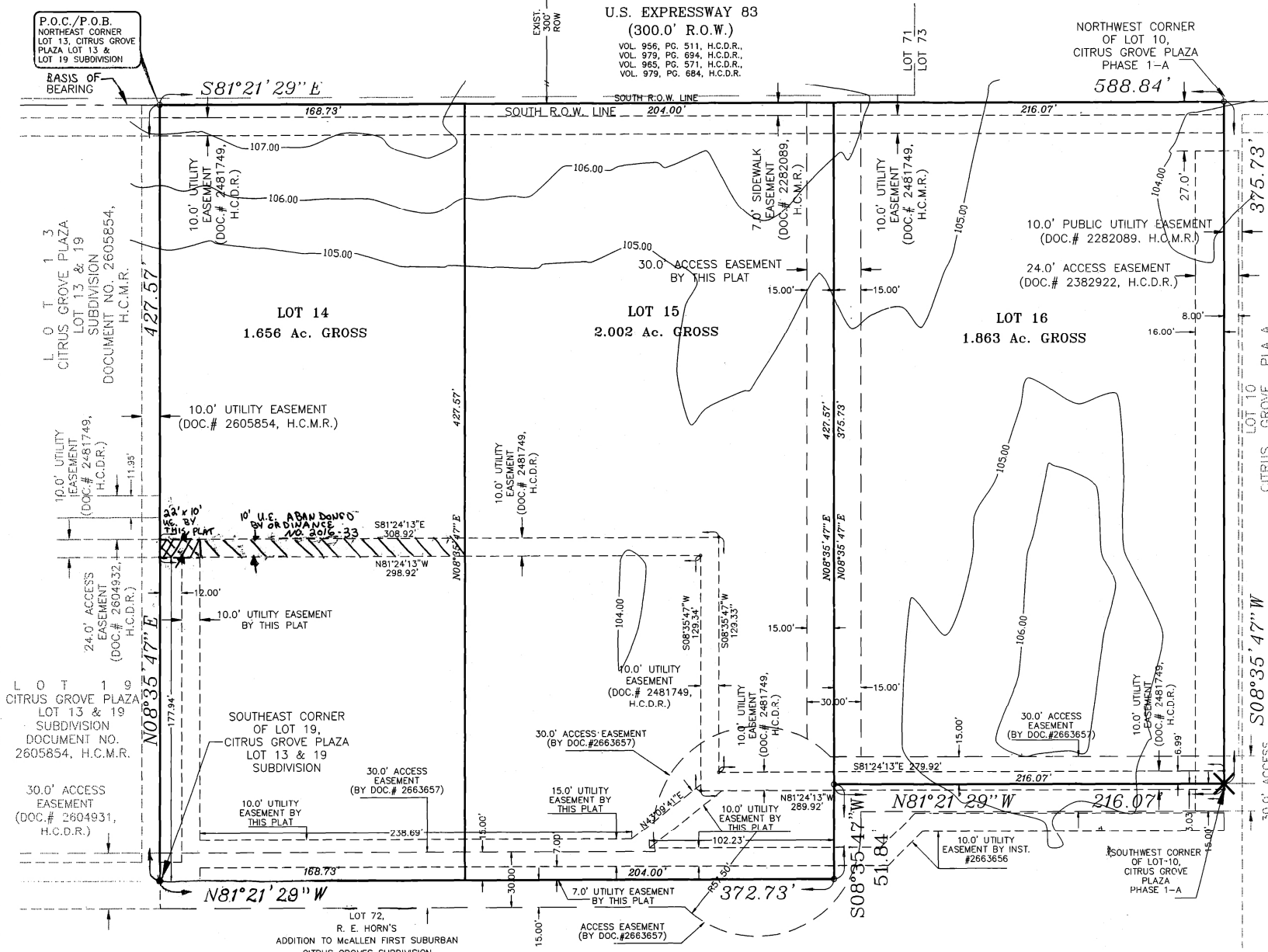


DATE OF PREPARATION: 05-09-2016

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

4037 W. EXP.83, SUITE 150
MCALLEN, TEXAS. 78501

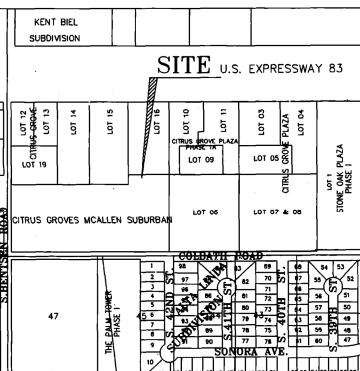
PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET



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

ON: 7-5-16 AT 9:08 AM/PM
INSTRUMENT NUMBER 2726229
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: Janis Kien 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 1/2 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 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF LOT 10, CITRUS GROVE
PLAZA PHASE 1-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 NORTHWEST 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 1/2 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 1/2 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 1/2 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

SUB 2023-0020

City of McAllen

Planning Department

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

Project Information	Subdivision Name <u>GARDEN ROSE</u>	
	Location <u>SOUTH SIDE OF E. YUMA AVENUE, APPROXIMATELY 145' EAST OF S. "J." STREET</u>	
	City Address or Block Number <u>1200 E. YUMA AVE</u>	
	Number of Lots <u>38</u>	Gross Acres <u>5.007</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Existing Zoning <u>R-1</u>	Proposed Zoning <u>R-3T</u> ^{R-1 &} Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____
	Existing Land Use <u>RES/VACANT</u> Proposed Land Use <u>RESIDENTIAL TOWNHOMES</u> Irrigation District # <u>HCID#2</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <u>N/A</u> Residential <u>N/A</u>	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>0</u>	
	Parcel # <u>231203 & 231204</u> Tax Dept. Review <u>ng</u>	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>5.007 ACRES OUT OF LOT 3, BLOCK 8, A.J. MCCOLL SUBD</u>		
Owner	Name <u>KARLA ESCOBEDO, TRUSTEE</u>	Phone <u>210-636-5003</u>
	Address <u>ESCOBEDO LIVING TRUST</u>	
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u>	
Developer	Name <u>EDGAR ESCOBEDO</u>	Phone <u>210-636-5003</u>
	Address <u>3100 SOUTH 2ND STREET, APT. 5</u> E-mail <u>ESCOBE8@AOL.COM</u>	
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>EDGAR ESCOBEDO</u>	
Engineer	MAS ENGINEERING, LLC.	
	Name <u>MARIO A. SALINAS, P.E.</u>	Phone <u>956-537-1311</u>
	Address <u>3911 N. 10TH STREET, SUITE H</u> E-mail <u>MSALINAS6973@ATT.NET</u>	
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u>	
Contact Person <u>NIKKI CAVAZOS- 956-321-1930 / NCAVAZOS.MASE@GMAIL.COM</u>		
Surveyor	Name <u>CARRIZALES LAND SURVEYING</u>	
	Address <u>MANUEL CARRIZALES</u>	
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78542</u>	

ENTERED

FEB 22 2023

Initial: NM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

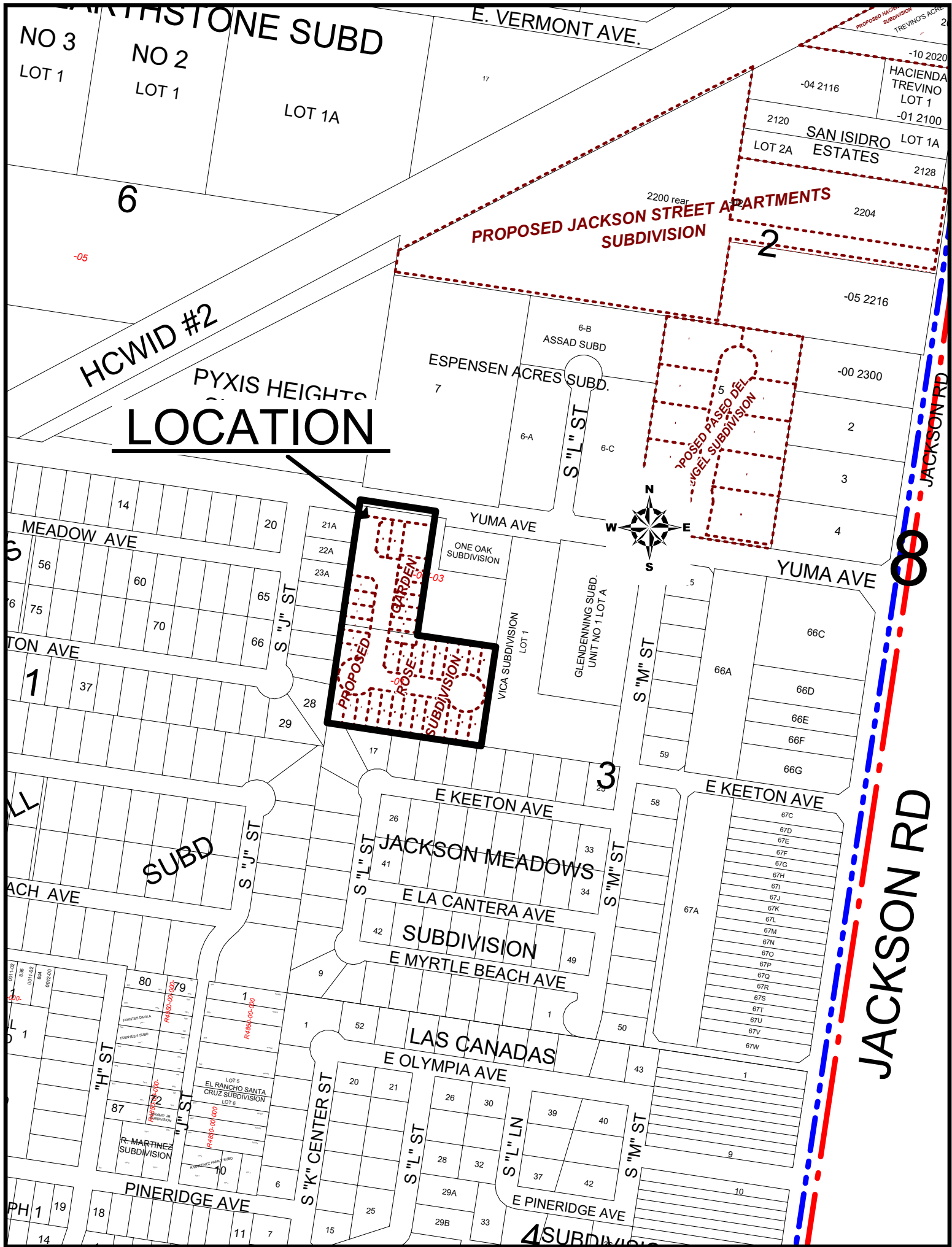
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Mario Salinas Date 2/17/23

Print Name Mario Salinas

Owner ☐ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application



LOCATION

PROPOSED ROSE GARDEN SUBDIVISION

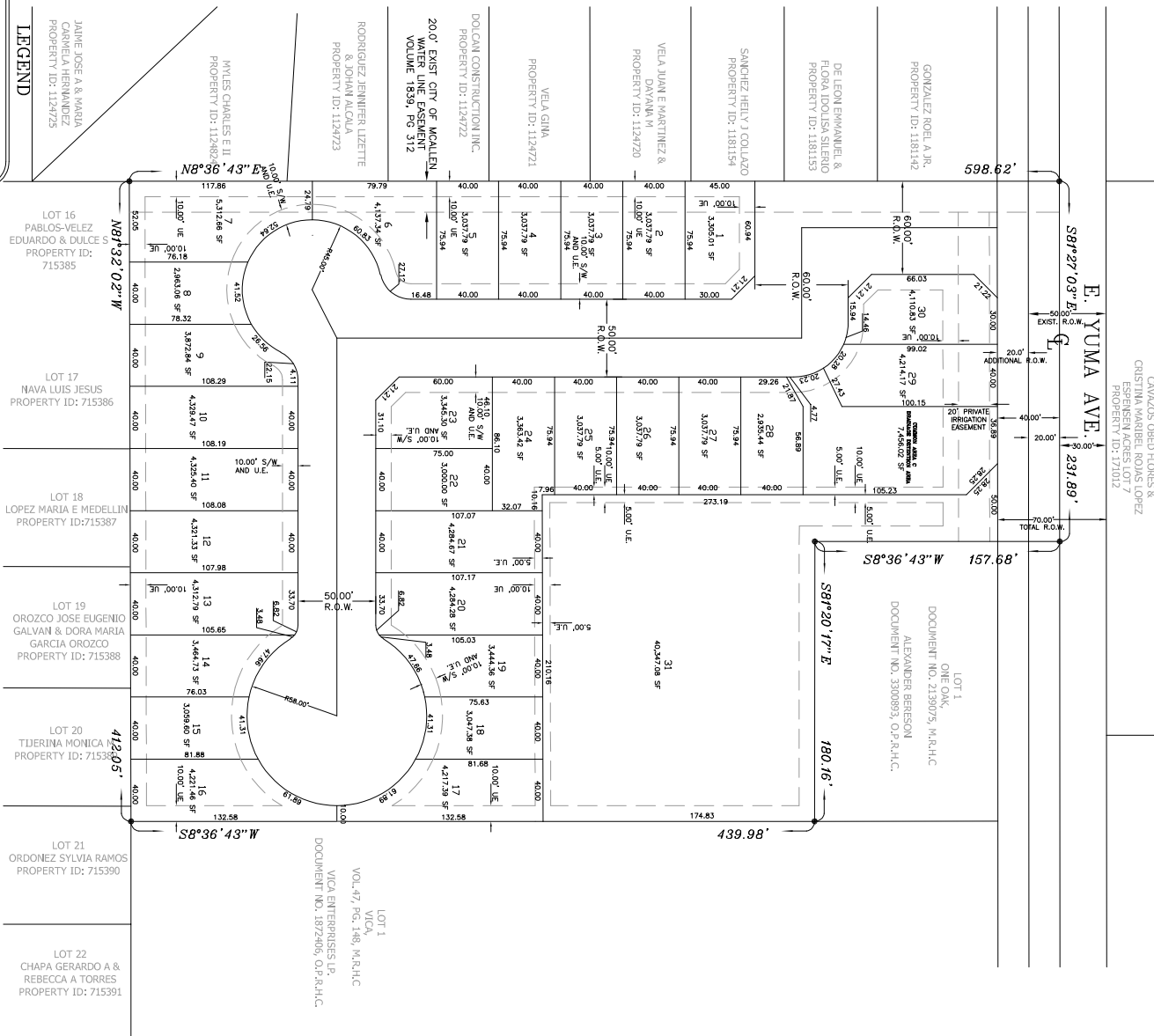
PROPOSED JACKSON STREET APARTMENTS SUBDIVISION

PROPOSED PASEO DEL ANGEL SUBDIVISION

JACKSON RD 88



SCALE 1:50



VICINITY MAP

1"=1,000'

LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- R.O.W. RIGHT OF WAY
- P-B BACK OF CURB
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.O.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY MAP RECORDS
- M.S.L. MINIMUM BUILDING SETBACK LINE

NOTES:

- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
 - FRONT= 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES, WITH THE EXCEPTION OF LOT 31= 45 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
 - REAR= 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
 - SIDE= 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
 - CORNER= 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
 - GARAGE= 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480343 0005G, REVISED NOV. 2, 1982. FLOOD ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND THE 500-YEAR FLOOD. 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)
- STORM WATER DETENTION OF 35,592.00 C.F. OR 0.82 AC-FT IS REQUIRED FOR THIS SUBDIVISION.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP CENTRELINE OF PAVEMENT MEASURED AT FRONT CENTER OF EACH LOT.
- 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON E. YUMA AVENUE, AND BOTH SIDES OF INTERIOR STREETS.
- NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- 6 FT. SPACED BUFFER REQUIRED FROM ADJACENT/BETWEEN LOT LINES, AND ALONG E. YUMA AVENUE.
- 6 FT. SPACED BUFFER REQUIRED FROM ADJACENT/BETWEEN ZONES/USES, AND ALONG E. YUMA AVENUE.

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE _____ GARDEN ROSE _____ 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.

KARLA ESCOBEDO
3100 S. 2ND STREET, SUITE 5
MCALLEN TX, 78503
STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KARLA ESCOBEDO, 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 _____, 2024.

NOTARY PUBLIC

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 GARDEN ROSE 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.

EXECUTIVE VICE-PRESIDENT
TEXAS NATIONAL BANK
4908 S. JACKSON ROAD
EDINBURG, TEXAS 78539
STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY _____ OF _____, 2024.

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 WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF MCALLEN

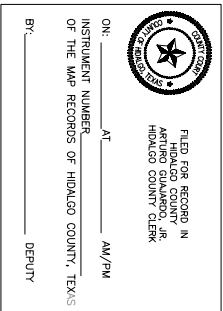
DATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE _____ DAY OF _____, 2024.

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

PRESIDENT

SECRETARY



FILED FOR RECORD IN
HIDALGO COUNTY
APPROVED BY
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

MAP OF GARDEN ROSE SUBDIVISION (PRIVATE) MCALLEN, TEXAS

METES AND BOUNDS DESCRIPTION

BEING 5.007 ACRES OUT OF THE WEST ONE-HALF (1/2) OF THE NORTH 20 ACRES OF LOT 3, BLOCK 8, A.L. MCALL, DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIES, CONVEYED TO EDGAR ESCOBEDO, RECORDED IN DOCUMENT NO. 170373, OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, SAID 5.007 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL SET, THE NORTHWEST CORNER OF THE SAID LOT 3, SAME BEING THE CENTRELINE OF E. YUMA AVENUE, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 27' 00" E, ALONG THE NORTH LINE OF THE SAID LOT 3, SAME BEING THE CENTRELINE OF E. YUMA AVENUE, A DISTANCE OF 157.68 FEET TO A 1/2 INCH IRON ROD FOUND, THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 30' 45" W, ALONG THE SOUTH LINE OF THE SAID ONE OAK, A DISTANCE OF 180.16 FEET TO AN 1/2 INCH IRON ROD FOUND, THE WEST LINE OF VICA SUBDIVISION, RECORDED IN VOLUME 47, PAGE 148, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 20' 17" E, ALONG THE SOUTH LINE OF THE SAID ONE OAK, A DISTANCE OF 180.16 FEET TO AN 1/2 INCH IRON ROD FOUND, THE WEST LINE OF VICA SUBDIVISION, RECORDED IN VOLUME 47, PAGE 148, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 30' 45" W, ALONG THE WEST LINE OF VICA SUBDIVISION, A DISTANCE OF 439.98 FEET TO A 1/2 INCH IRON ROD FOUND, THE WEST LINE OF VICA SUBDIVISION, RECORDED IN VOLUME 47, PAGE 148, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

PASSING AT A DISTANCE OF 40.00 FEET A 1/2 INCH IRON ROD FOUND, THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 157.68 FEET TO A 1/2 INCH IRON ROD FOUND, THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81° 32' 00" W, ALONG THE NORTH LINE OF JACKSON MEADOWS SUBDIVISION, A DISTANCE OF 412.05 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED C.L.S. R-59 6389 SET, THE NORTHWEST CORNER OF JACKSON MEADOWS SUBDIVISION, RECORDED IN VOLUME 52, PAGE 154, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81° 32' 00" W, ALONG THE NORTH LINE OF JACKSON MEADOWS SUBDIVISION, A DISTANCE OF 412.05 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED C.L.S. R-59 6389 SET, THE NORTHWEST CORNER OF JACKSON MEADOWS SUBDIVISION, RECORDED IN VOLUME 52, PAGE 154, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81° 30' 45" E, ALONG THE EAST LINE OF THE HEIGHTS AT MCALL, PASSING AT A DISTANCE OF 578.68 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED C.L.S. R-59 6389 SET, THE SOUTH RIGHT-OF-WAY OF E. YUMA AVENUE, FOR A TOTAL DISTANCE OF 598.62 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.007 ACRES OF LAND.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____

PAUL SESIN, P.E.
GENERAL MANAGER

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 PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
FIRM NO. 100657-00
2221 DAFFODIL AVE.
MCALLEN, TEXAS 78501
(956) 682-9081

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
ENGINEER # 96611
3911 N. 10TH STREET, SUITE H,
MCALLEN, TEXAS 78501

DATE OF PREPARATION: APRIL 01, 2024

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

PH: (956) 537-1311
E-MAIL: MSALINAS69730@ATT.NET



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/12/2024

SUBDIVISION NAME: GARDEN ROSE SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

E. Yuma Avenue: Dedication as needed for 40 ft. from centerline for 80 ft. total ROW
Paving: 52 ft. - 65 ft. Curb & gutter: both sides.

Revisions needed:

- Please provide how existing ROW was dedicated on plat and a copy of any referenced document for staff review, prior to recording.
- Provide document number for Easement along street and ensure there are no issues with overlap, dedication, etc. with the Irrigation company, finalize, prior to recording.
- Label additional ROW as dedicated by this plat

****Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan**

****Monies must be escrowed if improvements are not constructed prior to recording.**

Interior Streets: 60ft. Total ROW.

Paving 40 ft. Curb & gutter: Both Sides

-Proposed Interior dedications range from 50-60 ft. of ROW, Engineer submitted application November 20,2023, requesting that the ROW be reduced from 60 ft. to 50 ft., the Engineer has indicated that the paving width will remain at 40 ft., and will have an additional 10 ft. Utility Easement on either side. Development staff has reviewed the request and indicated that if approved that a 10 ft. U.E and Sidewalk Easement be dedicated along the front of the lots as applicable. City Commission approved the variance request on January 8, 2024 to allow 50 ft. ROW with a 10 ft. Utility and Sidewalk easement, and 40 ft. of paving.

-Street names will be established prior to recording and plat will need to revised accordingly.

-Clarify if subdivision is proposed to be private as gate details are required and ROW are subject to increase for gate areas, finalize prior to recording and submit gate details as applicable. As per plat submitted on November 17th,2023 subdivision proposed to be private ROW is subject to increase based on the gate details prior to final. Gated details must be submitted prior to recording. Boulevard islands are proposed 20ft. of paving from face to face is required on both sides. Gate mechanisms, pedestrian gates, sidewalks, etc. must be located within ROW, gate areas must be revised to provide for such, and plat will need to revised accordingly, finalize gate requirements/ROW, prior to recording.

****Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan**

****Monies must be escrowed if improvements are not constructed prior to recording.**

N/S collector (western boundary): Dedication as needed for 60 ft. Total ROW.

Paving: 40 ft. Curb & gutter: Both Sides

-Engineer submitted a variance application on November 20, 2023 in reference to the ROW dedication requirements for the N/S collector(1/4 Mile Collector) along the Western Boundary the engineer has indicated that the street would not be able to extend south as there are existing established developments around this subdivision. After review of the area, due to the developed properties to the west and south, the N/S collector street along the western boundary is not feasible.

****Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan**

****Monies must be escrowed if improvements are not constructed prior to recording.**

* 1,200 ft. Block Length

****Subdivision Ordinance: Section 134-118**

* 900 ft. Block Length for R-3 Zone Districts

****Subdivision Ordinance: Section 134-118**

Required

Required

Applied

NA

Applied

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

<ul style="list-style-type: none"> * 600 ft. Maximum Cul-de-Sac -Engineer submitted a Variance request on November 20th, 2023 to the 600ft. Cul-de-Sac length requirements. Development staff have reviewed the request and should the variance be approved it should be subject to 40 ft. of paving as noted in the interior street paving requirements. Variance request was approved with a length of an approximate 800 ft. Cul-de-sac by City Commission on January 8, 2024. -Provide "Cul-De Sac" and "Knuckle" details prior to final. **As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. **Subdivision Ordinance: Section 134-105 	Applied
ALLEYS	
<ul style="list-style-type: none"> ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. **As per Public Works department residential style collection will be utilized. **Subdivision Ordinance: Section 134-106 	Applied
SETBACKS	
<ul style="list-style-type: none"> * Front: 10 ft. or greater for easements, whichever is greater applies with the exception of Lot 31 = 45 ft. or in line with average of existing structures or greater for easement, whichever is greater applies. -Finalize wording for front setback, prior to recording as needed ***Zoning Ordinance: Section 138-356, 367, 134-106 	Required
<ul style="list-style-type: none"> * Rear: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. ***Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Sides :In accordance with the zoning ordinance or greater for easements, whichever is greater applies. ***Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Corner: 10 ft. or greater for easements, whichever is greater applies. **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required E. Yuma Avenue and both sides of interior streets. Revisions needed: -Finalize note #5, prior to recording. **Sidewalk requirements may increase to 5 ft. on E. Yuma Avenue prior to final per Engineering Department requirements, finalize prior to final. ***Subdivision Ordinance: Section 134-120 	Required
<ul style="list-style-type: none"> * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Required
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along E. Yuma Avenue except Lot 31 as applicable. Revisions Needed: - Revise plat note #7 as shown above, prior to recording. ***Landscaping Ordinance: Section 110-46 	Required

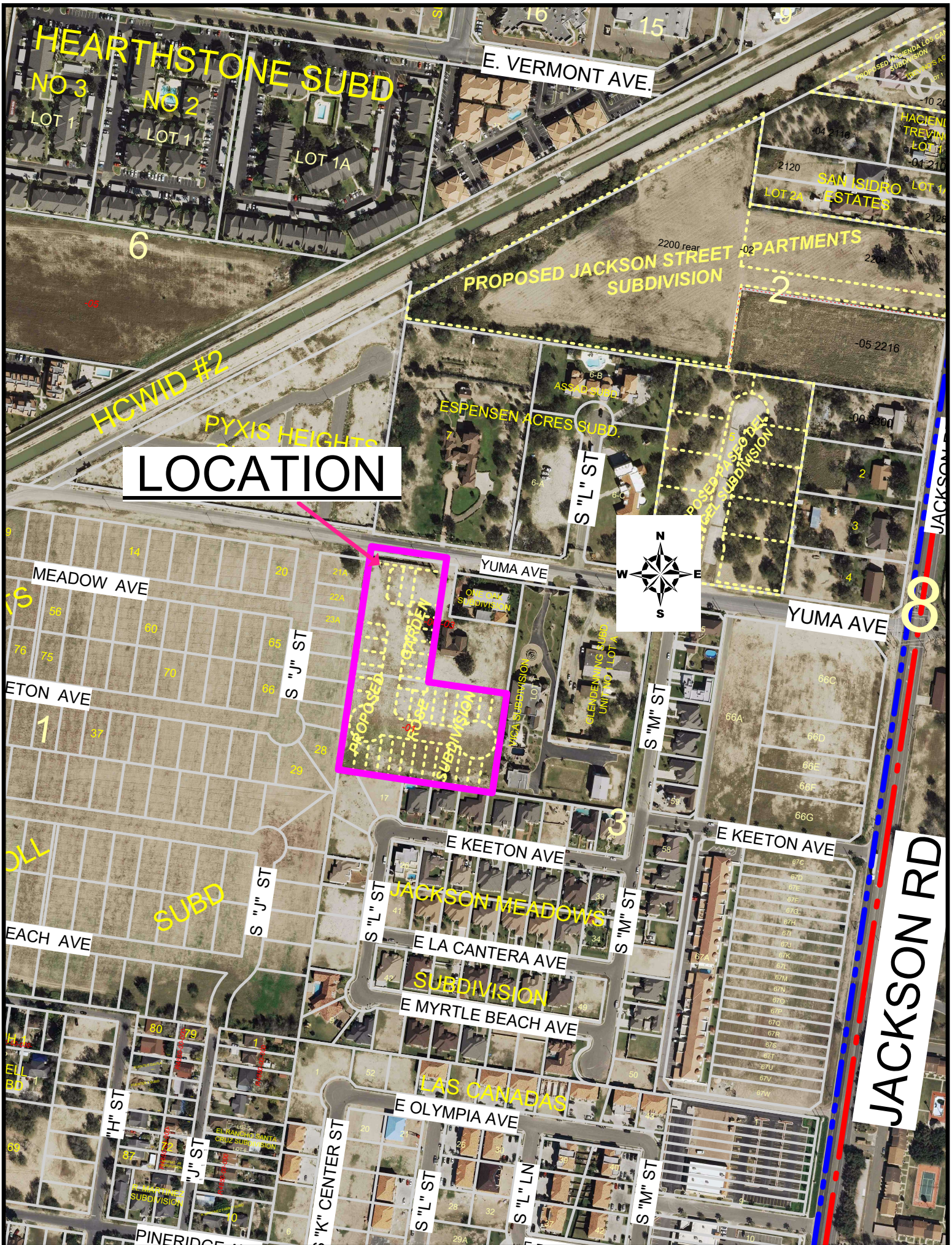
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses</p> <p>**Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along E. Yuma Avenue excluding Lot 31.</p> <p>***Must comply with City Access Management Policy</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>**Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development.</p> <p>***Zoning Ordinance: Section 138-210.</p> <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>Revisions Needed:</p> <ul style="list-style-type: none"> - Revise note #14 as needed to reflect the correct subdivision. - Revise note #14 as it makes reference as Lot 1 for detention area but plat shows a buildable lot. <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>***Section 110-72 applies if public subdivision is proposed.</p> <p>****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</p> <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Section 110-72 applies if public subdivision is proposed.</p> <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	Applied
	Required
	Applied
	NA
	Required
	Required
LOT REQUIREMENTS	
<p>* Lots fronting public streets.</p> <p>**Lot 31 exhibits 30 ft. of frontage, review and revise as applicable as a non-conforming lot is being created under current zoning. Clarify zoning status for lot 31 as 50 ft. of frontage minimum required in the R-1(Single-Family Residential) District. As per updated plat submitted on November 17th, 2023 lot 31 now exhibits 50 ft. of frontage.</p> <p>**Common Area C shows 25 ft. of frontage along interior street.</p> <p>**Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area.</p> <p>**Clarify zoning status for lot 31 as 50 ft. of frontage minimum required in the R-1(Single-Family Residential) District. As per updated plat submitted on November 17th,2023 lot 31 now exhibits 50 ft. of frontage.</p> <p>**Common Area C shows 25 ft. of frontage along interior street.</p> <p>***Zoning Ordinance: Section 138-356</p>	Applied
	Applied

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

ZONING/CUP	
* Existing: R-1(single-family) Residential District and R3-T(Townhouse residential) District Proposed: R3-T(Townhouse residential) District **Rezoning to R3-T approved at the City Commission meeting of April 10, 2023, however Lot 31 not included as part of rezoning approval. ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
	Applied
PARKS	
* Land dedication in lieu of fee. As per plat submitted on June 10,2023 a total of 31 lots proposed park fees total to \$21,700 (\$700 X31 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on June 10,2023 a total of 31 lots proposed park fees total to \$21,700 (\$700 X31 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. * Pending review by City Managers Office. As per plat submitted on June 10,2023 a total of 31 lots proposed park fees total to \$21,700 (\$700 X31 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.	Required
	Required
	Required
TRAFFIC	
* As per Traffic Department, Trip Generation approved, no TIA required. * Traffic Impact Analysis (TIA) required prior to final plat. ** As per Traffic Department, Trip Generation approved, no TIA required.	Applied
	Applied
COMMENTS	
Comments: -Must comply with City's Access Management Policy. -Any abandonments must be done by separate process, not by plat. -Clarify if subdivision is proposed to be public or private, as additional requirements may be triggered. As per plat submitted on November 17th,2023 subdivision proposed to be Private. -At the Planning and Zoning Commission meeting of March 7, 2023, the board voted to approve the subdivision in preliminary form subject to conditions noted, drainage and utility approvals as a 37 lot townhouse development. As per plat submitted on June 10th,2023 31 lots proposed with additional acreage. -Engineer must update provided information on submitted application prior to recording.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO THE CONDITIONS NOTED.	Applied

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



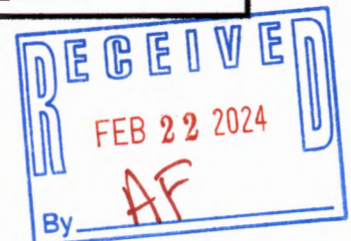
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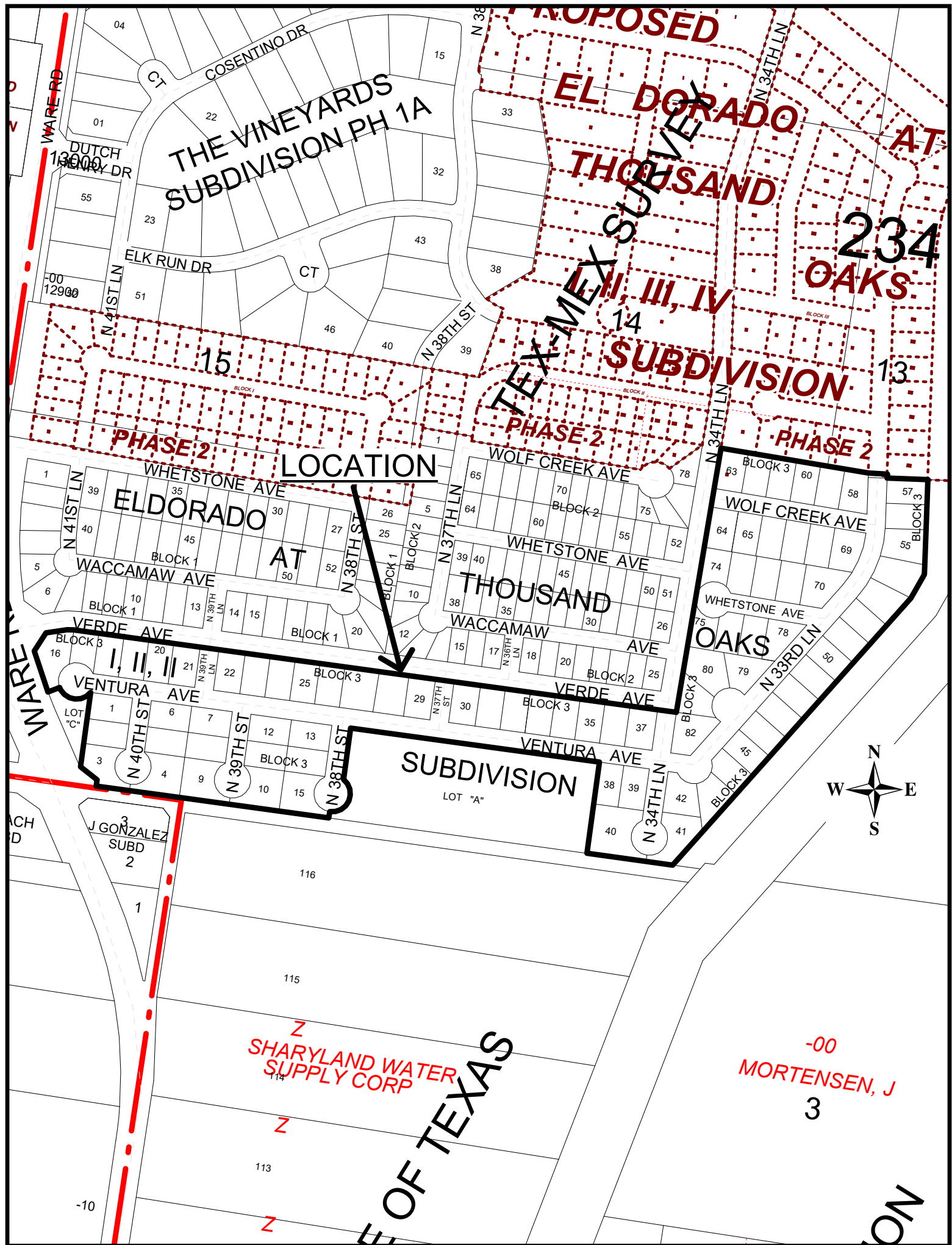
City of McAllen
Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name	<u>Vacating Plat and Replat of Eldorado at Thousand Oaks I, II and III Block III</u>		
	Legal Description	<u>*see plat*</u>		
	Location	<u>12504 N. Ware Rd</u>		
	City Address or Block Number	_____		
	Total No. of Lots	<u>82</u>	Total Dwelling Units	<u>328</u>
	Gross Acres	<u>29.98</u>	Net Acres	_____
	<input type="checkbox"/> Public Subdivision / <input checked="" type="checkbox"/> Private and <input checked="" type="checkbox"/> Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No			
	For Fee Purposes: <input type="checkbox"/> Commercial (_____ Acres) / <input type="checkbox"/> Residential (_____ Lots) Replat: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No			
	Existing Zoning	<u>R-3A</u>	Proposed Zoning	_____
	Applied for Rezoning	<input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes	Date	_____
Existing Land Use	<u>Vacant/Apt Under Construction</u>			
Proposed Land Use	_____			
Irrigation District #	_____			
Water CCN: <input type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC	Other: _____			
Agricultural Exemption: <input type="checkbox"/> Yes / <input type="checkbox"/> No	Parcel # _____			
Estimated Rollback Tax Due	_____			
Tax Dept. Review	_____			
Owner	Name	<u>Tierra RGV Group, LTD</u>		
	Address	<u>2912 S. Jackson Rd.</u>		
	City	<u>McAllen</u>	State	<u>TX</u>
	Zip	<u>78503</u>		
Developer	Name	<u>Same as above</u>		
	Address	_____		
	City	_____	State	_____
	Zip	_____		
Contact Person	_____			
Engineer	Name	<u>Quintanilla Headley & Associates, Inc.</u>		
	Address	<u>124 E. Stubbs</u>		
	City	<u>Edinburg</u>	State	<u>TX</u>
	Zip	<u>78539</u>		
Contact Person	<u>Alfonso Quintanilla, P.E.</u>			
Surveyor	Name	<u>Quintanilla, Headley & Associates, Inc.</u>		
	Address	<u>124 E. Stubbs</u>		
	City	<u>Edinburg</u>	State	<u>TX</u>
	Zip	<u>78539</u>		





PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE DESIGNATION: ZONE "X" (UN-SHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. FLOOD ZONE DESIGNATION: ZONE "A" NO BASE FLOOD ELEVATIONS DETERMINED. COMMUNITY-PANEL NUMBER 480334 0325 D MAP REVISED: MAY 17, 2001
- 2.- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB OF THE STREET AT MID POINT OF EACH LOT.
- 3.- LEGEND ● - DENOTES 1/2"x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- 4.- MINIMUM BUILDING SETBACK LINES: FOR BLOCK III
- FRONT:.....20.00 FT. EXCEPT 10 FT. FOR UNENCLOSED CARPORT ONLY OR GREATER FOR EASEMENTS
- REAR:.....10.00 FT. OR GREATER FOR EASEMENT
- INTERIOR SIDES:.....IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS.
- CORNER SIDE:.....10.00 FT. OR GREATER FOR EASEMENTS.
- GARAGE:.....18.0 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES
- 6.- NO BUILDINGS OR DRAINAGE DETENTION AREAS SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- 7.- REQUIRED ENGINEERED DRAINAGE DETENTION IS: **1,398,804.24** C.F. (**32.11** AC./FT.) TOTAL FOR MASTER PLAN (147.17 AC.) REQUIRED PRO-RATED ENGINEERED DRAINAGE DETENTION FOR 69.06 ACRES IS: **656,393.43** C.F. (**15.07** AC./FT.)
- 8.- BENCHMARK NOTE: CITY OF MCALLEN No. MC 33, EAST SIDE OF NORTH WARE ROAD (FM 2220) BY THE WATER TREATMENT PLANT DRIVEWAY ABOUT 196.30 FEET NORTH AND 53.90 FEET EAST OF EAST RIGHT OF WAY LINE-ELEVATION 118.60. DATUM NAD83
- 9.- AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 10.- A 4.00 FOOT MINIMUM SIDEWALK IS REQUIRED ON URAL AVE. (8 MILE LINE, 8 1/2 MILE RD., N. 42nd ST. (OLD WARE RD.), BOTH SIDES OF VERDE AVE. AND N. 34TH LN., AND ON BOTH SIDES OF ALL INTERIOR STREETS. A MINIMUM 5.00 FOOT SIDEWALK IS REQUIRED ON N. WARE RD. (FM 2220).
- 11.- FOR BLOCKS III : NO CURB CUT, ACCESS OR FRONTAGE PERMITTED ALONG NORTH WARE RD (FM 2220), VERDE AVE. AND N. 34TH LN., NORTH OF VERDE AVE. INCLUDING LOT 81, BLOCK III,
- 12.- E.E. DENOTES ELECTRICAL EASEMENT
- 13.- 25.00' X 25.00' SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.
- 14.- AS PER MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR EL DORADO AT THOUSAND OAKS I, II AND III SUBDIVISION, RECORDED AS DOCUMENT NUMBER 3466529, AND AS PER DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ELDORADO AT THOUSAND OAKS I, II, III, SUBDIVISION, RECORDED AS DOCUMENT NUMBER 3466530 (SINGLE FAMILY BLOCK I LOTS 1-52) AND DOCUMENT NUMBER 3466532 (MULTIFAMILY BLOCK III LOTS 1-82), HIDALGO COUNTY, OFFICIAL RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.
- 15.- AS PER MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR EL DORADO AT THOUSAND OAKS I, II AND III SUBDIVISION, RECORDED AS DOCUMENT NUMBER 3466529, AND AS PER DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ELDORADO AT THOUSAND OAKS I, II, III, SUBDIVISION, RECORDED AS DOCUMENT NUMBER 3466531 (SINGLE FAMILY BLOCK II LOTS 1-78), HIDALGO COUNTY, OFFICIAL RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID
- 16.- AS A MASTER DRAINAGE DETENTION PLAN, THE COMMON AREAS/REGIONAL DETENTION POND/DRAINAGE EASEMENT, SHALL BE CAPABLE OF DETAINING AT LEAST **15.07** AC.-FT., OR **656,393.43** C.F. OF WHICH MUST BE ALLOCATED FOR THE USE OF ELDORADO AT THOUSAND OAKS I, II, III.
- 17.- COMMON AREAS MUST BE MAINTAINED BY THE LOT OWNERS/HOA AND NOT THE CITY OF MCALLEN INCLUDING LOT "C"
- 18.- 8.00 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 19.- BUFFER REQUIREMENTS FOR BLOCK I, II, AND III-6.00' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL, COMMERCIAL, INDUSTRIAL ZONES/USES, ALONG EAST SIDE OF N. WARE RD. (FM 2220), BOTH SIDES OF VERDE AVE. AND ON LOTS 25, 26, 51, 52, 77 AND 78 IN BLOCK II, LOTS 63, 64, 74, 75, 80 AND 81 IN BLOCK III, ALONG N. 34TH LN.
- 20.- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
- 21.- A VARIANCE OF FEES IN LIEU OF PARKLAND DEDICATION - \$700 - PER DWELLING UNIT WITH THE FOLLOWING CONDITIONS WAS APPROVED BY THE CITY ON MAY 28, 2021: FIFTY (50%) PERCENT OF PARK FEES (\$350) TO BE PAID UPFRONT PRIOR TO PLAT RECORDING. THE REMAINING FIFTY (50%) PERCENT (\$350) IS TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROCESS. ELDORADO AT THOUSAND OAKS I, II, III IS COMPOSED OF 458 UNITS, FIFTY PERCENT (50%) UPFRONT IS \$160,300. THE OTHER FIFTY PERCENT (50%) IS \$350 PER EACH OF THE 458 UNITS UNTIL PROJECT IS COMPLETED. THE REMAINING FIFTY PERCENT (50%) (\$160,300) IS TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION.

SUBDIVISION PLAT OF :

VACATING OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK III
REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA

(PRIVATE SUBDIVISION BLOCK IIIA)

A 29.98 ACRE TRACT OF LAND OUT BEING ALL OF LOTS 1 THROUGH 82, BLOCK III, VENTURA AVENUE RIGHT OF WAY, WOLF CREEK AVENUE RIGHT OF WAY, WHESTONE AVENUE RIGHT OF WAY, NORTH 33RD LANE, A PART OR PORTION OF NORTH 34TH LANE, A PART OR PORTION OF 38TH STREET, 39TH STREET AND ALL OF 40TH STREET RIGHT OF WAY, ELDORADO AT THOUSAND OAKS I,II,III, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN INSTRUMENT NUMBER 3466554, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3469579, 3474591, 3508567, 3511366, 3521151 WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3473315, 3473316, 3475861, 3475861, 3475866, 3479656, 3483230, 3489870, 3489925, 3508567, 3512070 AND 3520757, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 29.98 ACRE TRACT OF LAND OUT BEING ALL OF LOTS 1 THROUGH 82, BLOCK III, VENTURA AVENUE RIGHT OF WAY, WOLF CREEK AVENUE RIGHT OF WAY, WHESTONE AVENUE RIGHT OF WAY, NORTH 33RD LANE, A PART OR PORTION OF NORTH 34TH LANE, A PART OR PORTION OF 38TH STREET, 39TH STREET AND ALL OF 40TH STREET RIGHT OF WAY, ELDORADO AT THOUSAND OAKS I,II,III, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN INSTRUMENT NUMBER 3466554, MAP RECORDS HIDALGO COUNTY, TEXAS, AND WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3469579, 3474591, 3508567, 3511366, 3521151 WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3473315, 3473316, 3475861, 3475861, 3475866, 3483230, 3489870, 3489925, 3508567, 3512070 AND 3520757, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE EAST RIGHT OF WAY LINE OF NORTH WARE ROAD (F.M. 2220) FOR THE SOUTHWEST CORNER OF LOT 3, BLOCK III AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N 07°48'14" E, ALONG THE WEST LINE OF LOT 3 AND THE EAST RIGHT OF WAY LINE OF NORTH WARE ROAD (F.M. 2220), A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE, N 51°51'41" W, ALONG THE WEST LINE OF LOT 3 AND THE EAST RIGHT OF WAY LINE OF NORTH WARE ROAD (F.M. 2220), A DISTANCE OF 66.94 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE, N 07°48'14" E, ALONG THE WEST LINE OF LOTS 1, 2 AND 3, A DISTANCE OF 239.22 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE SOUTH RIGHT OF WAY LINE OF VENTURA AVENUE FOR THE NORTHWEST CORNER LOT 1 AND AN INTERIOR CORNER OF THIS TRACT.

THENCE, ALONG THE SOUTH RIGHT OF WAY LINE OF VENTURA AVENUE AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 119°48'15", RADIUS = 58.00 FEET), A DISTANCE OF 121.28 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHEAST CORNER OF LOT 16 AND AN INTERIOR CORNER OF THIS TRACT.

THENCE, S 68°45'20" W, ALONG THE SOUTH LINE OF LOT 16, A DISTANCE OF 40.11 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE EAST RIGHT OF WAY LINE OF NORTH WARE ROAD (F.M. 2220) FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE, ALONG THE WEST LINE OF LOT 16, THE EAST RIGHT OF WAY LINE OF NORTH WARE ROAD (F.M. 2220) AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 05°57'55", RADIUS = 1,322.69 FEET), A DISTANCE OF 137.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE, N 32°37'06" E, ALONG THE WEST LINE OF LOT 16 AND SOUTH RIGHT OF WAY LINE OF VERDE AVENUE, A DISTANCE OF 69.28 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE, N 79°29'29" E, ALONG THE NORTH LINE OF LOT 16 AND THE SOUTH RIGHT OF WAY LINE OF VERDE AVENUE, A DISTANCE OF 36.90 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE, ALONG THE NORTH LINE OF LOTS 16 AND 17, THE SOUTH RIGHT OF WAY LINE OF VERDE AVENUE AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 18°18'45", RADIUS = 200.00 FEET), A DISTANCE OF 63.92 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE, S 82°11'46" E, ALONG THE NORTH LINE OF LOTS 17 THROUGH 37, AND THE SOUTH RIGHT OF WAY LINE OF VERDE AVENUE, A DISTANCE OF 1,924.74 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE EAST RIGHT OF WAY LINE OF 34TH LANE FOR THE SOUTHWEST CORNER OF LOT 81, THE NORTHWEST CORNER OF LOT 82 AND AN INTERIOR CORNER OF THIS TRACT.

THENCE, N 09°35'52" E, ALONG THE WEST LINE OF LOTS 63, 64, 74, 75, 80 AND 81, AND THE EAST RIGHT OF WAY LINE OF NORTH 34TH LANE, A DISTANCE OF 853.03 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHWEST CORNER OF LOT 63 AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE, S 80°24'08" E, ALONG THE NORTH LINE OF LOTS 58 THROUGH 63, A DISTANCE OF 536.29 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE EAST RIGHT OF WAY LINE OF NORTH 33RD LANE FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE, S 02°03'52" W, ALONG THE EAST RIGHT OF WAY LINE OF NORTH 33RD LANE, A DISTANCE OF 6.23 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHWEST CORNER OF LOT 57 AND AN INTERIOR CORNER OF THIS TRACT.

THENCE, S 87°56'08" E, ALONG THE NORTH LINE OF LOT 57, A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHEAST CORNER OF LOT 57 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE, S 02°03'52" W, ALONG THE EAST LINE OF LOTS 54 THROUGH 57, A DISTANCE OF 301.76 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE, S 29°43'52" W, ALONG THE EAST LINE OF LOT 54, A DISTANCE OF 86.77 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE, S 41°44'52" W, ALONG T HE EAST LINE OF LOTS 41 THROUGH 53, A DISTANCE OF 1,139.26 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHEAST CORNER OF LOT 41 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE, N 82°08'48" W, ALONG THE SOUTH LINE OF LOTS 40 AND 41, A DISTANCE OF 227.73 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE, N 82°11'46" W, ALONG THE SOUTH LINE OF LOT 40, A DISTANCE OF 47.89 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHWEST CORNER OF LOT 40 AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE, N 07°55'05" E, ALONG THE WEST LINE OF LOTS 38 AND 40, A DISTANCE OF 282.86 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE SOUTH RIGHT OF WAY LINE OF VERDE AVENUE FOR THE NORTHWEST CORNER OF LOT 38 AND AN INTERIOR CORNER OF THIS TRACT.

THENCE, N 07°48'14" W, ALONG THE SOUTH RIGHT OF WAY LINE OF VERDE AVENUE, A DISTANCE OF 799.91 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE EAST RIGHT OF WAY LINE OF NORTH 38TH STREET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE, S 07°48'14" W, ALONG THE EAST RIGHT OF WAY LINE OF NORTH 38TH STREET, A DISTANCE OF 165.32 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE, ALONG THE EAST RIGHT OF WAY LINE OF NORTH 38TH STREET AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 148°51'09", RADIUS = 58.00 FEET), A DISTANCE OF 150.68 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF LOT 15 AND AN EXTERIOR CORNER OF THIS TRACT.

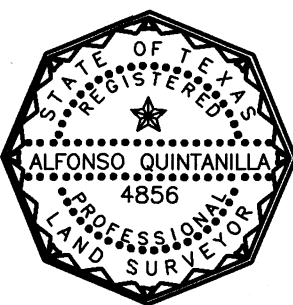
THENCE, S 07°48'14" W, ALONG THE EAST LINE OF LOT 15, A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHEAST CORNER OF LOT 15 AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE, N 82°11'46" W, ALONG THE SOUTH LINE OF LOTS 3, 4, 9, 10 AND 15, A DISTANCE OF 747.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.98 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH AMENDED VINEYARD ESTATES SUBDIVISION PHASE IA, RECORDED IN INSTRUMENT NUMBER 2347052, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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



ALFONSO QUINTANILLA
R.P.L.S. No. 4856

FEBRUARY 13, 2024
DATE

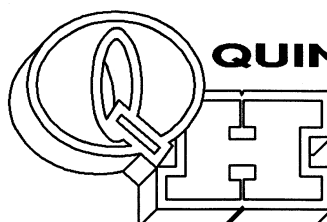
APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QQA-ENG.COM

DATE PREPARED: FEBRUARY 13, 2024

SHEET
1 OF 4

FILENAME : Z:\DATA\SUBD\MCALLEN\ELDORADO\DWGS\VACATING AND REPLAT OF ELDORADO			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
FEB. 13, 2024	LG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

SHEET
1 OF 4

SEE SHEET 4 FOR OWNER'S SIGNATURE CONTINUATION

VACATING OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK III
REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA

LOT 1 THRU LOT 5, LOT 9 THRU LOT 11, LOT 13 THRU LOT 15, LOT 17 THRU LOT 19, LOT 25 THRU LOT 28, LOT 46, LOT 52 THRU LOT 57, LOT 67 AND LOT 68, LOT 71 THRU LOT 76, LOT 81 AND LOT 82

STATE OF TEXAS
COUNTY OF HIDALGO

THE OWNERS OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS THE PLAT OF VACATING OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK III
REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA, AN ADDITION TO THE CITY OF MCALLEN, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASMENT TO THE SAID CITY AND THOSE WHO MAY NOW OR HEREFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITY COMPANIES UNDER FRANCHISE TO SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

TIERRA RGV GROUP, LTD.
A TEXAS LIMITED PARTNERSHIP

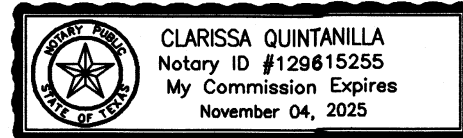
DATE

BY: TIERRA RGV LLC, A TEXAS LIMITED LIABILITY COMPANY, Its General Partner
MANUEL N. CANTU, JR., MANAGING MEMBER
2912 S. JACKSON ROAD
MCALLEN, TEXAS 78503
PH. (956) 821-8180

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared
MANUEL N. CANTU, JR., MANAGING MEMBER TIERRA RGV LLC, proved to me through his Texas Department of Public Safety Drive License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposed and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.



CLARISSA QUINTANILLA-NOTARY PUBLIC

PLANNING & ZONING COMMISSION
ACKNOWLEDGEMENT

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 SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING COMMISSION

DATE

CITY OF MCALLEN
CERTIFICATION OF APPROVAL

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

MAYOR

DATE

ATTEST: CITY SECRETARY

DATE

SHARYLAND WATER SUPPLY CORPORATION

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE VACATING OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA
REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA
SUBDIVISION LOCATED AT THE NORTHEAST CORNER OF MILE 8 NORTH ROAD AND NORTH WARE ROAD IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

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

CARLOS LIMA

DATE

GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

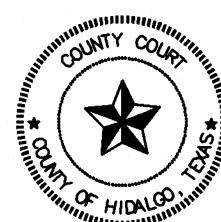
COUNTY OF HIDALGO
STATE OF TEXAS

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.



EULALIO RAMIREZ
P.E. No. 77062

DATE



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

LOCATION MAP

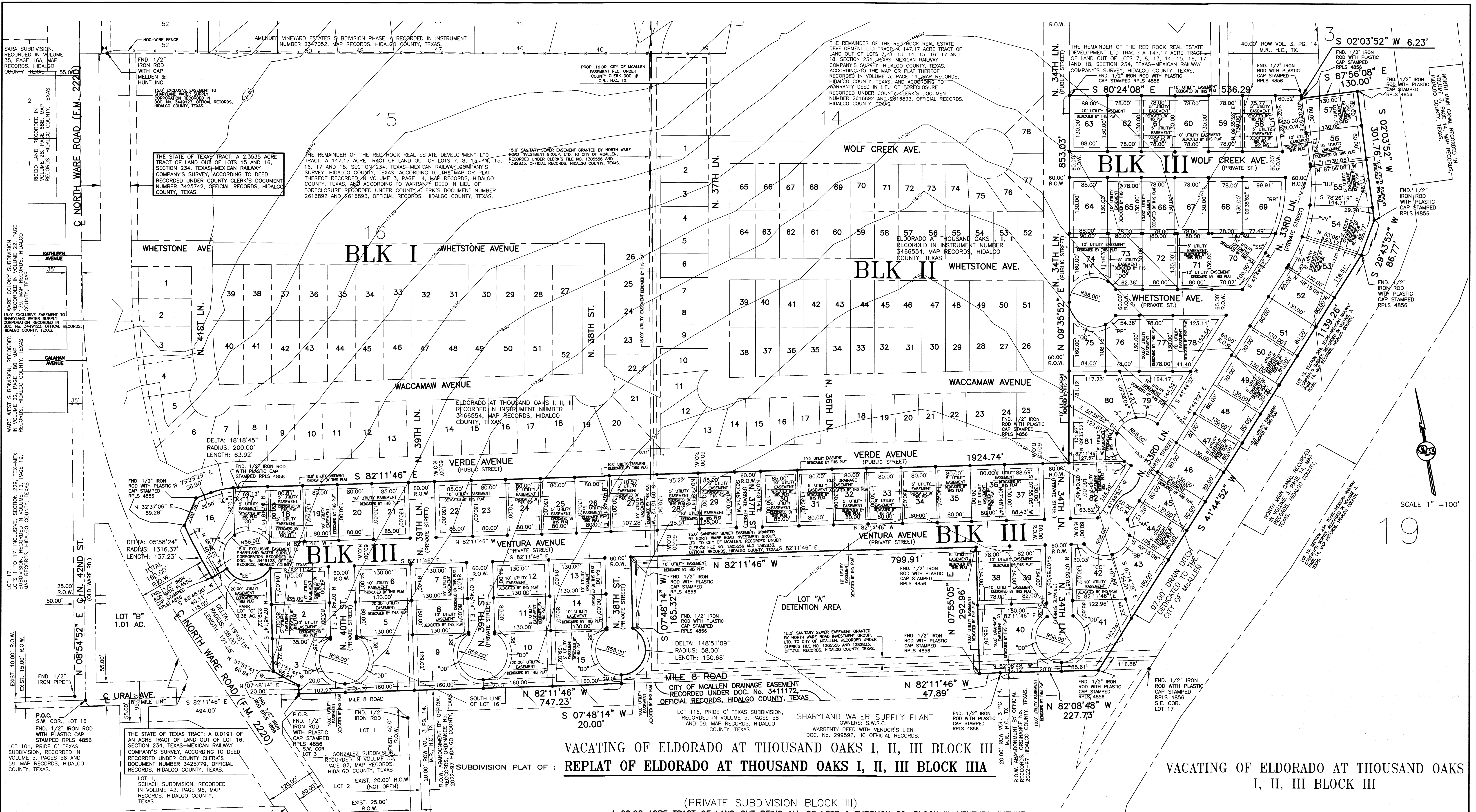
SCALE: 1" = 2000'



BLOCK III MULTIFAMILY LOTS AREA TABLE	
LOT	AREA (S.F)
PARK	15473.14
1	11340.00
2	10800.00
3	14000.90
4	15487.40
5	10400.00
6-7	10920.00
8	10400.00
9-10	15487.40
11	10400.00
12-13	10920.00
14	10400.00
15	15487.40
16	15752.88
17	8649.79
18	10505.23
19-20	10400.00
21-22	11050.00

BLOCK III MULTIFAMILY LOTS AREA TABLE	
LOT	AREA (S.F)
23-26	10400.00
27	14160.76
28	12592.58
29-30	11050.00
31-36	10400.00
37	11512.61
38	10452.00
39	10988.00
40	24154.16
41	15774.17
42	12391.57
43	12082.94
44	9975.36
45-52	10400.00
53	13128.25
54	13986.94
55	13557.49
56	10400.14

BLOCK III MULTIFAMILY LOTS AREA TABLE	
LOT	AREA (S.F)
57	10400.00
58	10966.95
59-62	10140.00
63-64	11440.00
65-68	10140.00
69	12178.50
70	14440.21
71-72	10400.00
73	10213.87
74	10000.93
75	9342.07
76	9832.73
77	10140.00
78	10692.88
79	12236.47
80	15732.53
81	10990.04
82	13790.11



STATE OF TEXAS
COUNTY OF HIDALGO

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

ALFONSO QUINTANILLA
R.P.L.S. No. 4856

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.

EULALIO RAMIREZ
P.E. No. 77062

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

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

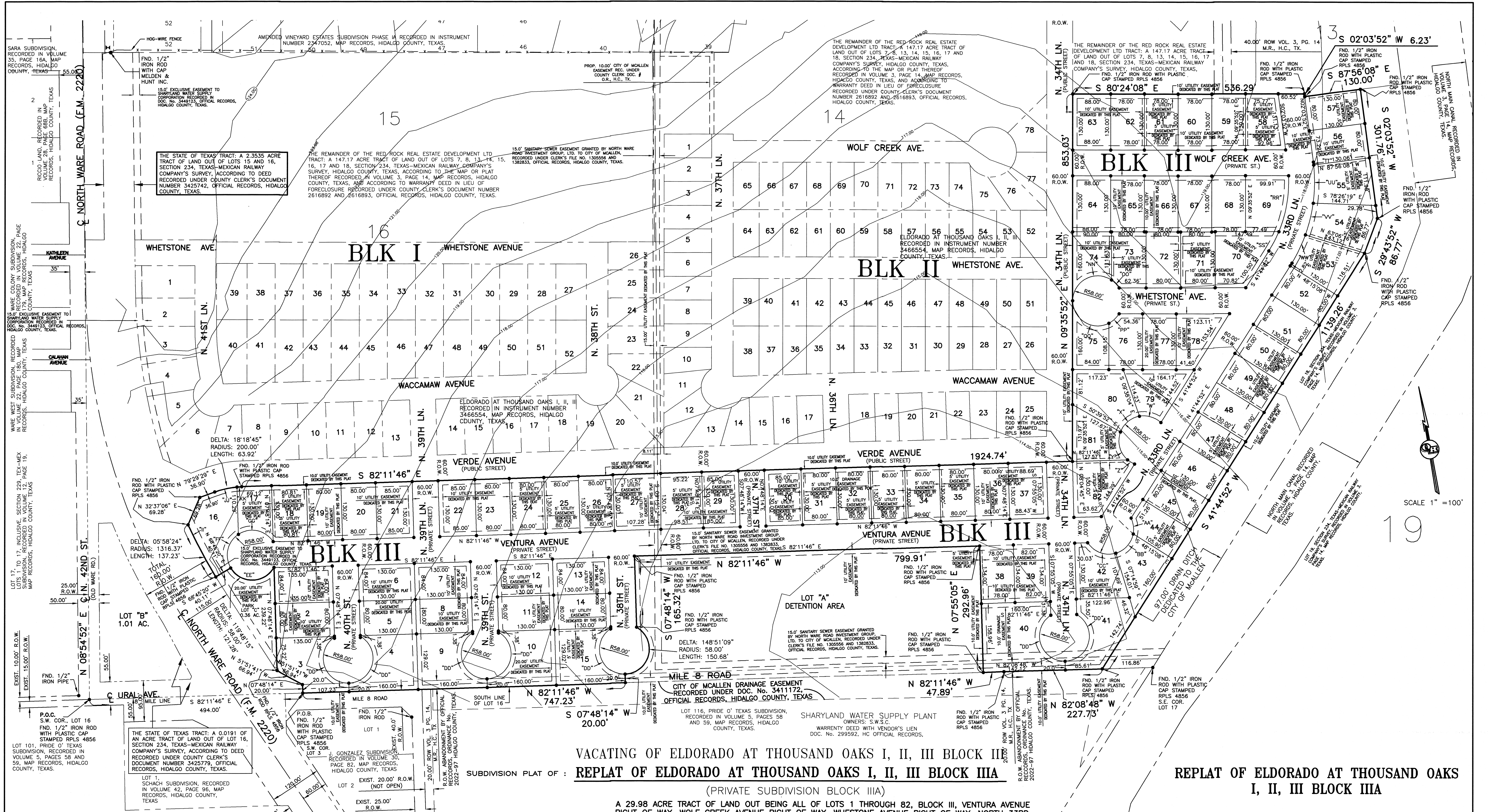
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

DATE PREPARED: FEBRUARY 13, 2024

FILE NAME	DATE PREPARED	DATE REVIEWED	PREPARED BY	REVIEWED BY	CHECKED BY	APPROVED BY
Z:\DATA\SUBD\MCCALLEN\ELDORADO\DWGS\VACATING AND REPLAT OF ELDORADO	FEB. 13, 2024		LG			

SHEET 2 OF 4



STATE OF TEXAS
COUNTY OF HIDALGO

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



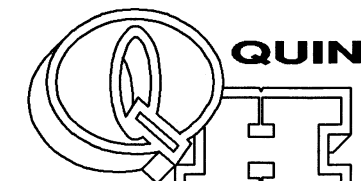
ALFONSO QUINTANILLA
R.P.L.S. No. 4856

FEBRUARY 13, 2024
DATE



EULALIO RAMIREZ
P.E. No. 77082

3-26-24
DATE



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
ENGINEERING REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00



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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

DATE PREPARED: FEBRUARY 13, 2024			
FILENAME: Z:\DATA\SUBD\MCCALLEN\ELDORADO\DWGS\VACATING AND REPLAT OF ELDORADO	DATE PREPARED	PREPARED BY	CHECKED BY
	FEB 13, 2024	LF	
	DATE REVISED	REVISED BY	APPROVED BY

SHEET
3 OF 4

REPLAT OF ELDORADO AT THOUSAND OAKS
I, II, III BLOCK IIIA

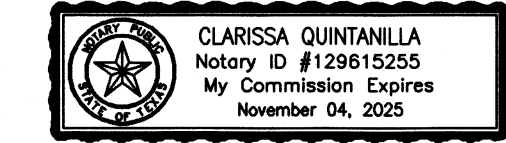
REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA
LOT 1, LOT 6 THRU 8, LOT 12, LOT 20 THRU 24

THE OWNERS OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS THE PLAT OF VACATING AND REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA, AN ADDITION TO THE CITY OF MCALLEN, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE SAID CITY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITY COMPANIES UNDER FRANCHISE TO SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

JAVIER QUINTANILLA, MANAGER
QUINTANILLA'S CONSTRUCTION, LLC
2910 S. JACKSON
MCALLEN, TEXAS 78503

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared JAVIER QUINTANILLA, MANAGER, QUINTANILLA'S CONSTRUCTION, LLC proved to me through his Texas Department of Public Safety Drive License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purpose and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.



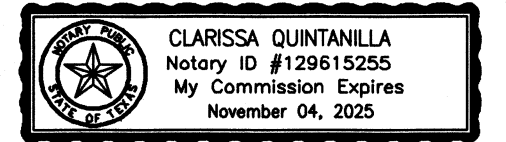
CLARISSA QUINTANILLA-NOTARY PUBLIC

I, THE UNDERSIGNED HOLDER (OR DULY AUTHORIZED OFFICER OF THE HOLDER) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA" 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 THAN 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

International Bank of Commerce
One South Broadway,
McAllen, TX 78505

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared _____ proved to me through his Texas Department of Public Safety Drive License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purpose and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.



CLARISSA QUINTANILLA-NOTARY PUBLIC

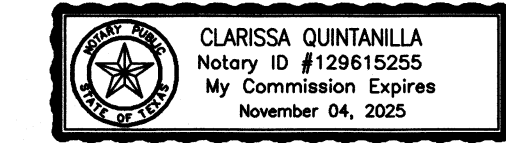
REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA
LOT 16 AND LOT 42

THE OWNERS OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS THE PLAT OF VACATING AND REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA, AN ADDITION TO THE CITY OF MCALLEN, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE SAID CITY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITY COMPANIES UNDER FRANCHISE TO SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

WILLIAM B. STARK, MANAGER
WNNM SERIES, LLC
8129 MARSELLE DR.
CORPUS CHRISTI, TEXAS 78414

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared WILLIAM B. STARK, MANAGER, WNNM SERIES, LLC proved to me through his Texas Department of Public Safety Drive License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purpose and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.



CLARISSA QUINTANILLA-NOTARY PUBLIC

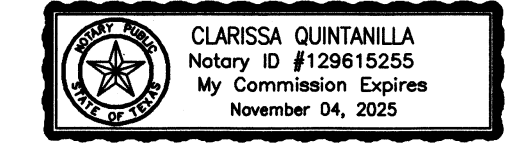
REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA
LOTS 29 THRU 33, LOTS 47 THRU 51

THE OWNERS OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS THE PLAT OF VACATING AND REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA, AN ADDITION TO THE CITY OF MCALLEN, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE SAID CITY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITY COMPANIES UNDER FRANCHISE TO SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

MANUEL N. CANTU, JR., MANAGER
ALMAR, LLC
4751 S. JACKSON RD
EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared MANUEL N. CANTU, JR., MANAGER, ALMAR, LLC proved to me through his Texas Department of Public Safety Drive License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purpose and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.



CLARISSA QUINTANILLA-NOTARY PUBLIC

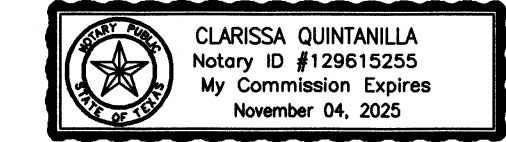
REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA
LOTS 34 THRU 37, LOT 44

THE OWNERS OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS THE PLAT OF VACATING AND REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA, AN ADDITION TO THE CITY OF MCALLEN, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE SAID CITY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITY COMPANIES UNDER FRANCHISE TO SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

YADIRA MACARENA PEREZ, MANAGER
GARDENIA APARTMENTS, LLC
4751 S. JACKSON RD
EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared YADIRA MACARENA PEREZ, MANAGER, GARDENIA APARTMENTS, LLC proved to me through his Texas Department of Public Safety Drive License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purpose and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.



CLARISSA QUINTANILLA-NOTARY PUBLIC

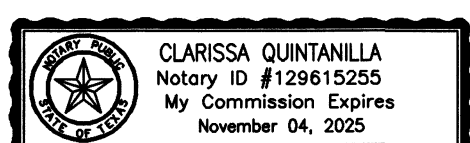
REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA
LOTS 38, 29, 58, 63, 69

THE OWNERS OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS THE PLAT OF VACATING AND REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA, AN ADDITION TO THE CITY OF MCALLEN, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE SAID CITY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITY COMPANIES UNDER FRANCHISE TO SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

PASCUAL HARO, MEMBER
HARO CONSTRUCTION, LLC
7300 N. 31st STREET
MCALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared PASCUAL HARO, MEMBER, HARO CONSTRUCTION, LLC proved to me through his Texas Department of Public Safety Drive License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purpose and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.



CLARISSA QUINTANILLA-NOTARY PUBLIC

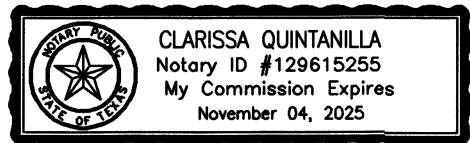
REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA
LOT 43

THE OWNERS OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS THE PLAT OF VACATING AND REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA, AN ADDITION TO THE CITY OF MCALLEN, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE SAID CITY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITY COMPANIES UNDER FRANCHISE TO SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

RONALDO CANTU, MANAGER
RONNIE CANTU CONSTRUCTION, LLC
2912 S. JACKSON
MCALLEN, TEXAS 78503

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared RONALDO CANTU, MANAGER, RONNIE CANTU CONSTRUCTION, LLC proved to me through his Texas Department of Public Safety Drive License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purpose and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.



CLARISSA QUINTANILLA-NOTARY PUBLIC

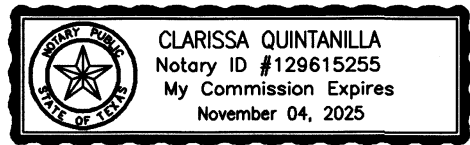
REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA
LOT 57

THE OWNERS OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS THE PLAT OF VACATING AND REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA, AN ADDITION TO THE CITY OF MCALLEN, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE SAID CITY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITY COMPANIES UNDER FRANCHISE TO SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

JOSE LUIS VILLARREAL, JR.
4721 MULBERRY AVE, APT 3
MCALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared JOSE LUIS VILLARREAL, JR. proved to me through his Texas Department of Public Safety Drive License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purpose and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.



CLARISSA QUINTANILLA-NOTARY PUBLIC

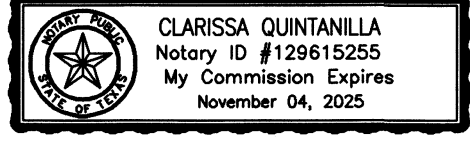
REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA
LOTS 59-62

THE OWNERS OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS THE PLAT OF VACATING AND REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA, AN ADDITION TO THE CITY OF MCALLEN, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE SAID CITY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITY COMPANIES UNDER FRANCHISE TO SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

MIGUEL A. PEREZ, MANAGER
NOVELLINI, LTD, A TEXAS LIMITED PARTNERSHIP
BY: NOVELLINI MINI STORAGE LLC, ITS GENERAL PARTNER
4001 S. SHARY RD STE 500 S
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared MIGUEL A. PEREZ, MANAGER OF NOVELLINI, LTD, proved to me through his Texas Department of Public Safety Drive License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purpose and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.



CLARISSA QUINTANILLA-NOTARY PUBLIC

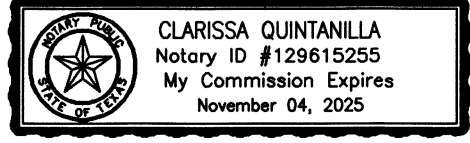
REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA
LOT 63

THE OWNERS OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS THE PLAT OF VACATING AND REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA, AN ADDITION TO THE CITY OF MCALLEN, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE SAID CITY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITY COMPANIES UNDER FRANCHISE TO SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

JESSICA NICOLE LUNA
5505 W. SCHUNIOR ST.
EDINBURG, TEXAS 78541

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared JESSICA NICOLE LUNA proved to me through his Texas Department of Public Safety Drive License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purpose and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.



CLARISSA QUINTANILLA-NOTARY PUBLIC

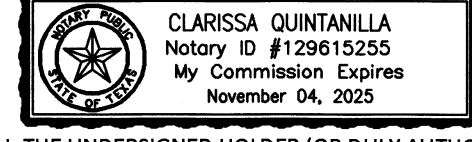
REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA
LOT 65

THE OWNERS OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS THE PLAT OF VACATING AND REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA, AN ADDITION TO THE CITY OF MCALLEN, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE SAID CITY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITY COMPANIES UNDER FRANCHISE TO SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

RUBEN PICARDO,
DBA CANRE HOMES
1005 VICTORY ST.
SAN JUAN, TEXAS 78589

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared RUBEN PICARDO, proved to me through his Texas Department of Public Safety Drive License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purpose and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.



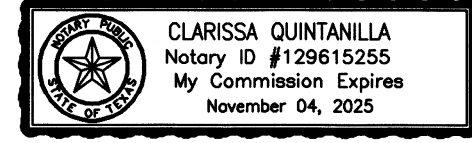
CLARISSA QUINTANILLA-NOTARY PUBLIC

I, THE UNDERSIGNED HOLDER (OR DULY AUTHORIZED OFFICER OF THE HOLDER) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA" 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 THAN 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

BANK OF SOUTH TEXAS
840 N. CASE BLVD
PHARR, TX 78577

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared _____ proved to me through his Texas Department of Public Safety Drive License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purpose and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.



CLARISSA QUINTANILLA-NOTARY PUBLIC

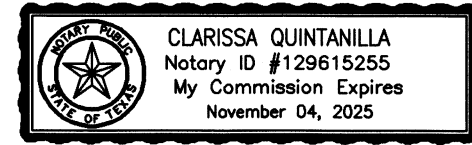
REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA
LOT 66

THE OWNERS OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS THE PLAT OF VACATING AND REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA, AN ADDITION TO THE CITY OF MCALLEN, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE SAID CITY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITY COMPANIES UNDER FRANCHISE TO SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

LLAGOVI, CORP.
PO BOX 3916
MCALLEN, TEXAS 78502

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared _____ OF LLAGOVI, CORP. proved to me through his Texas Department of Public Safety Drive License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purpose and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.



CLARISSA QUINTANILLA-NOTARY PUBLIC

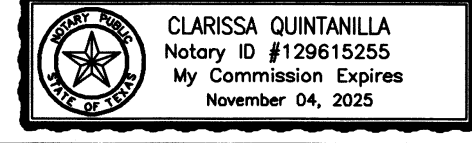
REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA
LOTS 70 & 80

THE OWNERS OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS THE PLAT OF VACATING AND REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA, AN ADDITION TO THE CITY OF MCALLEN, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE SAID CITY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITY COMPANIES UNDER FRANCHISE TO SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

JORGE DE HOYOS, MANAGING MEMBER
AIDEN JETT CONSTRUCTION, LLC
1006 PEREGRINE DR.
EDINBURG, TEXAS 78542

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared JORGE DE HOYOS, MANAGING MEMBER OF AIDEN JETT CONSTRUCTION, LLC proved to me through his Texas Department of Public Safety Drive License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purpose and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.



CLARISSA QUINTANILLA-NOTARY PUBLIC

REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA
LOT 77

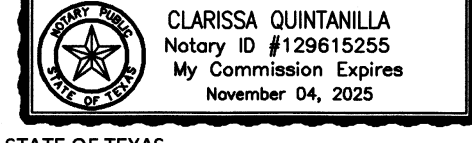
THE OWNERS OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS THE PLAT OF VACATING AND REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA, AN ADDITION TO THE CITY OF MCALLEN, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE SAID CITY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITY COMPANIES UNDER FRANCHISE TO SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

HECTOR ALANIZ, MEMBER
H&L ALANIZ BUILDERS, LLC
8524 N. 23RD STREET
MCALLEN, TEXAS 78504

MARIA G. ALANIZ, MEMBER
H&L ALANIZ BUILDERS, LLC
8524 N. 23RD STREET
MCALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared HECTOR ALANIZ, MEMBER OF H&L ALANIZ BUILDERS, LLC proved to me through his Texas Department of Public Safety Drive License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purpose and consideration thereby expressed.

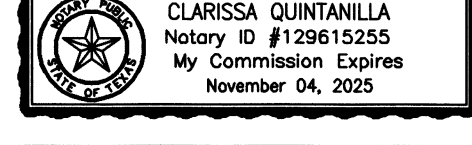
Given under my hand and seal of office this _____ day of _____, 20____.



CLARISSA QUINTANILLA-NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared MARIA G. ALANIZ, MEMBER OF H&L ALANIZ BUILDERS, LLC proved to me through his Texas Department of Public Safety Drive License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purpose and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.



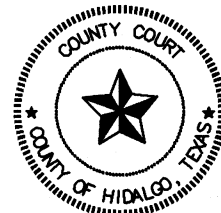
CLARISSA QUINTANILLA-NOTARY PUBLIC

SUBDIVISION PLAT OF : VACATING OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK III

REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK IIIA

(PRIVATE SUBDIVISION BLOCK IIIA)

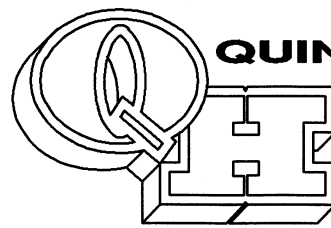
A 29.98 ACRE TRACT OF LAND OUT BEING ALL OF LOTS 1 THROUGH 82, BLOCK III, VENTURA AVENUE RIGHT OF WAY, WOLF CREEK AVENUE RIGHT OF WAY, WHESTONE AVENUE RIGHT OF WAY, NORTH 33RD LANE, A PART OR PORTION OF NORTH 34TH LANE, A PART OR PORTION OF 38TH STREET, 39TH STREET AND ALL OF 40TH STREET RIGHT OF WAY, ELDORADO AT THOUSAND OAKS I,II,III, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN INSTRUMENT NUMBER 3466554, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3469579, 3474591, 3508567, 3511366, 3521151 WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3473315, 3473316, 3475861, 3475861, 3475866, 3479656, 3483230, 3489870, 3489925, 3508567, 3512070 AND 3520757, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



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

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

BY: _____ DEPUTY



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
ENGINEERING REGISTRATION NUMBER F-1513 ALFONSO@Q&HA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00

DATE PREPARED: FEBRUARY 13, 2024

SHEET
4 OF 4

FILENAME : Z:\DATA\SUBD\MCALLEN\ELDORADO\DWGS\VACATING AND REPLAT OF ELDORADO	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	FEB. 13, 2024	LD		
	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 3/14/2024

SUBDIVISION NAME: VACATING AND REPLAT OF ELDORADO AT THOUSAND OAKS I, II, III BLOCK III

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Ware Road: 160 ft. total of ROW.
Paving: by the state Curb & gutter: by the state
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording
**COM Thoroughfare Plan

Applied

Interior Streets: 60 ft. ROW (Zoned R3-A) (Private Streets)
Paving 40 ft. Curb & gutter: Both sides
*Cul-de-Sacs require 96 ft. minimum paving diameter with appropriate ROW of 10 ft. back of curb within the boundaries of this development. Any required temporary turnarounds must be recorded by separate instrument with document numbers shown on plat prior to recording as applicable.
**Barricade and/or temporary turnaround at the north end of streets as needed.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording.
**COM Thoroughfare Plan

Applied

Paving _____ Curb & gutter _____
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

Applied

* 1,200 ft. Block Length
**Subdivision Ordinance: Section 134-118
* 900 ft. Block Length for R-3T & R-3C Zone Districts
**Subdivision Ordinance: Section 134-118

Applied

* 600 ft. Maximum Cul-de-Sac
***Paving diameter for Cul-de-Sac to be 96 ft. minimum as required by Fire Department with appropriate ROW of 10 ft. back of curb to be applied to all Blocks.
**Subdivision Ordinance: Section 134-105

NA

Applied

ALLEYS

ROW: 20 ft. Paving: 16 ft.
*Alley/service drive easement required for commercial properties
- The vacate and replat request is only for front setback change. No change of layout has been proposed.
**Subdivision Ordinance: Section 134-106

NA

SETBACKS

* Front: 20 ft. except 10 ft. for unenclosed carports only or greater for easements
**Zoning Ordinance: Section 138-356

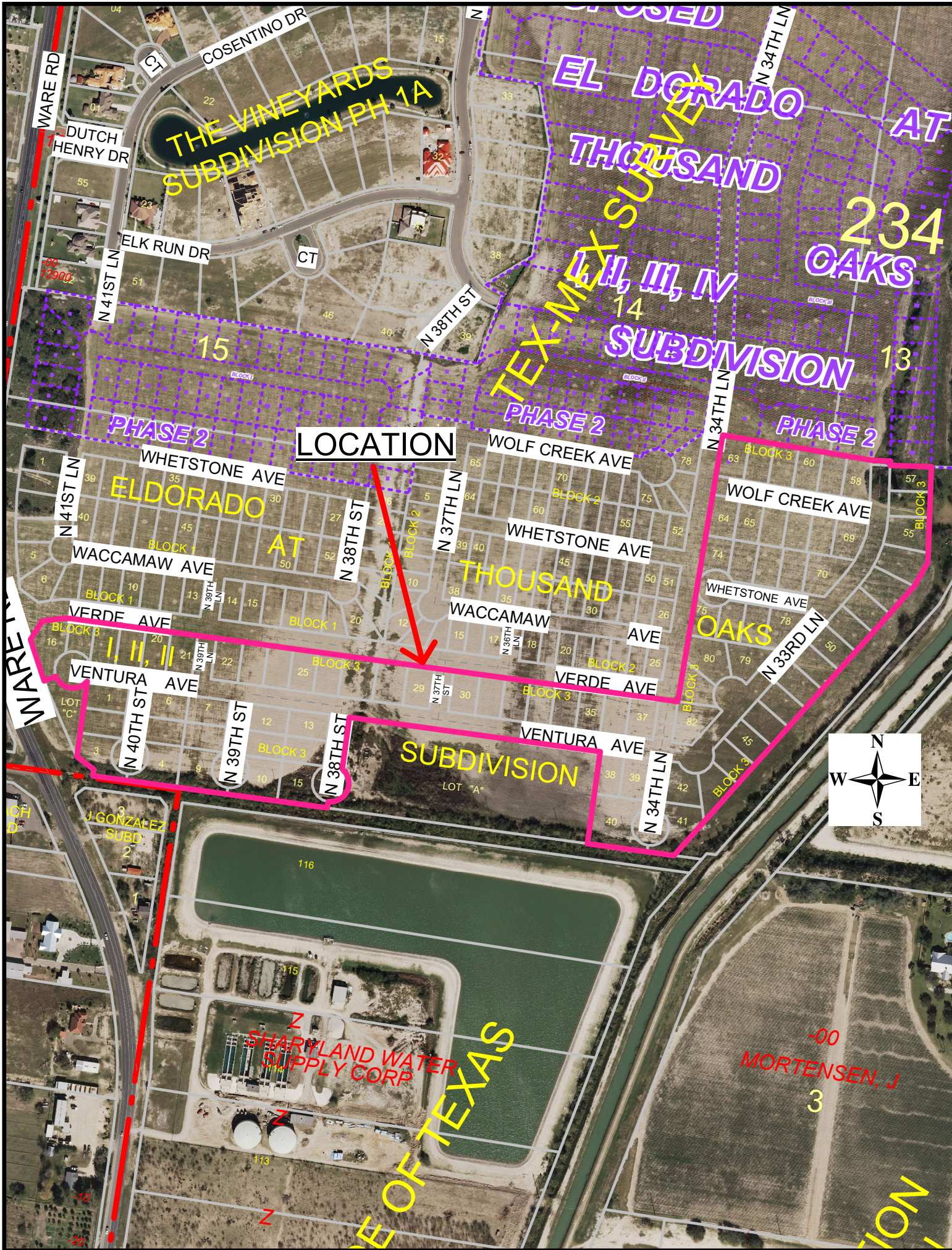
**A variance request (VAR2024-0013) has been submitted for a front setback of 20 ft. except 10 ft. for unenclosed carports only. If the request is approved, it will be subject to no overhang over any utility easement. The variance request was approved by the Planning & Zoning Commission at the meeting of March 19, 2024.

Applied

* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
Interior Sides: In accordance with Zoning Ordinance or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. or greater for easements except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. Ware Road, Verde Avenue, N. 34 th Lane, and both sides of all interior streets. - Revise plat note #10 as shown above prior to recording. ** 5 ft. wide sidewalk might be required by Engineering Dept. for N. Ware Road prior to final/recording. **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Ware Road, Verde Avenue and N. 34 th Lane (public collector road). - Note wording must be finalized prior to recording. **Landscaping Ordinance: Section 110-46	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along N. Ware Road, Verde Avenue, and N. 34 th Lane. - Plat note requirement is subject to change prior to recording. **Must comply with City Access Management Policy	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance for any lots with more than four dwelling units.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 - Clarify how the HOA for the vacate and replat request will be provided prior to recording.	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed.	Required

<p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p> <p>- Provide a copy of the proposed HOA document for staff review prior to recording.</p>	
LOT REQUIREMENTS	
* Lots fronting public/private streets	Applied
**Subdivision Ordinance: Section 134-1	
* Minimum lot width and lot area	Applied
**Zoning Ordinance: Section 138-356	
ZONING/CUP	
* Existing: R-3A Proposed: R-3A	Applied
***Zoning Ordinance: Article V	
* Rezoning Needed Before Final Approval	NA
***Zoning Ordinance: Article V	
PARKS	
<p>* Land dedication in lieu of fee.</p> <p>- Original subdivision was recorded with an agreement to require half of the park fees prior to recording and the other half prior to building permit issuance. Please submit a revised letter for the vacate and replat including the total number of dwelling units prior to final/recording to determine the final plat note requirement prior to final/recording.</p>	Required
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</p> <p>- Original subdivision was recorded with an agreement to require half of the park fees prior to recording and the other half prior to building permit issuance. Please submit a revised letter for the vacate and replat including the total number of dwelling units prior to final/recording to determine the final plat note requirement prior to final/recording.</p>	Required
<p>* Pending review by the City Manager's Office.</p> <p>- Original subdivision was recorded with an agreement to require half of the park fees prior to recording and the other half prior to building permit issuance. Please submit a revised letter for the vacate and replat including the total number of dwelling units prior to final/recording to determine the final plat note requirement prior to final/recording.</p>	Required
TRAFFIC	
* As per Traffic Department, Master Trip Generation for both Phase I and II has been approved. Master TIA has been approved with conditions	Applied
* As per Traffic Department, Master Trip Generation for both Phase I and II has been approved. Master TIA has been approved with conditions	Applied
COMMENTS	
<p>Comments:</p> <p>- Submit letters form all originally recorded plat owners with a list of all lot owners of Block I & II, prior to final/recording, showing that they have no objections to the vacate and replat.</p> <p>- All lot owners and lienholders of Block III must sign the plat prior to recording.</p> <p>- The vacate and replat is required as an existing plat note is proposed to be changed.</p> <p>- Revise the subdivision name as follows " Vacating of Eldorado at Thousand Oaks I, II, III, Block III and Replat to Eldorado at Thousand Oaks I, II, III, Block IIIA" **Bold subdivision name of Eldorado at Thousand Oaks I, III, III, Block IIIA, prior to recording.**</p> <p>- Any other notes as applicable from the original plat, must be added and finalized prior to recording.</p> <p>*Must comply with City's Access Management Policy.</p> <p>**A variance request (VAR2024-0013) has been submitted for a front setback of 20 ft. except 10 ft. for unenclosed carports only. If the request is approved, it will be subject to no overhang over any utility easement. The variance request was approved by the Planning & Zoning</p>	Required

Commission at the meeting of March 19, 2024.	
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied



Sub 2023-0005



City of McAllen
Planning Department
**APPLICATION FOR
SUBDIVISION PLAT REVIEW**

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

Project Description	<p>Subdivision Name <u>Trenton and 29th Plaza FT 2/6/24</u></p> <p>Location <u>N. 29th and Trenton Rd</u></p> <p>City Address or Block Number <u>2800 TRENTON RD</u></p> <p>Number of lots <u>1</u> Gross acres <u>3.45</u> Net acres <u>3.45</u></p> <p>Existing Zoning <u>C-3L</u> Proposed <u>C-3L</u> Rezoning Applied For <input type="checkbox"/> Yes No Date _____</p> <p>Existing Land Use <u>Abandoned</u> Proposed Land Use <u>Plaza</u> Irrigation District # <u>1</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>0</u></p> <p>Parcel No. <u>210602</u> <u>11300-00-000</u> Tax Dept. Review <u>Agneria</u> <u>0059-07</u></p> <p>Legal Description <u>3.45 Acre being out of Lot 59, La Lomita Irrigation and Construction Company'</u></p>
Owner	<p>Name <u>Esperanza Villacana and Angel Urullu</u> Phone <u>956-381-0981</u></p> <p>Address <u>2120 Dallas Ave</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p> <p>E-mail <u>Robert@meldenandhunt.com</u></p>
Developer	<p>Name <u>Avusa Marketing Company, Inc.</u> Phone <u>956-572-0696</u></p> <p>Address <u>1623 Central Blvd. Suite 201</u></p> <p>City <u>Brownsville</u> State <u>Texas</u> Zip <u>78520</u></p> <p>Contact Person <u>Antonio Del Pozo</u></p> <p>E-mail <u>adelpozo@delpogroup.com</u></p>
Engineer	<p>Name <u>Melden and Hunt Inc.</u> Phone <u>956-381-0981</u></p> <p>Address <u>115 W. McIntyre Street</u></p> <p>City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u></p> <p>Contact Person <u>Roberto Tamez</u></p> <p>E-mail <u>Robert@meldenandhunt.com</u></p>
Surveyor	<p>Name <u>Same As Engineer</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p>

SUBDIVISION

AUBURN AVE. (5 MILE RD.)
PROPOSED MCALLEN I.S.D. AG
FARM SUBDIVISION
FFA Farm
LOT 1

LOCATION

THREE LYNN'S SUBD.
7616

PROPOSED CONCORD PLAZA
SUBDIVISION
2800

59

TRENTON RD

62

VERDIN AVE

SUBDIVISION PHASE 1

UMBRELLABIRD AVE

MADISON

UMAR AVE

TOUCAN AVE

PARK



AMHERST

ESTATES PHASE 1
PHASE 2

MONTILLA
SUBDIVISION

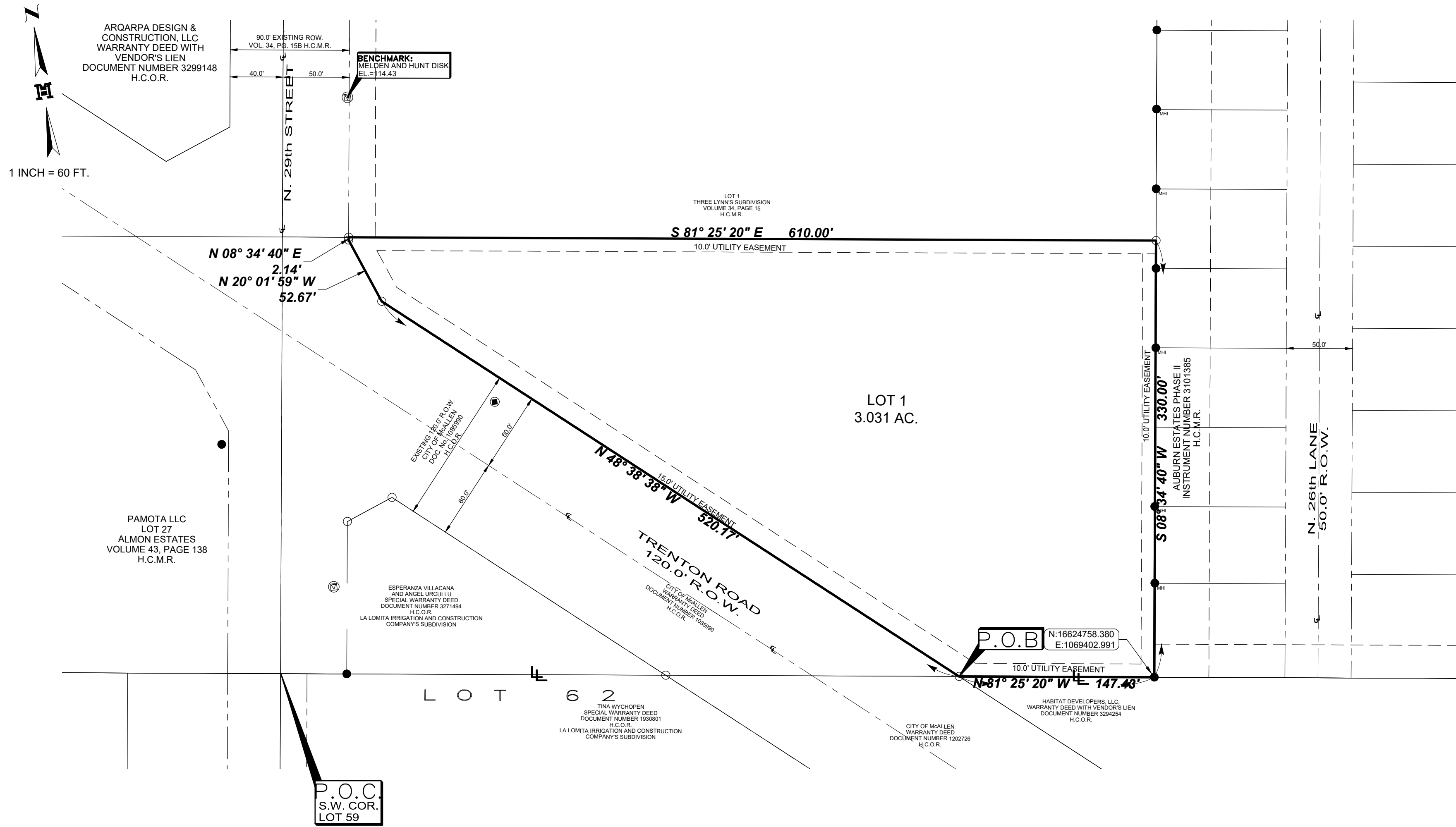
LOT 1
PROPOSED PALM
Electric Sub

PARKWAY

THUNDER

SUBDIVISION MAP OF
TRENTON & 29TH PLAZA
SUBDIVISION

BEING A SUBDIVISION OF 3.031 OF ONE ACRE SITUATED IN THE CITY OF
MCALLEN, COUNTY OF HIDALGO TEXAS, OUT OF LOT 59, LA LOMITA
IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO
THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, HIDALGO COUNTY
MAP RECORDS



METES AND BOUNDS DESCRIPTION:

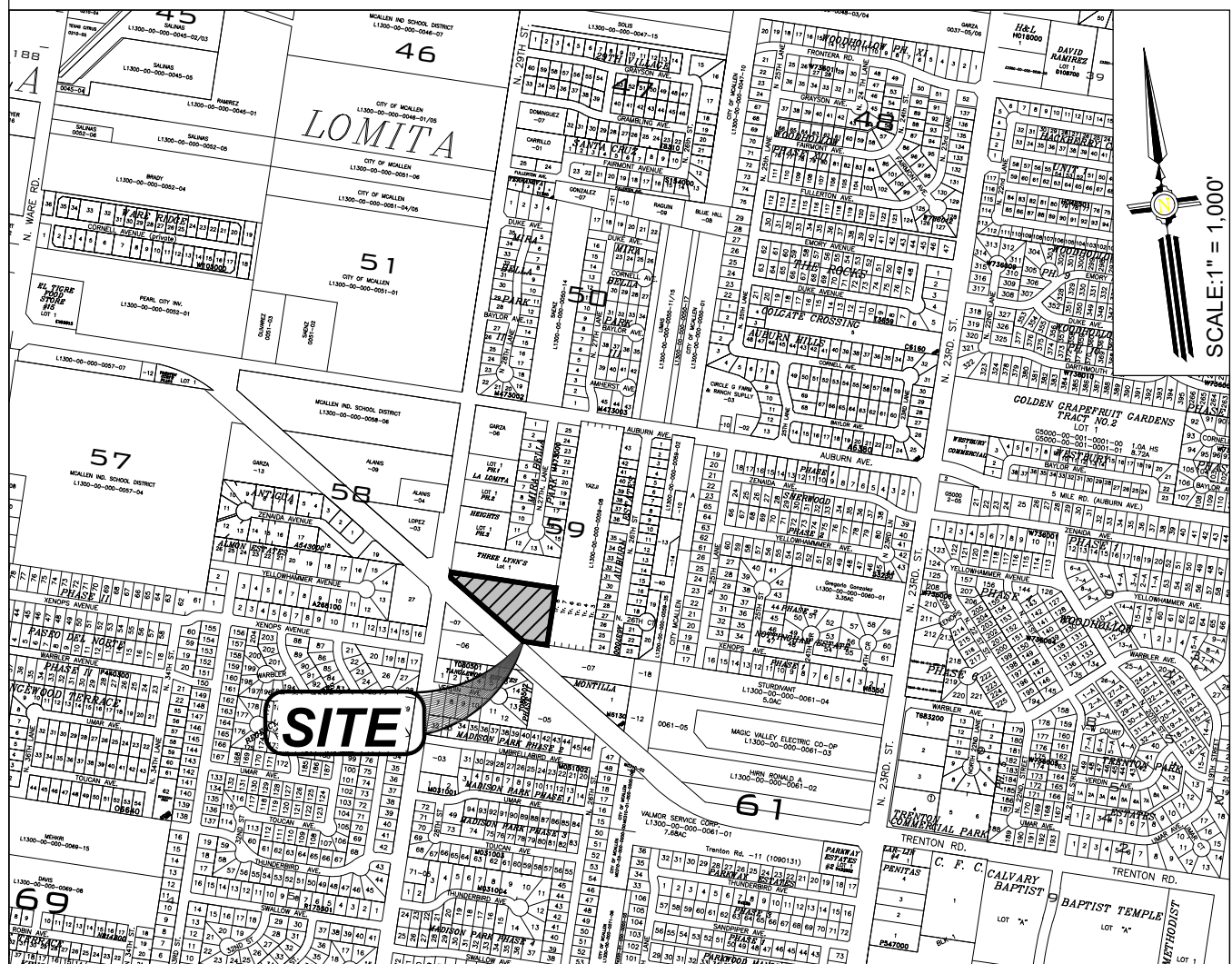
A tract of land containing 3.031 acres situated in the City of McAllen, County of Hidalgo Texas, out of Lot 59, La Lomita Irrigation and Construction Company's Subdivision, according to the plat thereof recorded in Volume 24, Page 68, Hidalgo County Deed Records, which said 3.031 acres being out of a certain tract conveyed to Esperanza Villacana and Angel Urcullu, by virtue of a Special Warranty Deed recorded under Document Number 3271494 Hidalgo County Official Records, said 3.031 acres also being more particularly described as follows:

COMMENCING, at the Southwest corner of said Lot 59, and within the existing right-of-way of N. 29th Street;

THENCE, S 81° 25' 20" E, along the South line of said Lot 59, at a distance of 50.00 feet pass a No. 4 rebar found on the existing East right-of-way line of N. 29th Street, continuing a total distance of 512.65 feet to a No. 4 rebar set on the existing North right-of-way line of Trenton Road, for the POINT OF BEGINNING, and the Southwest corner of this herein described tract;

- THENCE, N 48° 38' 38" W, along the existing North right-of-way line of Trenton Road, a distance of 520.17 feet to a No. 4 rebar set, for the beginning of a cut back corner, for an outside corner of this tract;
- THENCE, N 20° 01' 59" W, along said out back, a distance of 52.67 feet, to a No. 4 rebar set on the existing East right-of-way line of N. 29th Street, for the end of said cut back corner, for an outside corner of this tract;
- THENCE, N 08° 34' 40" E, along the existing East right-of-way line of N. 29th Street, a distance of 2.14 feet to a No. 4 rebar set on the Southwest corner of Lot 1, Three Lynn's Subdivision according to the plat thereof recorded in Volume 34, Page 15, Hidalgo County Map Records, for the Northwest corner of this tract;
- THENCE, S 81° 25' 20" E, along the South line of said Lot 1, Three Lynn's Subdivision, a distance of 610.00 feet, to a No. 4 rebar set on the West line of Auburn Estates Phase II according to the plat thereof recorded in Instrument Number 3101385, Hidalgo County Map Records, for the Northeast corner of this tract;
- THENCE, S 08° 34' 40" W along the West line of said Auburn Estates Subdivision, a distance of 330.00 feet to a No. 4 rebar found [Northing: 16624758.380, Easting: 1069402.991] on the South line of said Lot 59 and the North line of said Lot 62, for the Southeast corner of this tract;
- THENCE, N 81° 25' 20" W, along the South line of said Lot 59, and North line of said Lot 62, a distance of 147.43 feet, to the POINT OF BEGINNING and containing 3.031 acres of land, more or less.

LOCATION MAP



- LEGEND**
- FOUND No.4 REBAR
 - FOUND CONCRETE MONUMENT
 - ▲ FOUND PK NAIL
 - ⊗ FOUND "X" MARK ON CONCRETE
 - ⊗ SET "X" MARK ON CONCRETE
 - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - S.W. COR. - SOUTHWEST CORNER
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING

DRAWN BY: L.H. DATE: 03-20-2024
SURVEYED, CHECKED: _____ DATE: _____
FINAL CHECK: _____ DATE: _____

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

GENERAL NOTES :

- THIS SUBDIVISION IS IN FLOOD ZONE "C". ZONE "C" IS DETERMINED "AS AREAS OF MINIMAL FLOODING, ZONE "C" SHOWN ON ; COMMUNITY-PANEL NUMBER: 480343 0005 C MAP REVISED: NOVEMBER 02, 1982.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:
FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR IN LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR IN LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.
- CITY OF McALLEN BENCHMARK: MELDEN AND HUNT DISK
N=16625280.3610' E=16625280.3610' ELEVATION=114.426'
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE DRAINAGE REPORT: 24.338 C.F. - 26442 Ac.-FL TO BE PROVIDED WITHIN DESIGNATED DETENTION AREAS.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- A 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG TRENTON ROAD AND N. 29TH STREET.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- COMMON AREAS, PRIVATE STREETS, SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- COMMON AREAS, ANY PRIVATE DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- MINIMUM 24 FT. PRIVATE SERVICE DRIVE EASEMENT FOR CITY SERVICES WILL BE PROVIDED AS PART OF THE SITE PLAN REVIEW FOR THIS PROPERTY AND MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

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

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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

MAYOR, CITY OF McALLEN _____ DATE _____

CITY SECRETARY _____ DATE _____

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

LIENHOLDER CONSENT:

FW FUNDING LLC, AS SUCCESSOR TRUSTEE UNDER THE DEED OF TRUST DATED SEPTEMBER 24, 2021, RECORDED IN DOC. No. 3269033, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, SECURING THE PAYMENT OF ONE NOTE IN THE ORIGINAL PRINCIPAL AMOUNT OF \$385,000.00 AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS OF SAID DEED OF TRUST, PAYABLE AS THEREIN PROVIDED TO THE ORDER OF FW FUNDING LLC, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSE AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART HEREOF.

FW FUNDING LLC.

BY: _____
7000 NORTH 10TH STREET
2ND FLOOR, STE. C5
MCALLEN, TEXAS 78504

STATE OF §
COUNTY OF §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY _____, 2024 BY _____, AUTHORIZED SIGNER, FW FUNDING, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED ON BEHALF OF ANGEL URCULLU AND ESPERANZA VILLACANA.

NOTARY PUBLIC, _____
IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES: _____

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE TRENTON & 29TH PLAZA SUBDIVISION, SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

ESPERANZA VILLACANA _____ DATE _____

ANGEL URCULLU
2120 DALLAS AVE
MCALLEN, TEXAS 78501 _____ DATE _____

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ESPERANZA VILLACANA AND ANGEL URCULLU KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20 ____.

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

STATE OF TEXAS
COUNTY OF HIDALGO

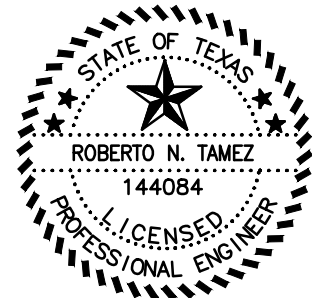
I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE ____ DAY OF _____, 20 ____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

ROBERTO N. TAMEZ, PROFESSIONAL ENGINEER No. 144084
STATE OF TEXAS

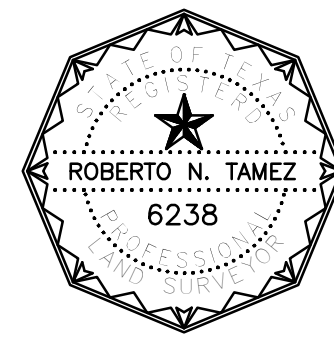
DATE PREPARED: 01/29/2024
ENGINEERING JOB # 22182



STATE OF TEXAS
COUNTY OF HIDALGO

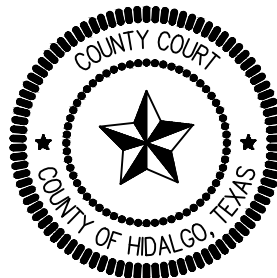
I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS,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

DATED THIS THE ____ DAY OF _____, 20 ____.



ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS

DATE SURVEYED: 01/19/2023
SURVEY JOB # 22182.02.08



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/12/2024

SUBDIVISION NAME: TRENTON & 29TH PLAZA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Trenton Road: 60 ft. from centerline for 120 ft. Total ROW.

Paving: 65-85 ft. Curb & gutter: Both sides

- Revise document numbers showing how existing R.O.W. was dedicated prior to recording.

**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan

**Monies must be escrowed if improvements are required prior to recording.

N.29th Street: Dedication as needed for 50 ft. centerline for 100 ft. Total ROW.

Paving 65 ft. Curb & gutter : Both Sides

Revisions needed:

- Revise document numbers showing how existing R.O.W. was dedicated prior to final.

**Subdivision Ordinance: Section 134-105

**Monies must be escrowed if improvements are required prior to final

**COM Thoroughfare Plan

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

**Monies must be escrowed if improvements are required prior to final

**COM Thoroughfare Plan

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

* 900 ft. Block Length for R-3 Zone Districts

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac

**Subdivision Ordinance: Section 134-105

Required

Required

Applied

Applied

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

Revisions Needed:

-Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end.

-Finalize wording for Note#15 as needed prior to recording.

**Subdivision Ordinance: Section 134-106

Required

SETBACKS

* Front: Trenton Road/N.29th Street: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies.
Revisions Needed:

*Revise plat note #3 as noted above.

**Zoning Ordinance: Section 138-356

* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.

**Zoning Ordinance: Section 138-356

Applied

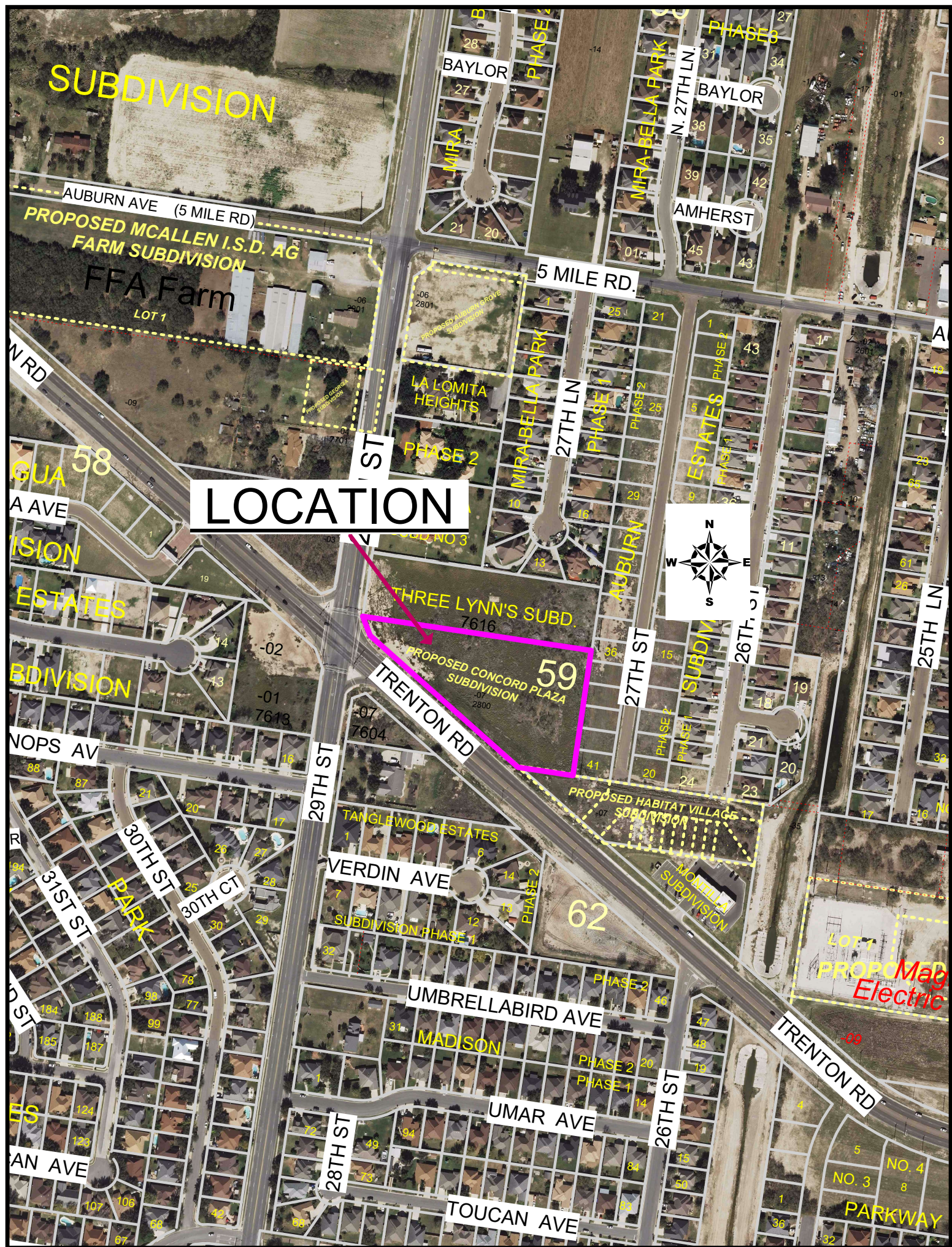
Applied

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

<p>* Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356</p> <p>* Corner: See front setback section above. Revisions Needed: -Add note as shown above, prior to final. **Zoning Ordinance: Section 138-356</p> <p>* Garage: Commercial Development **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
	Applied
	NA
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along Trenton Road and N. 29th Street. Revisions Needed: ***Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. ***Please finalize plat note prior to final. **Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Applied
	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
	Applied
	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy ***As per Traffic Department, access Management Policy requires 360 ft. spacing between accesses along Trenton Road and 250 ft. for North 29th Street. ***Must comply with Traffic Departments requirements for deceleration lane on Trenton Rd. prior to recording.</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: - Revise plat note #14 as shown above and once finalized prior to final.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	Applied
	Applied
	Applied
	Applied

<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 	Applied
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: C-3L Proposed: C-3L ***Zoning Ordinance: Article V 	Applied
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Applied
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. As per application dated January 20, 2023 proposed land use is C-3L (Light Commercial) District. Commercial developments do not apply to Parks. 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application dated January 20, 2023 proposed land use is C-3L (Light Commercial) District. Commercial developments do not apply to Parks. 	NA
<ul style="list-style-type: none"> * Pending review by the City Manager's Office. As per application dated January 20, 2023 proposed land use is C-3L (Light Commercial) District. Commercial developments do not apply to Parks. 	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation is approved and TIA is waived with conditions. 	Applied
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. *As per Traffic Department, Trip Generation waived with conditions. 	Applied
COMMENTS	
<ul style="list-style-type: none"> Comments: *Must comply with City's Access Management Policy. 	Applied
RECOMMENDATION	
<ul style="list-style-type: none"> Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED. 	Applied

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



City of McAllen

Planning Department

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

Subarea-0133

Project Information	Subdivision Name <u>The District Subdivision Phase II</u>	
	Location <u>880 feet west of the corner of North 10th Street and Auburn <u>WISCONSIN RD</u> Avenue</u>	
	City Address or Block Number <u>1201 WISCONSIN RD</u>	
	Number of Lots <u>1</u> Gross Acres <u>7.589</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-3A</u> Proposed Zoning <u>R-3A</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>10.22.2021</u>	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Multi-family Apartment</u> Irrigation District # <u>2</u>	
	Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential <u>X</u>	
	Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>1 189867 TAXES DUE \$57.59 2 189869 NO TAXES DUE 3 792230 NO TAXES DUE</u>	
	Parcel # <u>1 189867 2 189869 & 3 792230</u> Tax Dept. Review _____	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>A tract of land containing 7.589 acres situated in the County of Hidalgo, Texas, being a part or portion out of Lot 11, Section 13, Hidalgo Canal Company Subdivision, according to the plat thereof recorded in Volume "Q", Page 177, Hidalgo County Deed Records.</u>		
Owner	Name <u>View attached owners sheet</u> Phone <u>c/o (956) 381-0981</u>	
	Address _____ E-mail <u>c/o mario@meldenandhunt.com</u>	
	City _____ State _____ Zip _____	
Developer	Name <u>Auriel Investments</u> Phone <u>(956) 661-8888</u>	
	Address <u>100 East Nolana Avenue, Suite 130</u> E-mail <u>shavi@aurielinvestments.com</u>	
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u>	
	Contact Person <u>Shavi Mahtani</u>	
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>(956) 381-1839</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	
	Contact Person <u>Mario A. Reyna, P.E.</u>	
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>(956) 381-1839</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	

ENTERED

NOV 11 2021

Initial: Out

Proposed Plat Submittal

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

PLAT TO SHOW:

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

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

Minimum Developer's Requirements Submitted with Application

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.

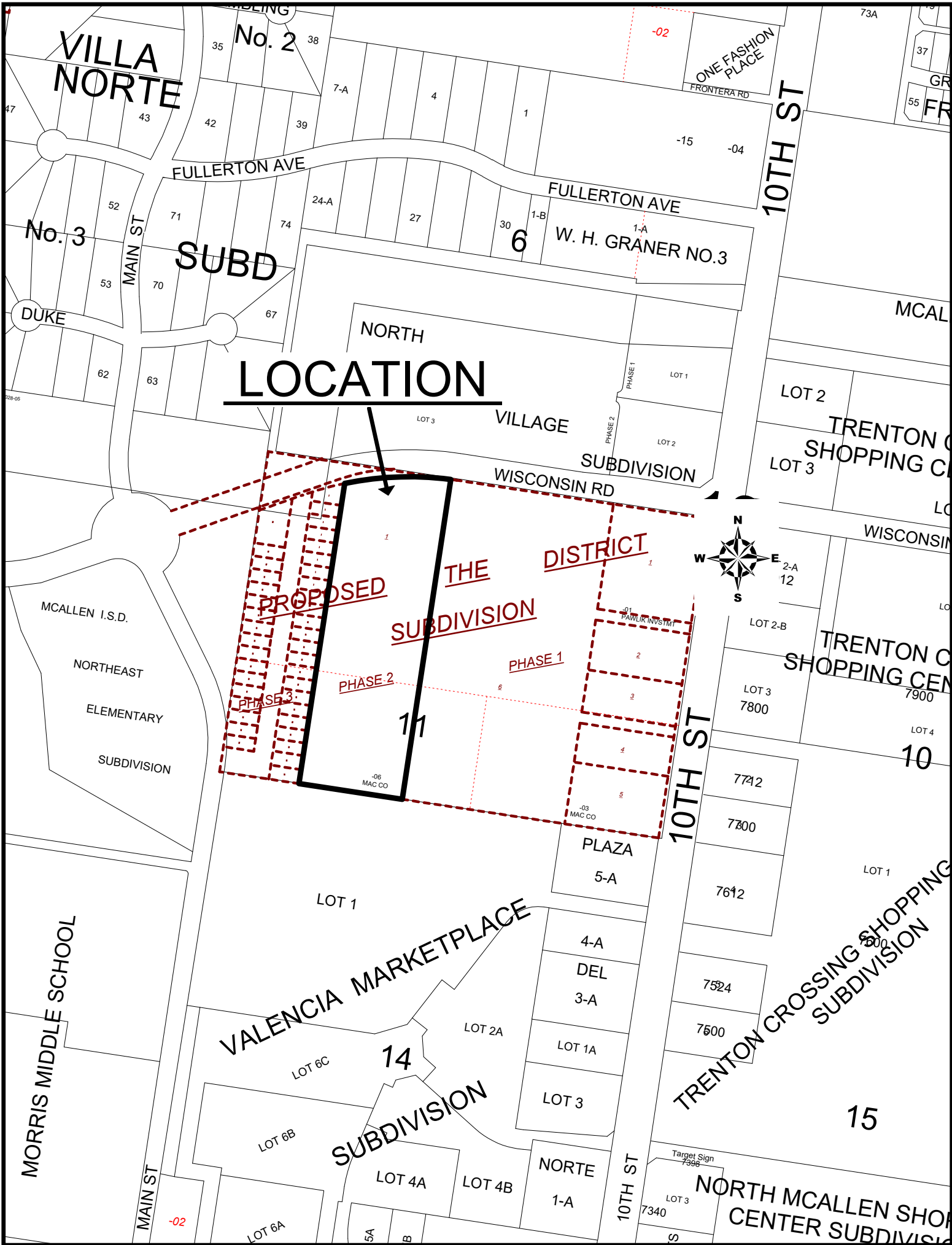
Signature  Date October 21, 2021

Print Name Mario A. Reyna, P.E.

Owner ☐

Authorized Agent ☒

Owners Signature



VILLA NORTE

No. 2

No. 3

SUBD

LOCATION

NORTH

VILLAGE

SUBDIVISION

PROPOSED

THE SUBDIVISION

DISTRICT

PHASE 2

PHASE 1

11

LOT 1

VALENCIA MARKETPLACE

14

SUBDIVISION

MORRIS MIDDLE SCHOOL

PLAZA 5-A

4-A

DEL

3-A

LOT 1A

LOT 3

NORTE 1-A

LOT 2

TRENTON SHOPPING C

LOT 3

TRENTON SHOPPING CEN

10

10TH ST



LOT 2-B

LOT 3 7800

7742

7800

7612

7524

7600

TRENTON CROSSING SHOPPING SUBDIVISION

15

NORTH MCALLEN SHOP CENTER SUBDIVISION

Target Sign 7998

LOT 3 7340

-02

-15

-04

-02

ONE FASHION PLACE

FRONTERA RD

FULLERTON AVE

FULLERTON AVE

MAIN ST

DUKE

MCAL

LOT 2

LOT 3

WISCONSIN

LOT 2-B

LOT 4

7900

LOT 1

7900

7900

7900

7900

7900

7900



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/12/2024

SUBDIVISION NAME: THE DISTRICT PHASE II SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Auburn Avenue: 80-87 ft. ROW
Paving: 52-57 ft. Curb & gutter: Both sides
Revisions needed:
- Any existing ROW dedication must be referenced with document number on plat.
**Monies must be escrowed if any improvements are required prior to recording.
***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan

* 1,200 ft. Block Length
**Subdivision Ordinance: Section 134-118

* 900 ft. Block Length
**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac
**Subdivision Ordinance: Section 134-105

Required

Applied

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.
- Plat Note #14 states "Minimum 24 ft. service drive easement for city services will be provided as part of the site plan review for this property and must be maintained by the lot owners and not the City of McAllen."
*Alley/service drive easement required for commercial properties and multi-family properties.
***Minimum paving for Service drive is 24 ft. face-to-face. If any islands/boulevards are proposed, 20 ft. of paving face-to-face on each side of the island must be provided.
**Subdivision Ordinance: Section 134-106

Applied

SETBACKS

* Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures.
**Zoning Ordinance: Section 138-356

* Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements.
**Zoning Ordinance: Section 138-356

* Interior sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements.
**Zoning Ordinance: Section 138-356

* Corner
**Zoning Ordinance: Section 138-356

* Garage: 18 ft. except where greater setback is required; greater setback applies.
Revisions Needed:
- Add a setback note for the garage as noted above.
***Zoning Ordinance: 138-356

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

Applied

Applied

Applied

NA

Required

Applied

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

SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide sidewalk required on Auburn Avenue. Revisions Needed: <ul style="list-style-type: none"> - Revise plat note #7 as shown above. ****Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Required
	Applied
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
	Applied
	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy *** As per Traffic Department, please ensure access easement is updated to new property line location. Must provide document establishing shared access with adjacent property to the east and must show proper plat notes as needed, prior to recording * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. * Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required
	Required
	Applied
	Applied
	NA
	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 * Lots fronting public streets **Subdivision Ordinance: Section 134-1 	Applied
	Applied

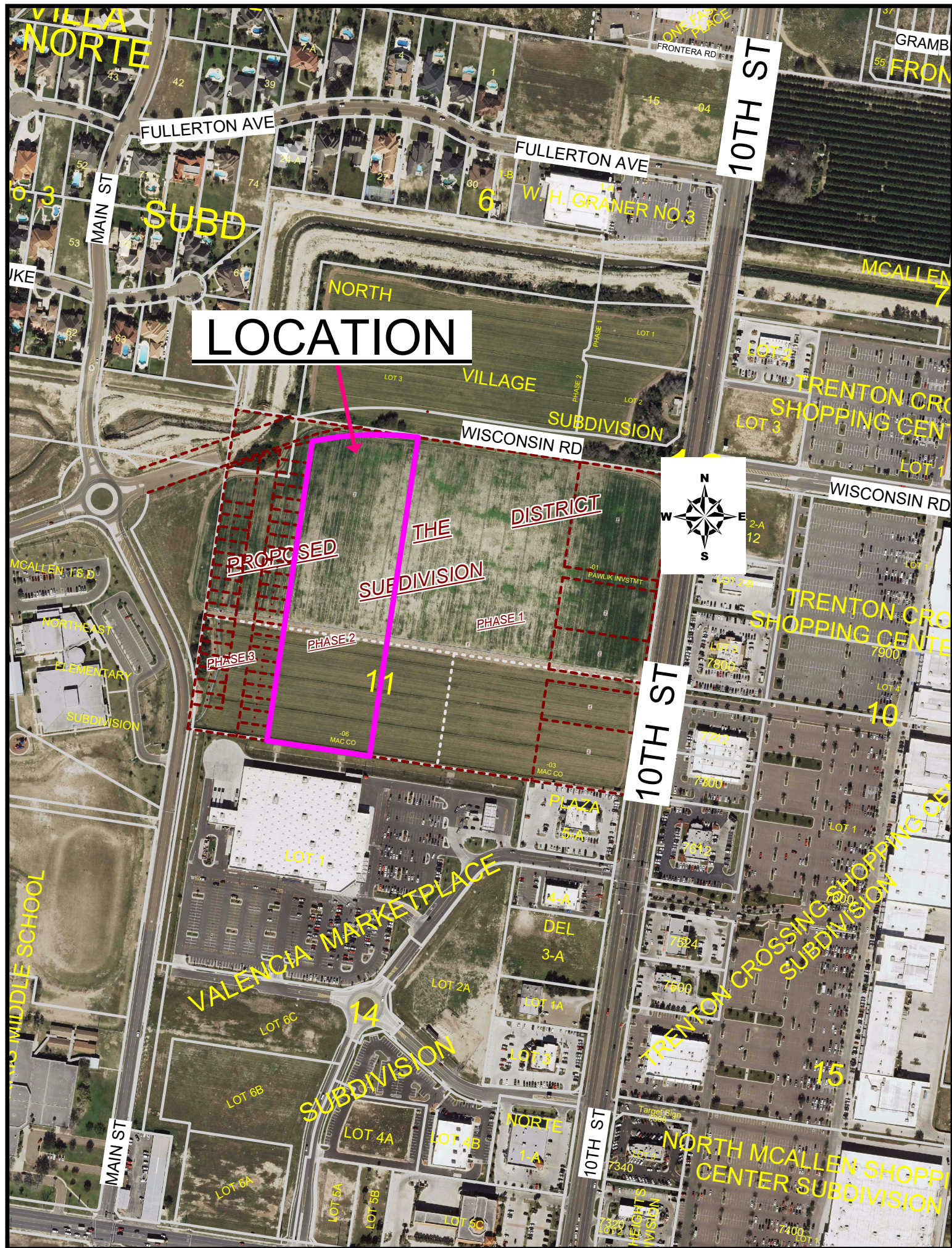
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

ZONING/CUP	
<p>* Existing: R-3A and C-3 Proposed: R-3A **Rezoning to R-3A for the remaining portion of the property zoned C-3 was approved by City Commission on January 10, 2022. ***Rezoning of a 0.784 acre addition from C-3 to R-3A is scheduled to be heard at the City Commission of April 22, 2024. ****Zoning Ordinance: Article V</p>	Required
<p>* Rezoning Needed Before Final Approval **Rezoning to R-3A for the remaining portion of the property zoned C-3 was approved by City Commission on January 10, 2022. ***Rezoning of a 0.784 acre addition from C-3 to R-3A is scheduled to be heard at the City Commission of April 22, 2024. ****Zoning Ordinance: Article V</p>	Required
PARKS	
<p>* Land dedication in lieu of fee. **As per Parks Department: Application for Subdivision was submitted on November 11, 2021. Proposed use is R-3A -- multifamily/apartments. Per previous conversation with Engineer's office plan is build 210 units. Site plan submitted on December 11, 2023 proposed 220 total units, clarify total number of dwelling units for this subdivision to determine park fees or land dedication. Engineer submitted a variance on land dedication on March 27, 2024 clarifying total amount of units to be 220 (\$700 x 220 = \$154,000). The request is for in lieu of park land dedication that \$700 dwelling unit fee be paid instead in which half (\$77,000) be paid prior to recording and the remainder (\$77,000) be paid at building permit stage. The request is under review.</p>	TBD
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording **As per Parks Department: Application for Subdivision was submitted on November 11, 2021. Proposed use is R-3A -- multifamily/apartments. Per previous conversation with Engineer's office plan is build 210 units. Site plan submitted on December 11, 2023 proposed 220 total units, clarify total number of dwelling units for this subdivision to determine park fees or land dedication. Engineer submitted a variance on land dedication on March 27, 2024 clarifying total amount of units to be 220 (\$700 x 220 = \$154,000). The request is for in lieu of park land dedication that \$700 dwelling unit fee be paid instead in which half (\$77,000) be paid prior to recording and the remainder (\$77,000) be paid at building permit stage. The request is under review.</p>	TBD
<p>* Pending review by the City Manager's Office. **As per Parks Department: Application for Subdivision was submitted on November 11, 2021. Proposed use is R-3A -- multifamily/apartments. Per previous conversation with Engineer's office plan is build 210 units. Site plan submitted on December 11, 2023 proposed 220 total units, clarify total number of dwelling units for this subdivision to determine park fees or land dedication. Engineer submitted a variance on land dedication on March 27, 2024 clarifying total amount of units to be 220 (\$700 x 220 = \$154,000). The request is for in lieu of park land dedication that \$700 dwelling unit fee be paid instead in which half (\$77,000) be paid prior to recording and the remainder (\$77,000) be paid at building permit stage. The request is under review.</p>	TBD
TRAFFIC	
<p>* As per Traffic Department, Master Trip Generation approved, Phase II Trip Generation not required.</p>	Applied
<p>* As per Traffic Department, Traffic Impact Analysis (TIA) has been waived.</p>	Applied

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none">- Site plan will be reviewed internally by staff prior to building permit issuance.- Submit paving layout to verify compliance with minimum paving widths requirements prior to final. 20 ft. face-to-face required on both sides of islands.- Reference the document number for existing easements and ROW prior to final.- Any abandonments must be done by separate process, not by plat. Abandonment for the 10 ft. utility easement needs to be submitted.- Engineer submitted a variance on land dedication on March 27, 2024 clarifying total amount of units to be 220 (\$700 x 220 = \$154,000). The request is for in lieu of park land dedication that \$700 dwelling unit fee be paid instead in which half (\$77,000) be paid prior to recording and the remainder (\$77,000) be paid at building permit stage. The request is under review.- Engineer has requested to heard for final approval subject to MPU Board approval.- Must provide document establishing shared access with adjacent property to the east and must show proper plat notes as needed, prior to recording. <p>*Must comply with City's Access Management Policy</p>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO UTILITIES APPROVAL AND CONDITIONS NOTED.	Applied

LOCATION



SUB 2024-0037

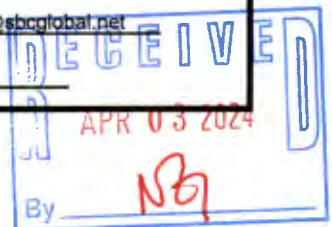
City of McAllen

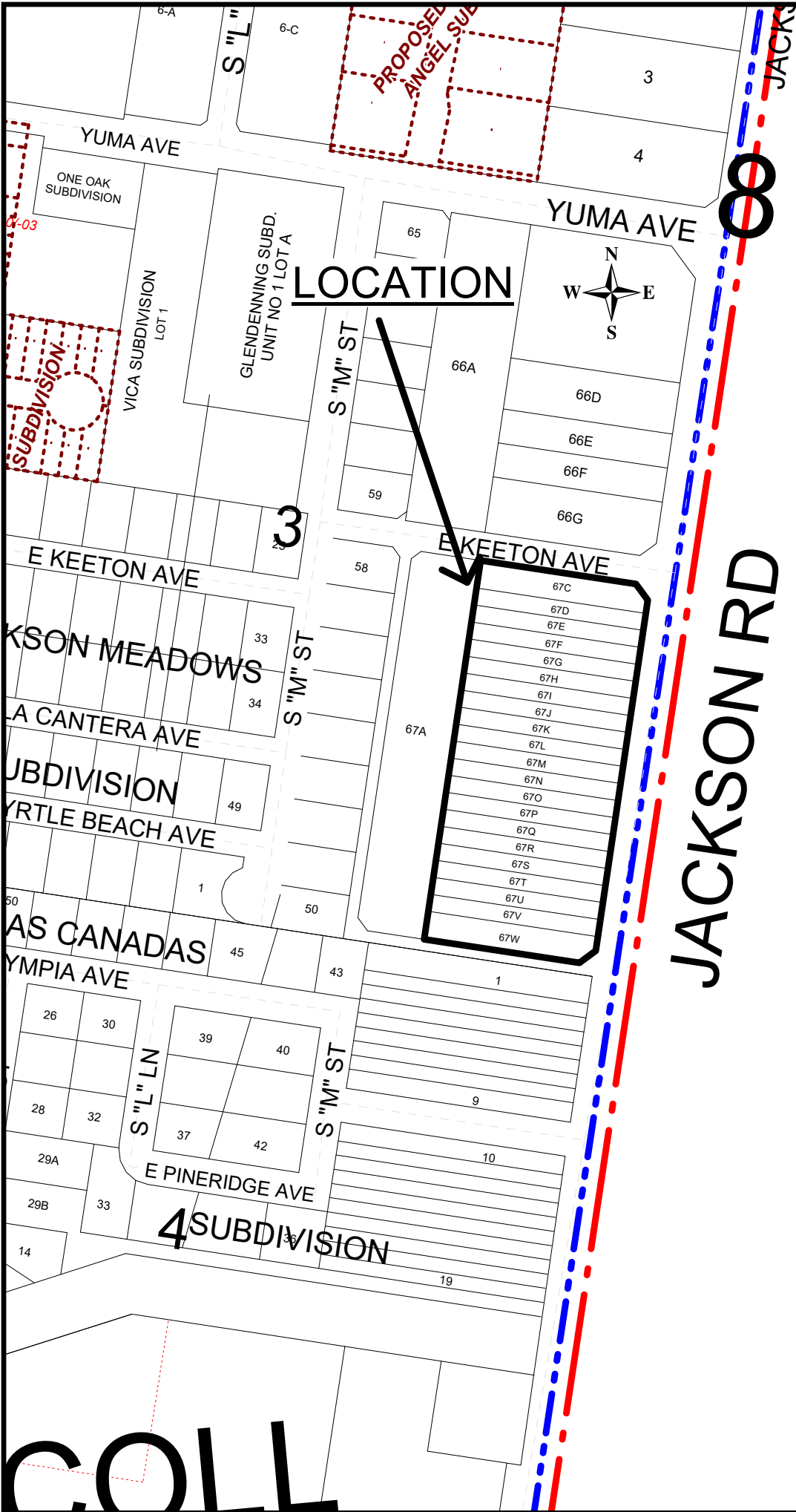
Planning Department

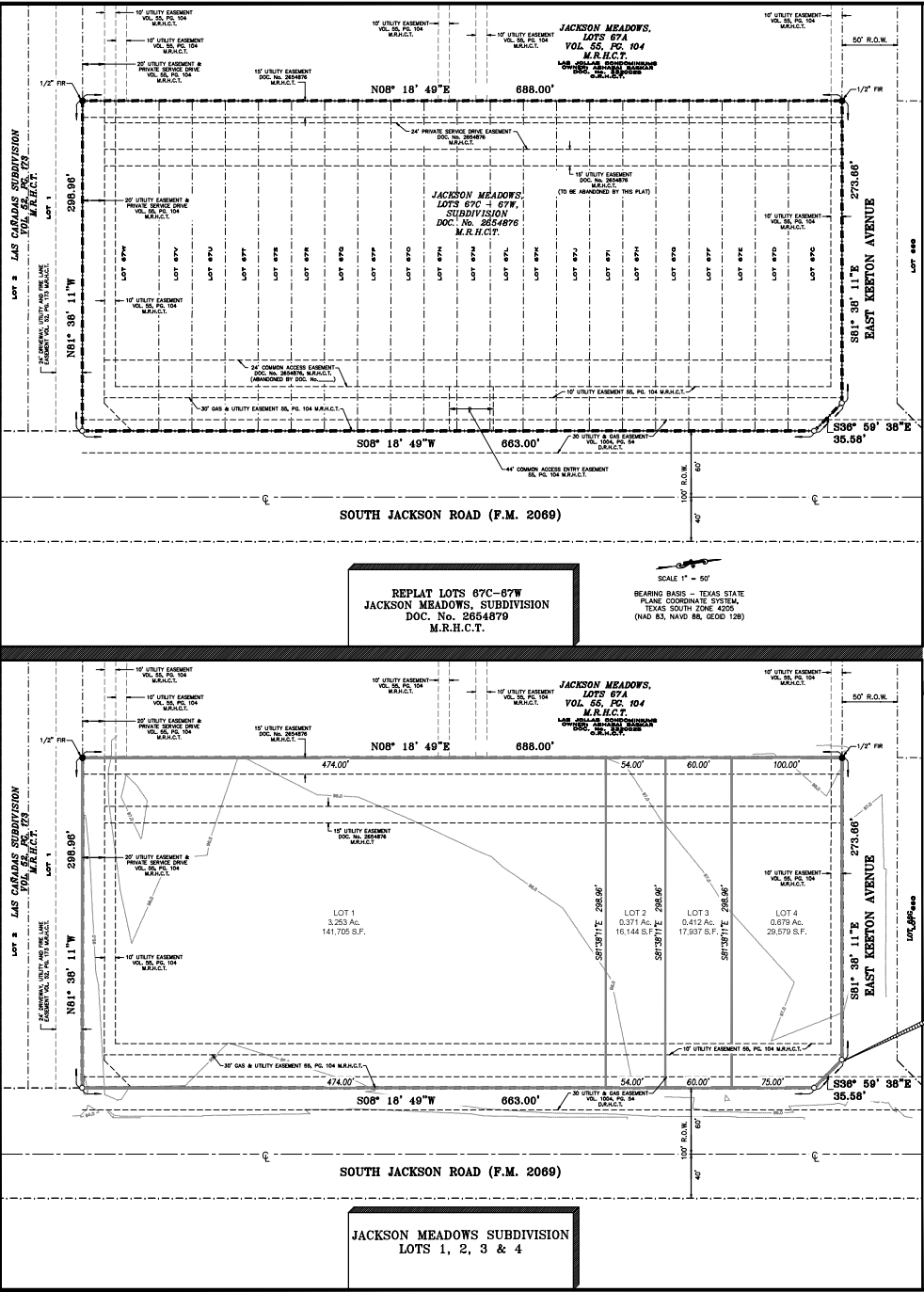
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>Jackson Meadows Storage Lots 1-4 Replat</u>	
	Legal Description <u>A 4.715-ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOTS 67C THROUGH 67W, JACKSON MEADOWS, LOTS 67C THROUGH 67W SUBDIVISION, THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2654876, MAP RECORDS, HIDALGO COUNTY, TEXAS</u>	
	Location <u>2700 S. Jackson Road</u>	
	City Address or Block Number <u>2083-1975 Jackson Rd, McAllen, Texas</u>	
	Total No. of Lots <u>4</u> Total Dwelling Units <u>0</u> Gross Acres <u>4.715</u> Net Acres <u>4.715</u>	
	<input checked="" type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input type="checkbox"/> No	
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial (<u>4.715</u> Acres)/ <input type="checkbox"/> Residential (<u> </u> Lots) Replat: <input checked="" type="checkbox"/> Yes/ <input type="checkbox"/> No	
	Existing Zoning <u>C-3</u> Proposed Zoning <u>C-3</u> Applied for Rezoning <input checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date <u> </u>	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Commercial - C3</u>	
	Irrigation District # <u> </u> Water CCN: <input checked="" type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other <u> </u>	
Agricultural Exemption: <input type="checkbox"/> Yes/ <input type="checkbox"/> No Parcel # <u>See attached exhibit</u>		
Estimated Rollback Tax Due <u>8/4, 876.96</u> Tax Dept. Review <u>M.R. 4/3/24</u>		
Owner	Name <u>Espanjas Development, LTD</u> Phone <u>956-600-8628</u>	
	Address <u>810 W Ferguson St</u> E-mail <u> </u>	
	City <u>McAllen</u> State <u>Tx</u> Zip <u>78572</u>	
Developer	Name <u>Same as Owner</u> Phone <u> </u>	
	Address <u> </u> E-mail <u> </u>	
	City <u> </u> State <u> </u> Zip <u> </u>	
	Contact Person <u>eddiecantu@icloud.com</u>	
Engineer	Name <u>M2 Engineering, PLLC</u> Phone <u>956-600-8628</u>	
	Address <u>1810 E Griffin Parkway</u> E-mail <u>fernando@m2-engineers.com</u>	
	City <u>Mission</u> State <u>Tx</u> Zip <u>78572</u>	
	Contact Person <u>Fernando Estevan</u>	
Surveyor	Name <u>Homero Luis Gutierrez, RPLS, PE</u> Phone <u>956-369-0988</u>	
	Address <u>2112 S Shary Rd</u> E-mail <u>homero_gutierrez@sbcglobal.net</u>	
	City <u>Mission</u> State <u>Tx</u> Zip <u>78572</u>	

EDG







STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE JACKSON MEADOWS SUBDIVISION, TO THE CITY OF MALLEN AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATERLINES, SEWER LINES, STORM LINES 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 MALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MAP OF THE APPLICABLE AUTHORITIES OF THE CITY OF MALLEN.

ESPIONAS DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP
BY: ESPIONAS, LLC
ITS GENERAL PARTNER
EDUARDO GANTU, VICE PRESIDENT, MEMBER
2912 S. JACKSON ROAD
MALLEN, TX 78503

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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

MAYOR, CITY OF MALLEN _____ DATE _____

CITY SECRETARY _____ DATE _____

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

CHAIRMAN PLANNING AND ZONING COMMISSION _____ DATE _____

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, ON THIS THE _____ DAY OF _____, 2023.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHT-OF-WAY OR EASEMENT.

PRESIDENT _____ ATTEST: SECRETARY _____

APPROVED BY DRAINAGE DISTRICT

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §401.01 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

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

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

I, HOMERO LUIS GUTIERREZ, 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 OR OVERRIDING OF APPROVED PLATS, LINES OR RECORDS 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 MALLEN, TEXAS.

DATED THIS _____ DAY OF _____, 2024.

FOR PRELIMINARY REVIEW ONLY

HOMERO LUIS GUTIERREZ, R.P.L.S. No. 2791

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

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

DATED THIS _____ DAY OF _____, 2024.

FOR PRELIMINARY REVIEW ONLY

ENRIQUE "MILO" SALINAS, P.E.
LICENSED PROFESSIONAL ENGINEER No. 107703
FIRM REGISTERED No. F-19545



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

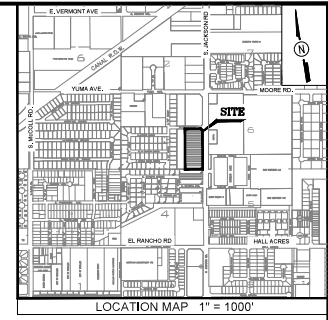
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ ATTEST: _____
DEPUTY

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: EDUARDO GANTU, VICE PRESIDENT, MEMBER	2912 S. JACKSON RD	MALLEN, TEXAS 78503	(956) 620-8628
ENGINEER: ENRIQUE "MILO" SALINAS, P.E.	1810 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 620-8628
SURVEYOR: HOMERO LUIS GUTIERREZ, R.P.L.S.	P.O. BOX 548	MALLEN, TEXAS 78503	(956) 389-0988

- LEGEND**
- 1/2" FIR ● — 1/2" IRON ROD FOUND
 - 1/2" SIR ○ — 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 2791
 - (507000' 0.07) Δ — CALCULATED POINT "CP"
 - — — — — RECORD BEARING & DISTANCE
 - — — — — EASEMENT LINE
 - — — — — PROPERTY LINE
 - P.O.B. — POINT OF BEGINNING
 - R.O.W. — RIGHT OF WAY
 - D.H.A.C. — DEED RECORDS HIDALGO COUNTY TEXAS
 - M.R.H.C. — MAP RECORDS HIDALGO COUNTY TEXAS
 - O.H.A.C. — OFFICIAL RECORDS HIDALGO COUNTY TEXAS
 - VOL. — VOLUME
 - PG. — PAGE
 - SND. — SPECIAL WARRANTY DEED
 - TBM — TEMPORARY BENCH MARK



- GENERAL PLAT NOTES & RESTRICTIONS**
- FLOOD ZONE STATEMENT: SUBJECT PROPERTY IS LOCATED IN ZONE "B", ZONE "B" IS DESCRIBED AS: AREAS OF MINIMAL FLOODING (NO SHADING)
 - MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB OF THE STREET AT MID POINT OF EACH LOT.
 - BUILDING SETBACKS NOTE: MINIMUM BUILDING SETBACK LINES SHALL BE AS PER THE CITY OF MALLEN ORDINANCE.
 - TEMPORARY BENCH MARK (TBM) NOTE: HORIZONTAL COORDINATES AND VERTICAL ELEVATION: TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET
 - DRAINAGE NOTE: IN ACCORDANCE WITH THE CITY OF MALLEN AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAINAGE REGULATIONS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 46.98 C.F. (CUBIC FEET) OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED IN DESIGNATED GREEN AREAS.
 - AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - A 4' WIDE MINIMUM SIDEWALK IS REQUIRED ON S. JACKSON ROAD & E. KEETON AVENUE.
 - 6-FT OPPOSE BUFFER IS REQUIRED FROM ADJACENT BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/USE.
 - SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 - NO PERMANENT STRUCTURE, (FOR EXAMPLE FENCES OR DRIVEWAYS OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OF RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
 - AN 8-FT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTIFAMILY RESIDENTIAL ZONES/USES.
 - A MINIMUM 24 FT. PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY LOT OWNERS, NOT THE CITY OF MALLEN.
 - 24-FT WIDE COMMON ACCESS EASEMENT IS FOR THE BENEFIT OF ALL THE LOTS AND SHALL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MALLEN.
 - ALL CONSTRUCTION SHALL COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.

METES AND BOUNDS

A 4.715-ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOTS 67C THROUGH 67W, JACKSON MEADOWS, SUBDIVISION, DOC. NO. 2654876, MAP RECORDS, HIDALGO COUNTY, TEXAS, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SOUTH JACKSON ROAD (HIGHWAY F.M. 2069) AND EAST KEETON AVENUE, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE INTERSECTION OF THE APPARENT EXISTING SOUTHWEST CORNER CLIP RIGHT-OF-WAY LINE OF SAID SOUTH JACKSON ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST KEETON AVENUE, FOR THE APPARENT NORTHEAST CORNER OF SAID LOTS 67C THROUGH 67W SUBDIVISION AND OF SAID 4.715-ACRE TRACT, ALSO BEING THE POINT OF BEGINNING OF SAID 4.715-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, S 36°59'38" E (S 36°59'38" E RECORDED), WITH THE SAID SOUTH JACKSON ROAD EXISTING SOUTHWEST CORNER CLIP RIGHT-OF-WAY LINE AND THE APPARENT NORTHEAST CORNER CLIP RIGHT-OF-WAY LINE OF SAID SOUTH JACKSON ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST KEETON AVENUE, FOR THE APPARENT NORTHEAST CORNER OF SAID LOTS 67C THROUGH 67W SUBDIVISION AND OF SAID 4.715-ACRE TRACT, ALSO BEING THE POINT OF BEGINNING OF SAID 4.715-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, S 08°18'49" E (S 08°18'49" E RECORDED), WITH THE SAID SOUTH JACKSON ROAD EXISTING SOUTHWEST CORNER CLIP RIGHT-OF-WAY LINE AND THE APPARENT NORTHEAST CORNER CLIP RIGHT-OF-WAY LINE OF SAID SOUTH JACKSON ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST KEETON AVENUE, FOR THE APPARENT NORTHEAST CORNER OF SAID LOTS 67C THROUGH 67W SUBDIVISION AND OF SAID 4.715-ACRE TRACT, ALSO BEING THE POINT OF BEGINNING OF SAID 4.715-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, N 81°38'11" W (N 81°38'11" W RECORDED), WITH THE APPARENT SOUTH LOT LINE OF SAID LOTS 67C THROUGH 67W SUBDIVISION AND OF SAID 4.715-ACRE TRACT, A DISTANCE OF 298.98 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID LOTS 67C THROUGH 67W SUBDIVISION AND OF SAID 4.715-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, N 81°38'11" W (N 81°38'11" W RECORDED), WITH THE APPARENT SOUTH LOT LINE OF SAID LOTS 67C THROUGH 67W SUBDIVISION AND OF SAID 4.715-ACRE TRACT, A DISTANCE OF 298.98 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID LOTS 67C THROUGH 67W SUBDIVISION AND OF SAID 4.715-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, N 08°18'49" E (S 08°18'49" E RECORDED), WITH THE APPARENT SOUTH LOT LINE OF SAID LOTS 67C THROUGH 67W SUBDIVISION AND OF SAID 4.715-ACRE TRACT, A DISTANCE OF 298.98 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID LOTS 67C THROUGH 67W SUBDIVISION AND OF SAID 4.715-ACRE TRACT, ALSO BEING THE POINT OF BEGINNING OF SAID 4.715-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, S 81°38'11" E (S 81°38'11" E RECORDED), WITH THE SAID EAST KEETON AVENUE SOUTH RIGHT-OF-WAY LINE, AND THE APPARENT NORTH LOT LINE OF LOTS 67C THROUGH 67W SUBDIVISION AND OF SAID 4.715-ACRE TRACT, A DISTANCE OF 274.66 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE NORTHEAST CORNER OF SAID LOTS 67C THROUGH 67W SUBDIVISION AND OF SAID 4.715-ACRE TRACT, ALSO BEING THE POINT OF BEGINNING OF SAID 4.715-ACRE TRACT OF LAND HEREIN DESCRIBED.

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

JACKSON MEADOWS
STORAGE LOTS
LOTS 1, 2, 3 & 4
RE-PLAT

BEING A 4.71 ACRES TRACT OF LAND, OUT OF ALL OF LOTS 67C THRU 67W, JACKSON MEADOWS, AS RECORDED IN DOC. No. 2654876, MAP RECORDS, HIDALGO COUNTY TEXAS

M2 Engineering, PLLC

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

BPELS FIRM REGISTRATION F-19545



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/12/2024

SUBDIVISION NAME: VACATE & REPLAT OF JACKSON MEADOWS STORAGE LOTS 1-4 REPLAT	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>South Jackson Road: Existing ROW of 60 ft. from centerline for 120 ft. Total ROW Paving: by the state Curb & gutter: by the state</p> <p>Revisions Needed:</p> <ul style="list-style-type: none"> - Please provide how existing ROW was dedicated on plat and a copy of any referenced document for staff review, prior to final. - Verify if TxDOT parcel acquisition of ROW of future expansion of Jackson Road will impact any additional ROW, prior to final. <p>**Subdivision Ordinance: Section 134-105</p> <p>**Monies must be escrowed if improvements are required prior to final</p> <p>**COM Thoroughfare Plan</p>	Non-compliance
<p>East Keeton Avenue: Existing 50 ft. ROW</p> <p>Paving: 32 ft. Curb & gutter: both sides</p> <p>Revisions Needed:</p> <ul style="list-style-type: none"> - Please provide how existing ROW was dedicated on plat and a copy of any referenced document for staff review, prior to final. <p>**Subdivision Ordinance: Section 134-105</p> <p>**Monies must be escrowed if improvements are required prior to final</p> <p>**COM Thoroughfare Plan</p>	Non-compliance
* 1,200 ft. Block Length	Applied
**Subdivision Ordinance: Section 134-118	
* 900 ft. Block Length for R-3 Zone Districts	NA
**Subdivision Ordinance: Section 134-118	
* 600 ft. Maximum Cul-de-Sac	NA
**Subdivision Ordinance: Section 134-105	
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft.</p> <p>Revisions Needed:</p> <ul style="list-style-type: none"> * Private service drive easement must provide for access across all lots, review and revise prior to final. - Proposing plat note #12 "A minimum 24 ft. private service drive easement will be established as part of the site plan and will be maintained by the lot owners, not the City of McAllen." <p>*Alley/service drive easement required for commercial properties</p> <p>**Subdivision Ordinance: Section 134-106</p>	Non-compliance

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

SETBACKS	
<p>* Front/South Jackson Road: Proposing 60 ft. or greater for approved site plan or easement. Revisions Needed:</p> <ul style="list-style-type: none"> - Include whichever is greater at the end of the proposed setback. - Clarify proposed setback notes and ensure compliance with minimum setback requirements. - Existing plat setbacks are being vacated as part of vacate plat. <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: Proposing 20-ft or greater for approved site plan or easement. Revisions Needed:</p> <ul style="list-style-type: none"> - Include whichever is greater at the end of the proposed setback. - Clarify proposed setback notes and ensure compliance with minimum setback requirements. - Existing plat setbacks are being vacated as part of vacate plat. <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Interior Sides: Proposing In accordance with Zoning Ordinance, or greater for approved site plan or easement. Revisions Needed:</p> <ul style="list-style-type: none"> - Include whichever is greater at the end of the proposed setback. - Clarify proposed setback notes and ensure compliance with minimum setback requirements. - Need to establish south side setback prior to final, but not less than the Zoning Ordinance requirement - Existing plat setbacks are being vacated as part of vacate plat. <p>**Zoning Ordinance: Section 138-356 **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner/East Keeton Avenue: 30ft. or greater for approved site plan or easements Revisions Needed:</p> <ul style="list-style-type: none"> - Include whichever is greater at the end of the proposed setback. - Clarify proposed setback notes and ensure compliance with minimum setback requirements. - Need to establish corner setback prior to final, but not less than the Zoning Ordinance requirement - Existing plat setbacks are being vacated as part of vacate plat. <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage **Zoning Ordinance: Section 138-356</p>	NA
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on South Jackson Road & East Keeton Avenue. Revisions Needed:</p> <ul style="list-style-type: none"> - Finalize plat note #7, prior to final - Sidewalk requirements may increase to 5 ft. on South Jackson Road prior to final per Engineering Department requirements, finalize prior to final. <p>**Subdivision Ordinance: Section 134-120</p>	Non-compliance
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46</p>	Applied

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

*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along - As per Traffic Department show location of proposed driveway **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Revisions Needed: <ul style="list-style-type: none"> - Remove plat note #9 as it not a plat note requirement. * Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. * Proposing common areas, common access easements shall be maintained by the lot owners and not the City of McAllen. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Non-compliance
	Non-compliance
	Applied
	Applied
	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Applied
	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Applied
	Applied
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. Commercial developments do not apply to Parks. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording *Commercial developments do not apply to Parks. * Pending review by the City Manager's Office. *Commercial developments do not apply to Parks. 	NA
	NA
	NA

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

TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - Trip Generation has not been submitted. * Traffic Impact Analysis (TIA) required prior to final plat. 	Non-compliance
	TBD
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Plat note #13 states there is a 24 ft. wide common access easement, but it is not shown on the plat, clarify before final. - Show adjacent legal descriptions to the north of the subdivision. - Revise subdivision name to "Vacate Plat to Jackson Meadows, Lots 67C- 67W Subdivision into Replat of Jackson Meadows Storage Lots Subdivision, prior to final. - Application will need to be updated reflect revised subdivision name and any other applicable information. - Any easements shown must be dedicated by plat. - Vacate of existing plat into new replat. *Must comply with City's Access Management Policy. **Any abandonments must be done by separate process, not by plat. 	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.</p>	Applied



LOCATION



JACKSON RD

YUMA AVE

YUMA AVE

E KEETON AVE

E KEETON AVE

S "M" ST

S "M" ST

S "L" ST

S "L" LN

S "M" ST

E PINERIDGE AVE

E LA CANTERA AVE

E MYRTLE BEACH AVE

E OLYMPIA AVE

JACKSON MEADOWS

SUBDIVISION

LAS CANADAS

SUBDIVISION

PROPOSED P
ANGEL SUBDI

ONE LOT
SUBDIVISION

ROSE
SUBDIVISION

VIA SUBDIVISION

GLENDALE
UNION

8

3

4

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67D
67E
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67JU

67JV

67JW

67JX

67JY



City of McAllen

Planning Department

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

Project Information	Subdivision Name <u>Harvest Creek at Ware Subdivision Phase I</u>	
	Location <u>On the northwest corner of Vine Avenue and Ware Road</u>	
	City Address or Block Number <u>2301 N WARE RD</u>	
	Number of Lots <u>112</u> Gross Acres <u>39.785</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R3A</u> Proposed Zoning <u>R3A</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>4 plex</u> Irrigation District # <u>HCID#1</u>	
	Replat <input type="checkbox"/> Yes <input type="checkbox"/> No Commercial <u>N/A</u> Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>37,205.53</u>	
	Parcel # <u>210948</u> Tax Dept. Review <u>MC 10/24/2022</u>	
	Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>41.676 acres, being out of Lots 138 & 137, La Lomita Irrigation & Construction Company Subdivision, according to the plat thereof recorded in Volume 24, Page 67, Hidalgo County Deed Records</u>		
Owner	Name <u>Escalada, LLC</u> Phone <u>(956) 638-6456</u>	
	Address <u>3520 Buddy Owens</u> E-mail <u>jeff@ericksonrgv.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>Erickson Construction</u> Phone <u>(956) 638-6456</u>	
	Address <u>3520 Buddy Owens</u> E-mail <u>jeff@ericksonrgv.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Jeff Erickson</u>	
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>mario@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	
	Contact Person <u>Mario A Reyna and/or Della Robles</u>	
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>956.381.0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	

OCT 25 2022

BY: CW

Proposed Plat Submittal

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

PLAT TO SHOW:

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

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

Minimum Developer's Requirements Submitted with Application

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.

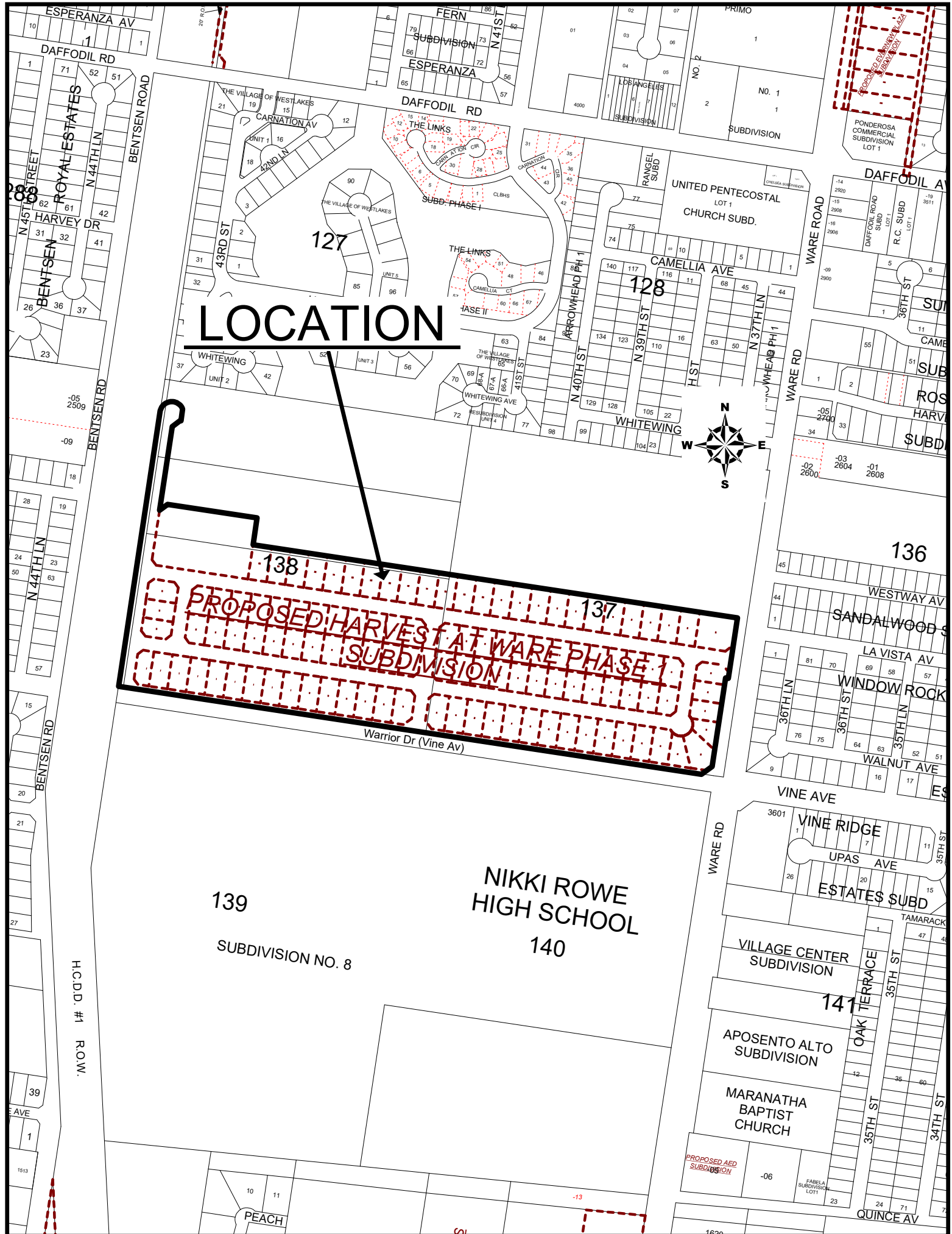
Signature  Date 10.24.2022

Print Name Mario A. Reyna, P.E

Owner ☐

Authorized Agent ☒

Owners Signature



SUBDIVISION MAP OF
HARVEST CREEK AT WARE
SUBDIVISION PHASE I
(PRIVATE)

BEING A SUBDIVISION OF A 41.241 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOT 138 AND 137, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 67, HIDALGO COUNTY DEED RECORDS.

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 41.241 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOT 138 AND 137, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 67, HIDALGO COUNTY DEED RECORDS, WHICH SAID 41.241 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO ESCANABA, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3334895, HIDALGO COUNTY OFFICIAL RECORDS, SAID 41.241 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR SET ON THE NORTHWEST CORNER OF SAID LOT 138

THENCE, S 08° 35' 16" W ALONG THE WEST LINE OF SAID LOT 138, A DISTANCE OF 370.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 81° 24' 44" E A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
2. THENCE, S 08° 35' 16" W A DISTANCE OF 184.55 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, N 53° 35' 16" E A DISTANCE OF 42.43 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, S 81° 24' 44" E A DISTANCE OF 385.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, S 08° 35' 16" W A DISTANCE OF 115.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, S 81° 24' 44" E A DISTANCE OF 2,082.17 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
7. THENCE, S 08° 35' 34" W ALONG THE WEST RIGHT-OF-WAY LINE OF N. WARE ROAD, A DISTANCE OF 260.01 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
8. THENCE, N 81° 24' 44" W A DISTANCE OF 12.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
9. THENCE, S 08° 35' 34" W ALONG THE WEST RIGHT-OF-WAY LINE OF N. WARE ROAD, A DISTANCE OF 379.99 FEET TO A NO. 4 REBAR SET FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
10. THENCE, S 08° 35' 34" W ALONG A CORNER CLIP, A DISTANCE OF 56.57 FEET TO A NO. 5 REBAR FOUND FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
11. THENCE, N 81° 24' 44" W ALONG THE SOUTH LINES OF SAID LOTS 138 AND 137, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, A DISTANCE OF 2,505.11 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
12. THENCE, N 08° 35' 16" E ALONG THE WEST LINE OF SAID LOT 138, A DISTANCE OF 950.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.241 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THE SITE LIES IN ZONE "C". ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING. ZONE "C" SHOWN ON: COMMUNITY-PANEL NUMBER: 480334 0400 C MAP REVISED:NOVEMBER 16, 1982. & COMMUNITY-PANEL NUMBER: 480334 0500 C MAP REVISED:NOVEMBER 2, 1982.
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE:
FRONT: 20 FEET EXCEPT 15 FEET FOR UNENCLOSED CARPORTS ONLY, OR GREATER FOR EASEMENTS
REAR: 10 FEET OR GREATER FOR EASMENT
INTERIOR SIDES: 6 FEET OR GREATER FOR EASEMENT
CORNER: 10 FEET OR GREATER FOR EASEMENT
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED: GREATER SETBACK APPLIES.
4. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 421,595 CUBIC FEET (9.679 AC.-FT.) TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA.
5. CITY OF MCALLEN BENCHMARK: "MC64" FROM THE CITY OF McAllen G.P.S. REFERENCE MARKS LIST PREPARED GY GLICK, LINN OFFICE. ON OCTOBER 06, 1999. BEING LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF WARE ROAD AND DAFFODIL STREET. 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP ELEVATION= 120.38 NORTHING: 16610485.2066, EASTING: 1063866.99623
6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
7. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG N. WARE ROAD, WARRIOR DRIVE (VINE AVENUE), BOTH SIDES OF N. 43rd LANE AND BOTH SIDES OF ALL INTERNAL STREETS.
8. 25 FT. x 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS, AND 10 FT X 10 FT SITE OBSTRUCTION EASEMENT REQUIRED AT ALL STREET/SERVICE DRIVE INTERSECTIONS.
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/ BETWEEN/ MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG WARRIOR DRIVE (VINE AVENUE), N. WARE ROAD, (F.M. 2220) AND N. 43rd LANE.
10. AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
11. SET No. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
12. COMMON OR DETENTION AREAS, ANY PRIVATE STREETS/ALLEYS OR DRIVES, AND/OR GATES MUST BE MAINTAINED BY THE PROPERTY OWNERS/HOA AND NOT THE CITY OF MCALLEN.
13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. WARE RD. (F.M. 2220) AND WARRIOR DR. (VINE AVE.) AND N. 43rd LANE.
14. 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.
15. HOME OWNERS ASSOCIATION COVENANTS FOR HARVEST CREEK PHASE I SUBDIVISION AS RECORDED UNDER AS RECORDED UNDER DOCUMENT NO. _____ H.C.D.R.
16. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR HARVEST CREEK AT WARE SUBDIVISION PHASE I RECORDED UNDER DOCUMENT NUMBER _____, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE OF INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL & VOID.

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

MAYOR, CITY OF McALLEN _____ DATE _____

CITY SECRETARY _____ DATE _____

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

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1 ON THIS THE _____ DAY OF _____, 20 _____.

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

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

PRESIDENT _____ SECRETARY _____

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, LIEN HOLDER(S) (OR DULLY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS HARVEST CREEK AT WARE SUBDIVISION PHASE I, OF THE CITY OF MCALLEN, TEXAS, HEREBY CONSENT TO THE SUBDIVISION OF THE REAL PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED REAL PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

MARIN J. ESPINOSA, TRUSTEE _____ DATE _____
VANTAGE BANK TEXAS
1801 S. 2ND STREET
MCALLEN, TEXAS 78503

STATE OF TEXAS
COUNTY OF HIDALGO

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

AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 _____.

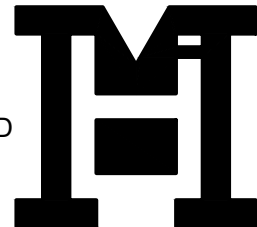
NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

GENERAL NOTES : CONTINUE

17. COMMON LOT 113, IDENTIFIED AS DETENTION POND ANY PRIVATE STREETS/SERVICES DRIVES, ETC. SHALL BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, HARVEST CREEK AT WARE SUBDIVISION HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNEES, AND NOT BY THE CITY OF MCALLEN. NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOT 113, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON LOT 113 TRANSFER OF TITLES TO THE HARVEST CREEK AT WARE SUBDIVISION HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY HARVEST CREEK AT WARE PHASE I SUBDIVISION HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF MCALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(d), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT 113 THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION. RECORDED IN INSTRUMENT No. _____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
18. COMMON AREA LOT 113 FOR LANDSCAPING DETENTION PURPOSES ONLY, WILL BE PRIVATE AND MAINTAINED BY THE H.O.A./ PROPERTY OWNERS AND NOT THE CITY OF MCALLEN.
19. AN 8-FOOT MINIMUM SIDEWALK WITH FULL LANDSCAPING, IRRIGATION AND LIGHTING TO BE CONSTRUCTED ALONG THE NORTH SIDE OF WARRIOR DRIVE (VINE AVENUE). SAID SIDEWALK WILL CONNECT TO THE BENTSEN HIKE AND BIKE TRAIL. A VARIANCE OF "ADDITIONAL 10 FT RIGHT OF WAY TO BE DEDICATED IN LIEU OF PARK LAND FEES" WAS APPROVED ON JUNE 29, 2022, WITH THE CONDITIONS LISTED.
20. ALL EASEMENTS TO BE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.
21. COMMON AREA LOT 113, IDENTIFIED AS DETENTION POND SHALL BE UTILIZED AND DESIGNATED AS STORM SEWER DETENTION SHARED BETWEEN HARVEST CREEK AT WARE PHASE I, HARVEST COVE PHASE I AND HARVEST COVE PHASE II SUBDIVISIONS.

DRAWN BY: R. DE JESUS _____ DATE 03/25/24
SURVEYED, CHECKED J.L.G. _____ DATE 08/18/23
FINAL CHECK _____ DATE _____

TBPE FIRM # F-1435



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MONTYRE PH: (956) 381-0981
EDINBURG, TX 78541 FAX: (956) 381-1839
ESTABLISHED 1947 www.meldenandhunt.com

STATE OF TEXAS
COUNTY OF HIDALGO

I(WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE HARVEST CREEK AT WARE SUBDIVISION PHASE I, TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREET(S), ALLEY(S), AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUEST. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF WARRIOR DRIVE (VINE AVENUE), N. WARE ROAD (F.M. 2220) AND N. 43rd LANE FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT.

JEFFERY ERICKSON, MANAGER _____ DATE _____
ESCANABA, LLC
A TEXAS LIMITED LIABILITY COMPANY
3520 BUDDY OWENS AVENUE
MCALLEN, TEXAS 78504

RENE SALINAS RAMIREZ, MANAGER _____
ESCANABA, LLC
A TEXAS LIMITED LIABILITY COMPANY
3520 BUDDY OWENS AVENUE
MCALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

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

SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 _____.

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

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RENE SALINAS RAMIREZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 _____.

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

STATE OF TEXAS
COUNTY OF HIDALGO:

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

MARIO A. REYNA, PROFESSIONAL ENGINEER # 117368 _____ DATE: _____
STATE OF TEXAS
DATE PREPARED: 10-19-2023
DATE REVISED: 03-25-2024
ENGINEERING JOB No. 21246.00

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, RUBEN J. DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF HARVEST CREEK AT WARE SUBDIVISION PHASE I, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 10/19/2023, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

RUBEN J. DE JESUS, REGISTERED PROFESSIONAL LAND SURVEYOR # 6813 _____ DATE: _____
STATE OF TEXAS
DATE SURVEYED: 10-19-2023
SURVEY JOB No. 23145.00

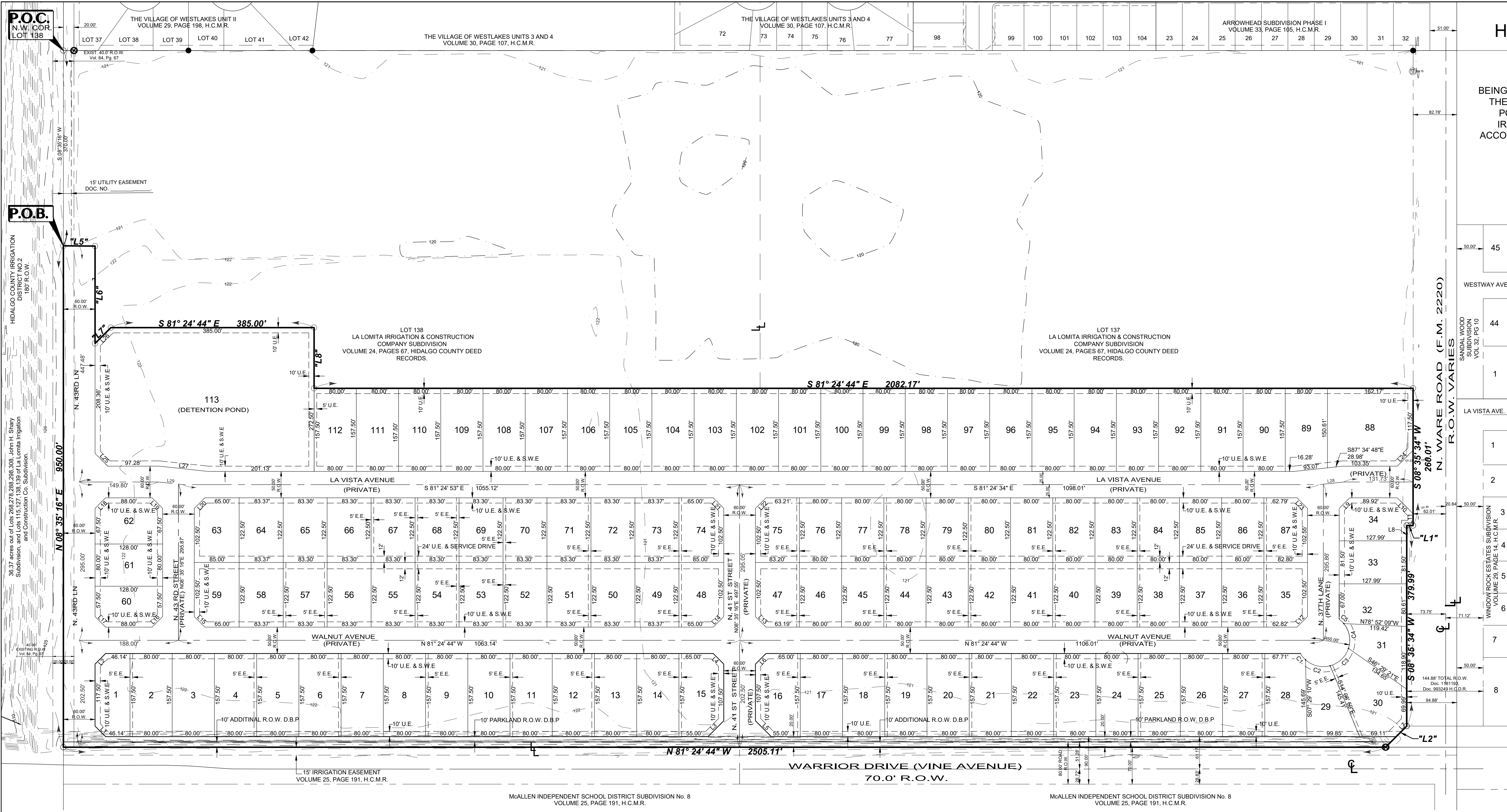


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



SUBDIVISION MAP OF
HARVEST CREEK AT WARE
SUBDIVISION PHASE I
(PRIVATE)

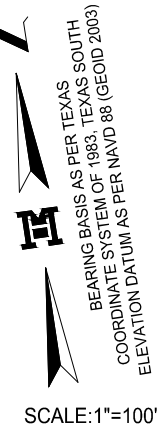
BEING A SUBDIVISION OF A 41.241 ACRES OF LAND SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PORTION OF LOT 138 AND OUT OF LOT 137, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67, HIDALGO COUNTY DEED RECORDS.

LOT - CURVE TABLES

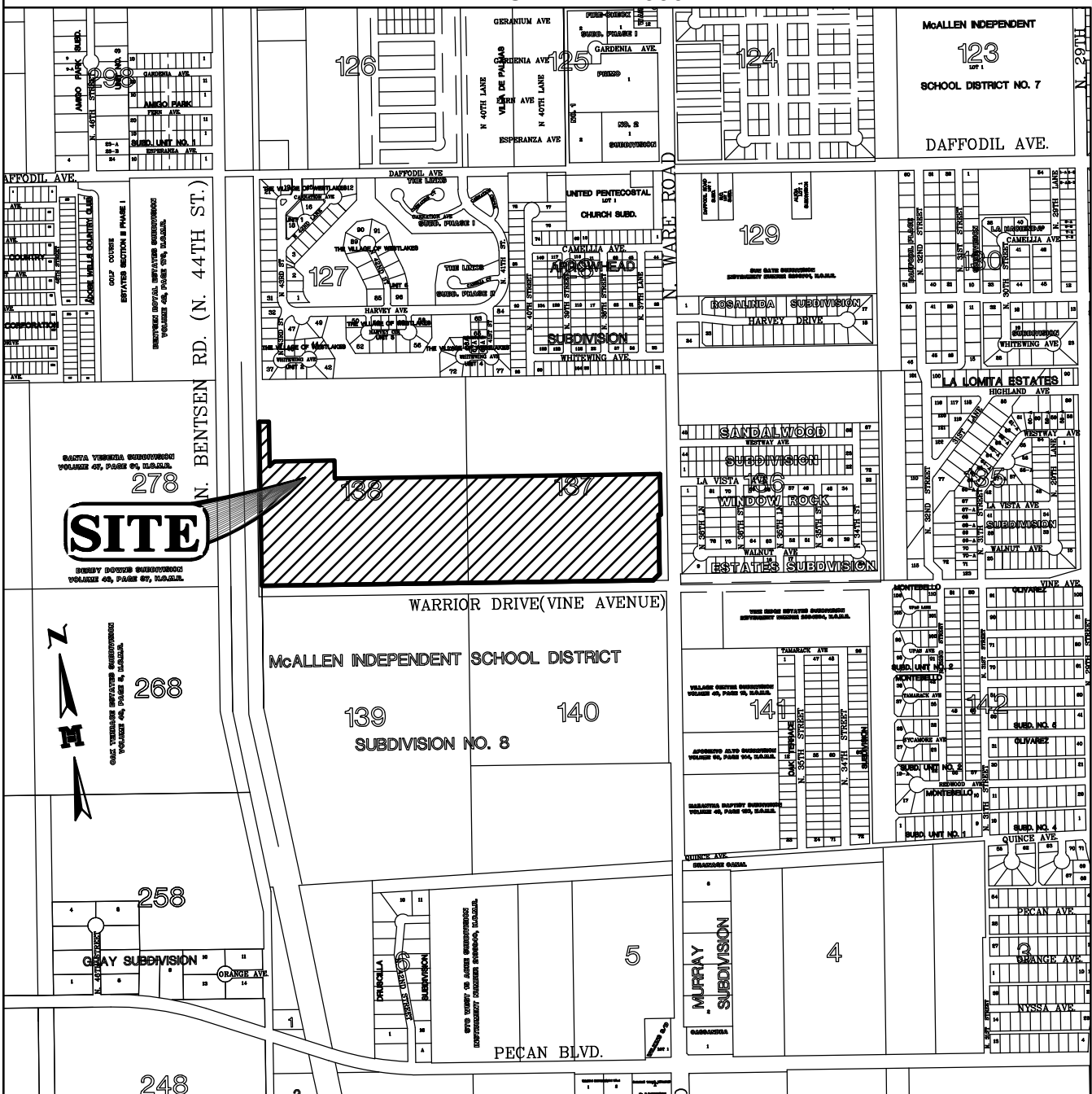
Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	15.23'	50.00'	017° 27' 10"	S30° 08' 19"E	15.17'	7.67'
C2	50.00'	50.00'	057° 17' 29"	S67° 30' 38"E	47.94'	27.31'
C3	50.00'	50.00'	057° 17' 28"	N55° 11' 53"E	47.94'	27.31'
C4	50.00'	50.00'	057° 17' 33"	N2° 05' 37"W	47.94'	27.31'
C5	12.05'	50.00'	013° 48' 10"	N37° 38' 29"W	12.02'	6.05'

BOUNDARY LINE TABLES

Line Table		
Line #	Direction	Length
"L1"	N 81° 24' 44" W	12.00'
"L2"	S 53° 35' 16" E	56.57'
"L3"	S 80° 59' 05" E	60.00'
"L6"	S 08° 35' 16" W	184.55'
"L7"	N 53° 35' 16" E	42.43'
"L8"	S 08° 35' 16" W	115.00'



LOCATION MAP
SCALE: 1"=1000'



LOT - AREAS

Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	10017.71	0.230	27	12600.00	0.289	53	10204.25	0.234	79	9800.00	0.225	105	12600.00	0.289
2	12600.00	0.289	28	12300.79	0.282	54	10204.25	0.234	80	9800.00	0.225	106	12600.00	0.289
3	12600.00	0.289	29	9872.47	0.227	55	10204.25	0.234	81	9800.00	0.225	107	12600.00	0.289
4	12600.00	0.289	30	15275.40	0.351	56	10204.25	0.234	82	9800.00	0.225	108	12600.00	0.289
5	12600.00	0.289	31	9152.39	0.210	57	10204.25	0.234	83	9800.00	0.225	109	12600.00	0.289
6	12600.00	0.289	32	9915.79	0.228	58	10213.08	0.234	84	9800.00	0.225	110	12600.00	0.289
7	12600.00	0.289	33	10431.27	0.239	59	10212.50	0.234	85	9800.00	0.225	111	12600.00	0.289
8	12600.00	0.289	34	10411.25	0.239	60	9520.00	0.219	86	9800.00	0.225	112	12600.00	0.289
9	12600.00	0.289	35	9944.13	0.228	61	10240.00	0.235	87	9943.20	0.228	113	110668.82	2.541
10	12600.00	0.289	36	9800.00	0.225	62	10800.00	0.248	88	23514.67	0.540			
11	12600.00	0.289	37	9800.00	0.225	63	10212.50	0.234	89	12380.54	0.284			
12	12600.00	0.289	38	9800.00	0.225	64	10213.08	0.234	90	12600.00	0.289			
13	12600.00	0.289	39	9800.00	0.225	65	10204.25	0.234	91	12600.00	0.289			
14	12600.00	0.289	40	9800.00	0.225	66	10204.25	0.234	92	12600.00	0.289			
15	12737.50	0.292	41	9800.00	0.225	67	10204.25	0.234	93	12600.00	0.289			
16	12737.50	0.292	42	9800.00	0.225	68	10204.25	0.234	94	12600.00	0.289			
17	12600.00	0.289	43	9800.00	0.225	69	10204.25	0.234	95	12600.00	0.289			
18	12600.00	0.289	44	9799.94	0.225	70	10204.25	0.234	96	12600.00	0.289			
19	12600.00	0.289	45	9800.00	0.225	71	10204.25	0.234	97	12600.00	0.289			
20	12600.00	0.289	46	9800.06	0.225	72	10204.25	0.234	98	12600.00	0.289			
21	12600.00	0.289	47	9991.82	0.229	73	10213.08	0.234	99	12600.00	0.289			
22	12600.00	0.289	48	10212.50	0.234	74	10212.50	0.234	100	12600.00	0.289			
23	12600.00	0.289	49	10213.08	0.234	75	9993.13	0.229	101	12600.00	0.289			
24	12600.00	0.289	50	10204.25	0.234	76	9800.11	0.225	102	12600.00	0.289			
25	12600.00	0.289	51	10204.25	0.234	77	9800.05	0.225	103	12600.00	0.289			
26	12600.00	0.289	52	10204.25	0.234	78	9799.84	0.225	104	12600.00	0.289			

CENTER LINE TABLES

Line Table		
Line #	Direction	Length
L28	S 87° 24' 48" E	46.54'
L29	S 75° 14' 19" E	46.49'

LOT LINE TABLES

Line Table		
Line #	Direction	Length
L1	N 36° 24' 44" W	28.28'
L2	N 53° 35' 16" E	28.28'
L3	S 53° 35' 16" W	42.43'
L4	S 36° 24' 44" E	28.28'
L5	N 36° 24' 44" W	42.43'
L6	N 53° 35' 16" E	28.28'
L7	S 53° 35' 34" W	28.29'
L8	S 08° 35' 34" W	28.99'
L9	N 53° 35' 13" E	28.26'
L10	N 36° 29' 10" W	42.48'
L11	S 08° 35' 34" W	22.51'
L12	N 53° 35' 15" E	28.28'
L13	S 36° 24' 44" E	28.28'
L14	N 53° 35' 16" E	28.28'
L15	S 36° 24' 44" E	28.28'
L16	N 53° 35' 16" E	28.28'
L17	S 36° 24' 44" E	28.28'
L18	S 53° 35' 16" W	28.28'
L19	N 36° 24' 44" W	28.28'
L20	S 53° 35' 16" W	28.28'
L21	N 36° 24' 44" W	28.28'
L22	S 53° 35' 16" W	28.28'
L23	N 36° 29' 11" W	28.25'
L24	N 53° 35' 25" E	42.43'
L25	S 36° 24' 44" E	34.14'
L26	S 53° 35' 16" W	42.43'
L27	S 75° 14' 19" E	92.99'

LEGEND

- FOUND NO. 4 REBAR
- FOUND "X" MARK ON CONCRETE
- SET NO. 4 REBAR WITH PLASTIC
- CAP STAMPED MELDEN & HUNT
- SET NAIL
- FOUND PK NAIL
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
- N.E. COR. - NORTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- U.E. - UTILITY EASEMENT
- E.E. - ELECTRICAL EASEMENT
- S.W.E. - SIDEWALK EASEMENT
- LOT LINE
- D.B.P. - DEDICATED BY PLAT



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TX 78541
ESTABLISHED 1947

DRAWN BY: R.D.J. DATE 03-25-24
SURVEYED, CHECKED J.L.G. DATE 08/18/23
FINAL CHECK DATE



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/12/2024

SUBDIVISION NAME: HARVEST CREEK AT WARE PHASE I

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Ware Road: 60 ft. from centerline for 120 ft. ROW

Paving: 65 ft. Curb & gutter: Both Sides

Revisions Needed:

-Provide additional ROW details along plat boundary from centerline, as ROW varies prior to recording.

**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan

**Monies must be escrowed if improvements are not constructed prior to recording.

Warrior Drive (Vine Ave.): 10 ft. dedication for 40 ft. from centerline for 80 ft. ROW

Paving: 52 ft. Curb & gutter: both sides

Pending Items:

- Please revise street name as shown above prior to recording.

-Engineer submitted a variance application on February 13, 2023 requesting that the pavement width be reduced and escrow not be required for Warrior Drive. There is an existing 40.67-42.29 ft. of paving currently and 52 ft. is required. At the Planning and Zoning Commission meeting of March 7th,2023 the subdivision was approved in Final form subject to conditions noted and with a recommendation of approval for the requested variance. At the City Commission meeting of March 27th,2023, the variance request was approved and no further board action was required.

**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan

**Monies must be escrowed if improvements are not constructed prior to recording.

N.43rd Lane: Proposing 60 ft. ROW

Paving: 40 ft. Curb & gutter: both sides

Revisions needed:

-Revise street name as shown above prior to recording, were applicable plat, notes, etc.

- Label dash line on west side to determine any ROW dedication. (May affect adjacent development to the north) Revise plat accordingly to accommodate ROW, prior to recording.

- Existing 40 ft. ROW on west side, of which 20 ft. is within this plat boundary; clarify and label accordingly prior to recording.

-Temporary turnaround at the Northwest Corner of subdivision plat must comply with Fire Department requirements, additional notes may be needed prior to recording. As per conversation with Engineer on December 13th,2023, street build out for N. 43rd Lane to not extend past La Vista Avenue , finalize any temporary turnaround requirements and escrow requirements as applicable prior to recording. Street cannot dead must provide a turnaround mechanism in compliance with Fire and Public Works Department requirements, finalize prior to recording.

*Clarify cul-de-sac turnaround proposed on the north; 20 ft. ROW beyond turnaround cul-de-sac. Must be resolved prior to prior to recording. As per updated plat submitted on November 22nd,2023 plat no longer shares common lot lines with previously referenced 20 ft. ROW.

- Engineer has stated that temporary barricades will be installed on North 43rd Lane in lieu of the temporary turnaround.

**Subdivision Ordinance: Section 134-105 and/or *COM Thoroughfare Plan

**Monies must be escrowed if improvements are not constructed prior to recording.

Required

Required

Required

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

<p>Internal Streets for R-3A: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides Pending Items: -ROW at gate locations to increase to accommodate proposed improvements, finalize prior to recording. *Engineer submitted a variance application on February 13, 2023 requesting that the ROW be reduced from 60 ft. to 50 ft., the engineer has indicated that the 40 ft. paving width will remain. Development staff has reviewed the request and indicated that if approved that a 10 ft. U.E and Sidewalk Easement be dedicated along the front of the lots as applicable. At the Planning and Zoning Commission meeting of March 7th,2023 the subdivision was approved in Final form subject to conditions noted and with a recommendation of approval for the requested variance. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.</p>	Required
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.</p>	NA
<p>* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 900 ft. Block Length for R-3A Zone Districts Revisions needed: - Subdivision layout does not comply with block length requirement, please revise accordingly prior to final - Length proposed, approximately 2,355 ft. - Engineer submitted variance to the block length requirement on May 4, 2022. At the PZ meeting of May 17, 2022, the board recommended approval of the variance to the block length requirement for the R-3A district, and City Commission approved the variance request on June 13,2022. **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 600 ft. Maximum Cul-de-Sac Pending Items: -Temporary turnaround at the Northwest Corner of subdivision plat must comply with Fire Department requirements, additional notes may be needed prior to recording. As per conversation with Engineer on December 13th,2023, street build out for N. 43rd Lane to not extend past La Vista Avenue, finalize any temporary turnaround requirements as applicable prior to recording. Street cannot dead must provide a turnaround mechanism in compliance with Fire and Public Works Department requirements, finalize prior to recording. Engineer has stated that temporary barricades will be installed on North 43rd Lane in lieu of the temporary turnaround. **Subdivision Ordinance: Section 134-105</p>	Required
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Must comply with Public Works Department waste collection service requirements for the R-3A lots prior to recording. **24 ft. Utility and Service Drive Easement proposed at the rear of lots 35-87 ***Alley/service drive easement required for commercial properties and Multi-Family properties. ****Subdivision Ordinance: Section 134-106.</p>	Required

SETBACKS	
<p>* Front: 20 ft. or greater for easement. Pending Items: -Engineer submitted a variance application on January 9th,2024 requesting a front setback of 20 feet except 10 feet for unclosed carports for lots 1-112. Development staff reviewed the request and recommended if approval is considered that the setback for unenclosed carports only be at 15 feet. Wording for front setback notes must be finalized given the outcome of the request prior to recording. **Zoning Ordinance: Section 138-356</p>	Required
<p>* Rear: 10 ft. or greater for easement. **12ft. U.E and Service Drive Easement proposed at the rear of lots35-87. **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Interior Sides: 6 ft. or greater for easement **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Corner: 10 ft. or greater for easement **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356</p>	Applied
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Required
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along N. Ware Road ,Warrior Dr. (Vine Ave.),and both sides of N.43rd Lane and both sides of all internal streets. Revisions needed: - Plat note #7 will need to be revised as shown above, and once sidewalk requirements are determined, prior to recording. **Sidewalk along N. Ware Road subject to increase to 5 ft. as per Engineering Department prior to final. **Sidewalk width requirement for Warrior Dr. (Vine Ave.) ,N43rd Lane and both sides of internal streets subject to increase prior to recording as per Engineering Department requirements. **Subdivision Ordinance: Section 134-120</p>	Required
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Warrior Dr. (Vine Ave.), N. Ware Rd. And N.43rd Lane. - Please revise plat note #9 as shown above prior to recording. **Additional buffers may be required prior to recording. **Landscaping Ordinance: Section 110-46</p>	Required
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required

NOTES	
<p>* No curb cut, access, or lot frontage permitted along N. Ware Rd, Warrior Dr. (Vine Ave.) and N.43rd Lane. Revisions Needed: - Please revise plat note #13 as shown above prior to recording. **Must comply with City Access Management Policy</p>	Required
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Revisions Needed: -Remove note #19 prior to recording as it is a requirement not a required note. **Requirement might be triggered depending on the # of units proposed per lot on the multifamily lots.</p>	Required
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>	Applied
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	NA
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	Applied
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	Required
LOT REQUIREMENTS	
<p>* Lots fronting public streets **Subdivision Ordinance: Section 134-1</p>	Compliance
<p>* Minimum lot width and lot area Revisions Needed: -Please verify that all lots are in compliance with lot width requirements. Please see interior lots 29-31 lots will have to be adjusted to comply with minimum 50 ft. of frontage requirements 54 ft. for corner lots prior to recording. Review all lots and revise applicable prior to recording. Previous final approved as noted above comment yet to be addressed, must comply with requirements as noted above prior to recording. *Provide preliminary site plan for multi-family lots to verify compliance with landscaping requirements. **Zoning Ordinance: Section 138-356</p>	Required
ZONING/CUP	
<p>* Existing: A-O Proposed: R-1 & R-3A **Rezoning was approved by City Commission on 2/14/22. ***Zoning Ordinance: Article V</p>	Compliance

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

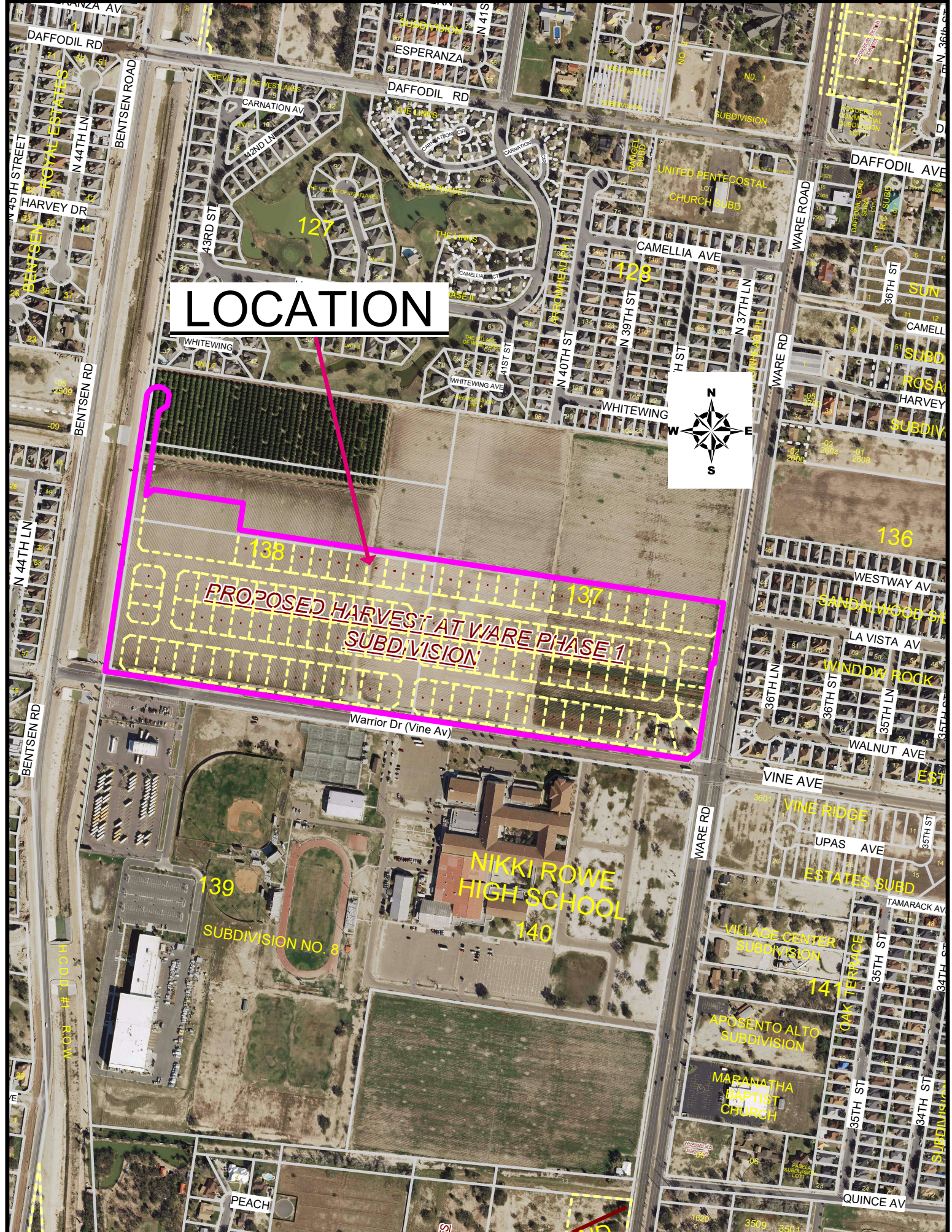
* Rezoning Needed Before Final Approval ****Rezoning was approved by City Commission on 2/14/22. ***Zoning Ordinance: Article V	Compliance
PARKS	
* Land dedication in lieu of fee. *Must comply with Park Department requirements, the Developer submitted a variance request letter to the Park Land Ordinance requirements to be waived and proposes to dedicate an additional 10 ft. ROW and construct an 8-foot trail with landscape, lighting and irrigation and a connection to Bentsen Hike & Bike Trail instead. On June 29, 2022, City Manager's Office approved the variance request with conditions. Must comply with conditions noted as per agreement letter dated July 14, 2022 prior to recording.	Required
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. *Must comply with Park Department requirements, the Developer submitted a variance request letter to the Park Land Ordinance requirements to be waived and proposes to dedicate an additional 10 ft. ROW and construct an 8-foot trail with landscape, lighting and irrigation and a connection to Bentsen Hike & Bike Trail instead. On June 29, 2022, City Manager's Office approved the variance request with conditions. Must comply with conditions noted as per agreement letter dated July 14, 2022 prior to recording.	Required
* Pending review by the City Manager's Office. **Must comply with Park Department requirements, the Developer submitted a variance request letter to the Park Land Ordinance requirements to be waived and proposes to dedicate an additional 10 ft. ROW and construct an 8-foot trail with landscape, lighting and irrigation and a connection to Bentsen Hike & Bike Trail instead. On June 29, 2022, City Manager's Office approved the variance request with conditions. Must comply with conditions noted as per agreement letter dated July 14, 2022 prior to recording.	Required
TRAFFIC	
* As per Traffic Department, previous Trip Generation and TIA submitted to be honored for Phase I.	Compliance
* As per Traffic Department, previous Trip Generation and TIA submitted to be honored for Phase I.	Compliance
COMMENTS	
Comments/Revisions needed: -Subdivision proposed to be private with dedication for ROW on perimeter streets as required, prior to recording. -Entry access from the R-3A district along N. Ware Rd. on the plat submitted was reviewed by Traffic Department. -ROW at gate locations to increase to accommodate proposed improvements, finalize prior to recording. -Any changes to setbacks may require Planning and Zoning Commission action in the future. - Engineer has stated that temporary barricades will be installed on North 43rd Lane in lieu of the temporary turnaround. -Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

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

LOCATION



**PROPOSED HARVEST AT WARE PHASE 1
SUBDIVISION**





City of McAllen

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

SUB2023-0060

Project Information	Subdivision Name <u>Whispering Meadows Subdivision</u>	
	Location <u>9228 N. Bicentennial Blvd.</u>	
	City Address or Block Number <u>9228 N. BICENTENNIAL BLVD</u>	
	Number of Lots <u>22</u> Gross Acres <u>8.11</u> Net Acres <u>5.10</u> ETJ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-3A</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>5/1/23</u>	
	Existing Land Use <u>none</u> Proposed Land Use <u>Duplexes</u> Irrigation District # <u>1</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <input type="checkbox"/> Residential <input checked="" type="checkbox"/> <u>X</u>	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>12,705.58</u>	
	Parcel # <u>792376</u> Tax Dept. Review <u>19</u>	
	Water CCN <input checked="" type="checkbox"/> MGPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>an 8.11 acre tract out of Lot 9 E.M. Card Survey No. 1 Hidalgo County, Texas, according to the map recorded in Vol 8 Page 1, map records in the office of the county clerk, Hidalgo, Texas</u>		
Owner	Name <u>Please See Attached Exhibit A</u> Phone <u>956-631-4482</u>	
	Address _____ E-mail <u>ah@perezce.com</u>	
	City _____ State _____ Zip _____	
Developer	Name <u>Tim Wilkins</u> Phone <u>956.624.0888</u>	
	Address <u>6500 N. 10th St, Suite P</u> E-mail <u>timothywilkins2002@yahoo.com</u>	
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u>	
	Contact Person _____	
Engineer	Name <u>Perez Consulting Engineers</u> Phone <u>956.631.4482</u>	
	Address <u>808 Dallas Ave.</u> E-mail <u>dp@perezce.com & ah@perezce.com</u>	
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>	
	Contact Person <u>David Perez, P.E.</u>	
Surveyor	Name <u>Rio Delta Surveying</u> Phone <u>956.262.0222</u>	
	Address <u>24593 FM 88</u> E-mail <u>mario@riodelasurveying.com</u>	
	City <u>Monte Alto</u> State <u>Texas</u> Zip <u>78538</u>	

ENTERED

JUN 21 2023

Name: DM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON


PLAT TO SHOW:

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

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

Owners Signature

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

Signature  Date 6/20/23

Print Name Tim Wilkins

Owner ☐

Authorized Agent ☒

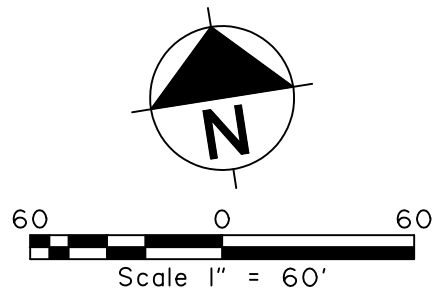
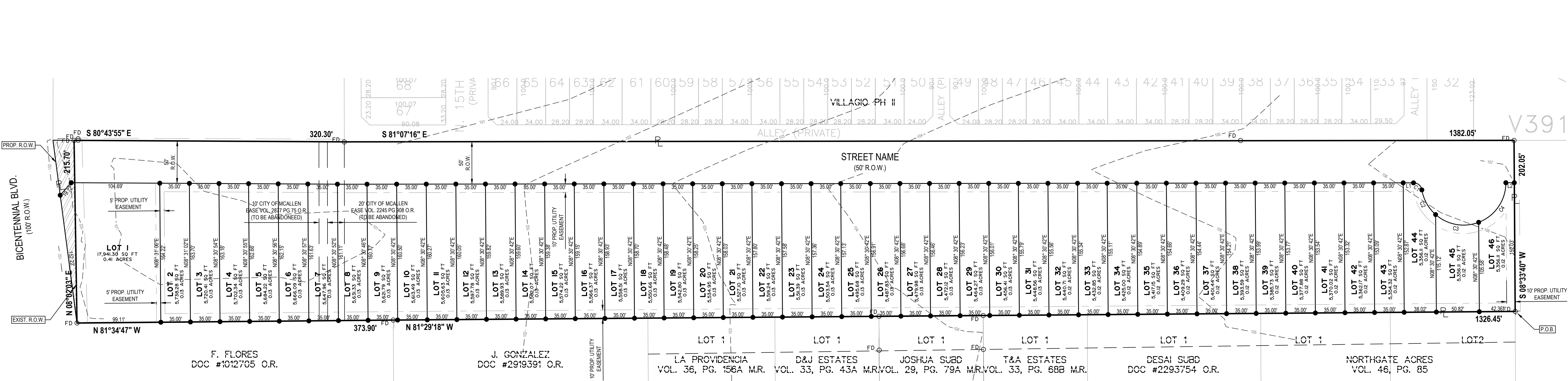
The Planning Department is now accepting DocuSign signatures on application

LOCATION

E.M. CARD SURVEY



A:\Cad Re\24.2s ILMS Tech\ User: pce-01
H:\OFF22013\Tim Wilkins\DESIGN\DWG\01 OFF22013 PLAT127.dwg Lwt: PBE PLAT

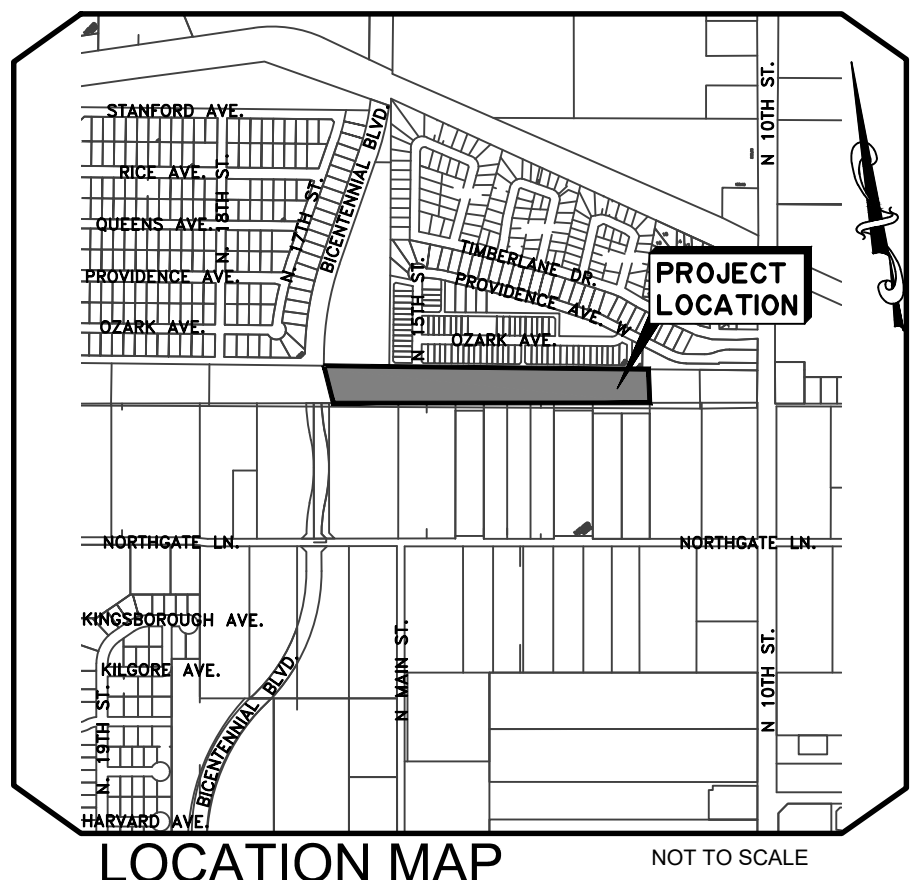


LEGEND:

FD O = 1/2" IRON ROD FOUND
I.R.S. ● = IRON ROD SET
⊕ = BENCHMARK
P = PROPERTY LINE
L = LOT LINE
P.O.B. = POINT OF BEGINNING
R.O.W. = DENOTES RIGHT OF WAY
M.R.H.C.T. = MAP RECORDS OF HIDALGO COUNTY TX
D.R.H.C.T. = DEED RECORDS HIDALGO COUNTY TX
O.R.H.C.T. = OFFICIAL RECORDS HIDALGO COUNTY TX
VOL. = VOLUME
PGS. = PAGES

Line Table		
Line #	Length	Direction
L1	12.18	S81° 07' 16"E
L2	10.00	S81° 07' 16"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	14.03	10.00	080.41	12.91	S40° 55' 05"E
C2	34.03	50.00	039.00	33.38	S20° 12' 46"E
C3	54.35	50.00	062.28	51.71	S70° 50' 58"E
C4	60.33	50.00	069.13	56.74	N43° 26' 43"E



LOCATION MAP

NOT TO SCALE

PRELIMINARY SUBDIVISION PLAT WHISPERING MEADOWS SUBDIVISION McALLEN, TEXAS

AN 8.11 ACRE TRACT OUT OF LOT 9, E.M. CARD SURVEY NO. 1, HIDALGO COUNTY, TEXAS,
ACCORDING TO THE MAP RECORDED IN VOLUME 8, PAGE 1, MAP RECORDS IN THE OFFICE OF THE
COUNTY CLERK OF HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION :

AN 8.11 ACRE TRACT OUT OF LOT 9, E.M. CARD SURVEY NO. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 8, PAGE 1, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS SAID 8.11 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 9, E.M. CARD SURVEY No. 1; THENCE N 81°29'18" W, WITH THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 618.31' TO A 1/2" ROD FOUND ON THE SOUTH LINE OF SAID LOT 9, FOR THE NORTHEAST CORNER NORTHGATE ACRES SUBD (VOL. 46 PG 85 M.R.), THE SOUTHWEST CORNER OF THE D.J. CAMERON TRACT (DOC # 3228202 O.R.), THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE **POINT OF BEGINNING**;

THENCE N 81°29'18" W, WITH THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 1326.45' TO A 1/2" ROD FOUND ON THE SOUTH LINE OF SAID LOT 9, FOR THE NORTHEAST CORNER OF THE FLORES TRACT (DOC # 1012705 O.R.) AND AN ANGLE POINT OF THIS TRACT;

THENCE N 81°34'47" W, WITH THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 373.90' TO A 1/2" ROD FOUND ON THE SOUTH LINE OF SAID LOT 9, AT THE EAST RIGHT OF WAY LINE OF BICENTENNIAL BLVD. (DOC # 1919572 O.R.) FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 08°02'03" E, WITH THE EAST RIGHT OF WAY LINE OF SAID BICENTENNIAL BLVD., A DISTANCE OF 215.70' TO A 1/2" ROD FOUND ON THE NORTH LINE OF SAID LOT 9, FOR THE NORTHWEST CORNER OF SAID D.J. CAMERON TRACT FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 80°43'55" E, WITH THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 320.30' TO A 1/2" ROD FOUND ON THE NORTH LINE OF SAID LOT 9 FOR THE SOUTHWEST CORNER OF THE VILLAGIO PH II (DOC # 2435241 O.R.) FOR AN ANGLE POINT OF THIS TRACT OF LAND;

THENCE S 81°07'16" E, CONTINUING WITH THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 1382.05' TO A 1/2" ROD FOUND ON THE NORTH LINE OF SAID LOT 9, FOR THE NORTHWEST CORNER OF SAID D.J. CAMERON TRACT FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 08°33'40" W, WITH THE WEST LINE OF SAID D.J. CAMERON TRACT, A DISTANCE OF 202.05' TO THE POINT OF BEGINNING, CONTAINING 8.11 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

- MINIMUM BUILDING SETBACKS:
FRONT: 18 FT
REAR: 0 FT
SIDE: 6 FT
COMPLY WITH SETBACKS OR EASEMENTS WHICHEVER IS GREATER.
- THE FLOOD ZONE DESIGNATION: ZONE "X" COMMUNITY-PANEL NUMBER: 480334 0325 D MAP REVISED: 06-06-2000 LOMR 5-17-01
- THE FINISH FLOOR OF ANY BUILDING CONSTRUCTED WITHIN THIS SITE SHALL BE SET AT A MINIMUM ELEVATION OF 18 INCHES ABOVE TOP OF CURB OR 12 INCHES ABOVE NATURAL GROUND, WHICHEVER IS HIGHER.
- NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- FLOOD DETENTION REQUIREMENTS FOR THE SUBDIVISION SHALL BE 1.34 ACRE-FEET AND SHALL BE DETAILED BY ON-SITE DETENTION PONDS OR OTHER APPROVED METHODS. AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE CITY OF McAllen ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ANY BUILDING OR STRUCTURE LOCATED BEYOND 300 FEET FROM A FIRE HYDRANT WILL REQUIRE EXTENSION OF FIRE PROTECTION LINES FOR ADDITIONAL HYDRANTS.
- A 6 FT. HIGH BUFFER IS REQUIRED TO ADJACENT RESIDENTIAL ZONES AND USES.
- SITE PLANS MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- BENCHMARK: MC 50_1
NORTHING: 16626260.82
EASTING: 1076788
ELEVATION: 106.51 FT
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88

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

TIMOTHY W. WILKINS
RACHEL M. WILKINS
113 EAGLE AVE.
McALLEN, TEXAS 78504

JUAN JESUS RENDON
JULIA DORENE RENDON
720 SHASTA AVE.
McALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO
ON THIS DAY PERSONALLY APPEARED _____, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACTING IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND ON THIS _____ DAY OF, _____ A.D. 20 ____.

NOTARY PUBLIC

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

DATED THIS THE _____ DAY OF, _____ A.D. 20 ____.

CHAIRMAN, PLANNING AND ZONING COMMISSION
McALLEN, TEXAS

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

DATED THIS THE _____ DAY OF, _____ A.D. 20 ____.

MAYOR
CITY OF McALLEN, TEXAS

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

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

DATED THIS THE _____ DAY OF, _____ 2023.

JOSE MARIO GONZALEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571
RIO DELTA SURVEYING
24593 FM 88,
MONTE ALTO, TX 78538
FIRM NO. 10013900

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

DATED THIS THE _____ DAY OF, _____ 2023.

J. DAVID PEREZ, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS T.B.P.E. NO. 89429



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



Texas Registered Engineering Firm F-2158
808 Dallas Ave. McAllen, Texas 78501
(956) 631-4482 fax (956) 682-1545

DATE OF PREPARATION: MARCH 6, 2023



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/12/2024

SUBDIVISION NAME: WHISPERING MEADOWS SUBDIVISIONS

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Bicentennial Blvd.: Dedication as needed for 75ft. from centerline for 150 ft. Total ROW.
Paving :65-105 ft. Curb & gutter Both Sides.

Revisions Needed:

- Revise street name as shown above where applicable, prior to final.
- Show ROW dedication as needed and parallel with N. Bicentennial Blvd.
- Verify alignment of existing N. Bicentennial Blvd to the North and South prior to final.
- Label Centerline, to determine dedication requirements, prior to final.
- Label existing ROW dedications, from centerline, total, etc., prior to final.
- Include document numbers on plat and provide any documents as applicable regarding any existing ROW dedications for N. Bicentennial Blvd.
- City of McAllen thoroughfare plan designates N. Bicentennial Blvd, as a Hi-Speed arterial with 150 ft. of ROW.

***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan

***Monies must be escrowed if improvements are not constructed prior to recording.

Non-compliance

Hobbs Drive: Dedication as needed for 80 ft. total ROW.

Paving: 52 ft. Curb & gutter: Both Sides

Revisions Needed:

- Clarify existing ROW for Hobbs Drive along southern boundary prior to final. Any incorporation of use as a interior street must be established prior to final.
- Street must align with existing Hobbs Drive alignment(without offset) to the west, as per Engineering and Traffic Department requirements, finalize prior to final.
- City of McAllen thoroughfare plan designates Hobbs Drive, as a collector with 80ft. of ROW. Current subdivision layout does not comply with required ROW dedication requirements.

***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan

***Monies must be escrowed if improvements are not constructed prior to recording.

Non-compliance

-The developer submitted a Variance application (VAR2024-0019) on 04-09-24.

*The application includes a variance for the R.O.W. of the future Hobbs Dr.

**Plat submitted on March 06, 2024 does not show R.O.W. to be dedicated for future Hobbs Dr.

<p>Interior Street: Dedication as needed for 60 ft. total ROW. Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: -Revised plat shows 50 ft. ROW for interior street with a stub out at the end. Show ROW dedication as needed above and clarify the stub out. Review and revise as applicable prior to final. -Clarify existing ROW for Hobbs Drive along southern boundary prior to final. Any incorporation of use as a interior street must be established prior to final. -Street must align with existing Hobbs Drive alignment(without offset) to the west, as per Engineering and Traffic Department requirements, finalize prior to final. -Street names will be established prior to final and plat will need to revised accordingly. -Clarify if subdivision is proposed to be private as gate details are required and ROW are subject to increase for gate areas, sidewalks, islands, etc. finalize prior to final and submit gate details as applicable. -Gates on private streets shall be setback with a turnaround as specified by the city engineer. Gate clearance and mechanisms shall comply with the requirements of the fire marshall for emergency access. -If boulevard/ island proposed, 20 ft. face to face of paving on both sides required, finalize prior to final. -A secondary access shall be required for gated streets providing access to 30 or more dwelling units. -Clarify proposed stub out at east end of interior street, prior to final. -As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.</p> <p>-The developer submitted a Variance application (VAR2024-0019) on 04-09-24. The application includes a variance for: R.O.W. variance for interior streets to 50ft not 60ft. **Plat submitted on March 06, 2024 shows 50ft R.O.W. for the interior street.</p>	Non-compliance
<p>Paving _____ Curb & gutter _____ ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	NA
<p>* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 900 ft. Block Length for R-3T Zone Districts. Revisions Needed: -Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 900 ft. maximum block length requirement. **Subdivision Ordinance: Section 134-118</p> <p>-The developer submitted a Variance application (VAR2024-0019) on 04-09-24. The application includes a variance in regards to Block Length. **Plat submitted on March 06, 2024 does not comply with block length requirement for 900ft max block length, plat submitted shows an approximate 1,382.05' block length.</p>	Non-compliance

<p>* 600 ft. Maximum Cul-de-Sac Revisions Needed: -Provide "Cul-De Sac" details prior to final. -Provide Cul-De-Sac Radius Width & Length. -Subdivision layout does not appear to comply with 600 ft. Cul-De-Sac block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 600 ft. maximum block length requirement. **As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. **Subdivision Ordinance: Section 134-105</p> <p>-The developer submitted a Variance application (VAR2024-0019) on 04-09-24. The application includes a variance for a Cul-De-Sac with Cul-De-Sac length of approximately 1,382.05'. **Plat submitted on March 06, 2024 shows Cul-De-Sac area, but details and clarification need to be provided for the proposed R.O.W. and paving layout for Cul-De-Sac to determine appliance.</p>	Non-compliance
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. **Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>* Front: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Include note as shown above prior to final. **Setbacks are based on R-3T Zoning District. Rezoning request for this property was initially for an R-3A which was recommended disapproval by the Planning & Zoning Commission on July 25, 2023 & disapproved by the City Commission on August 14, 2023. Planning and Zoning Commission approved a rezoning request for the property to R-3T District on January 24, 2024, and City Commission approved the rezoning request on February 12, 2024. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Include note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Revisions Needed: -Include note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Include note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies. Revisions Needed: -Include note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied

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

SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on N. Bicentennial Blvd., Hobbs Drive, and both sides of all interior streets. Revisions Needed: -Include note as shown above prior to final. Note subject to change once street designation is finalized, finalize wording prior to final. **Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize prior to final. ***Note required on plat reflecting sidewalk requirements - wording to be finalized prior to final.</p> <p>****Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Non-compliance</p> <p>Required</p>
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along N. Bicentennial Blvd. and Hobbs Drive. * A buffer is required as applicable along the north boundary, between the proposed street and the existing private alley. Wording must be finalized prior to final. Revisions Needed: -Include note as shown above prior to final. Note subject to change once street designation is finalized, finalize wording prior to final. **Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: -Include note as shown above prior to final. **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Non-compliance
	Non-compliance
	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along North Bicentennial Boulevard or Hobbs Drive. Revisions Needed: -Include note as shown above prior to final. Other streets may be required once subdivision layout and street designations have finalized, finalize note wording prior to final. **Must comply with City Access Management Policy</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance for 5 or more attached dwelling units on each lot if applicable. - Remove plat note #8 prior to final as it is not a required plat note. **Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. ***Zoning Ordinance: Section 138-210.</p> <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: - Add a plat note as shown above prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	Non-compliance
	Non-compliance
	Non-compliance
	NA

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

<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>Revisions Needed:</p> <ul style="list-style-type: none"> -Add a plat note as shown above prior to final. <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>***Section 110-72 applies if public subdivision is proposed.</p> <p>****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	Non-compliance
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <ul style="list-style-type: none"> - Homeowner's Association Covenants must be submitted for staff review, prior to recording. - Add a plat note with a blank space to cross-referencing the HOA document number after being recorded. <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Section 110-72 applies if public subdivision is proposed.</p> <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	Required
LOT REQUIREMENTS	
<p>* Lots fronting public/private streets.</p> <p>**Subdivision Ordinance: Section 134-1</p>	Compliance
<p>* Minimum lot width and lot area.</p> <p>**Zoning Ordinance: Section 138-356</p>	Compliance
ZONING/CUP	
<p>* Existing: R-1(single-family Residential) Proposed: R-3T (townhouse residential) District Pending Items:</p> <p>**Planning and Zoning Commission approved a rezoning request for the property to R-3T District on January 24, 2024, and City Commission approved the rezoning request on February 12, 2024.</p> <ul style="list-style-type: none"> - Please update application to reflect current process. <p>***Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final.</p> <p>***Zoning Ordinance: Article V</p>	Non-compliance
<p>* Rezoning Needed Before Final Approval</p> <p>*Planning and Zoning Commission approved a rezoning request for the property to R-3T District on January 24, 2024, and City Commission approved the rezoning request on February 12, 2024.</p> <ul style="list-style-type: none"> - Revise the application to reflect the approved zoning for the property prior to final. <p>***Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final.</p> <p>***Zoning Ordinance: Article V</p>	Non-compliance
PARKS	
<p>* Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable.</p> <ul style="list-style-type: none"> - City Commission approved a rezoning request to R-3T District on February 12, 2024. Revise the application to reflect the approved zoning. - Clarify the use of Lot 1 to finalize the park fee prior to final. 	TBD

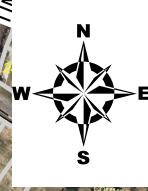
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide number of dwelling units prior to final. - City Commission approved a rezoning request to R-3T District on February 12, 2024. Revise the application to reflect the approved zoning. - Clarify the use of Lot 1 to finalize the park fee prior to final. * Pending review by City Managers Office. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. 	TBD
	TBD
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. * Traffic Impact Analysis (TIA) required prior to final plat. 	Non-compliance
	TBD
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> *Must comply with City's Access Management Policy. *Any abandonments must be done by separate process, not by plat. **Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. <p>-The developer submitted a Variance application (VAR2024-0019) on 04-09-24. The application includes four variances.</p> <ol style="list-style-type: none"> 1. Variance in regards to Block Length. Plat submitted on March 06, 2024 does not comply with block length requirement for 900ft max block length, plat submitted shows an approximate 1,382.05' block length. 2. Variance for a Cul-De-Sac with Cul-De-Sac length of approximately 1382.05'. Plat submitted on March 06, 2024 shows Cul-De-Sac area, but details and clarification need to be provided for the proposed R.O.W. and paving layout for Cul-De-Sac to determine appliance. 3. R.O.W. variance for interior streets to 50ft not 60ft. Plat submitted on March 06, 2024 shows 50ft R.O.W. for the interior street. 4. The application includes a variance for the R.O.W. of the future Hobbs Dr. Plat submitted on March 06, 2024 does not show R.O.W. to be dedicated for future Hobbs Dr. 	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED-PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied

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



LOCATION



E.M. CARD SURVEY

N 10TH ST

MAIN ST

NORTHGATE AVE

N BICENTENNIAL BLVD

PROVIDENCE AVE

OSARK AVE

TIMBERLANE DR

N 15TH ST

N BICENTENNIAL BLVD

N 17TH ST

N 18TH ST

N 19TH ST

EBONY

HEIGHTS

CITRUS

12

13

W

N

S

E

NOR

NACCH



City of McAllen

SUB 2024-0034

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>La Lomita Paradise</u>	
	Legal Description <u>Phase 0' Texas "A" lot 2</u>	
	Location _____	
	City Address or Block Number <u>3500 mile 6 1/2 Rd.</u>	
	Total No. of Lots <u>44</u> Total Dwelling Units <u>88</u> Gross Acres <u>10</u> Net Acres _____	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial (_____ Acres) / <input checked="" type="checkbox"/> Residential (<u>44</u> Lots) Replat: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	
	Existing Zoning <u>R2</u> Proposed Zoning <u>R2</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Duplex</u>	
	Irrigation District # <u>HC10-1</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other _____	
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>262591</u>		
Estimated Rollback Tax Due <u>\$4,948.64</u> Tax Dept. Review <u>NPG</u>		
Owner	Name <u>Sergio H. Morales</u> Phone <u>(956) 638-0741</u>	
	Address <u>509 W. Woburn Ave</u> E-mail _____	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>La Lomita Paradise LLC</u> Phone <u>(956) 638-6548</u>	
	Address <u>808 S. Shary Co. Ste 5 #330</u> E-mail <u>sl.rgu@pm.me</u>	
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>	
	Contact Person <u>Mariel Gress</u> <u>agentmarielg@pm.me</u>	
Engineer	Name <u>Wan Haeck / Kodelta Engineering</u> Phone <u>(956) 380-5152</u>	
	Address <u>921 S. 10th Ave</u> E-mail <u>wan@kodelta-engineering.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u>	
	Contact Person <u>Wan Haeck</u>	
Surveyor	Name <u>Pena Engineering</u> Phone <u>(956) 682-8812</u>	
	Address <u>PO Box 43200</u> E-mail _____	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78502</u>	

KF



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- Title Report
- 8 1/2" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 1/2" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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 [Signature] Date 3/27/24

Print Name Valencia Isabel Gonzalez

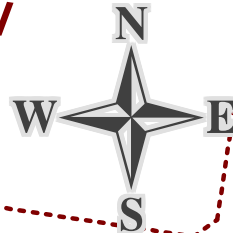
Owner ☐ Authorized Agent ☒

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion

ELM AVE

LOCATION

**PROPOSED FIRE FIGHTER TRAINING
FACILITY SUBDIVISION**



LA LOMITA ROAD

**PROPOSED LA LOMITA PARADISE
SUBDIVISION**

**PROPOSED NORTHWEST CREEKS
SUBDIVISION
(REVISED)**

LA LOMITA ROAD

N 33RD ST

PROPOSED RESUBDIVISION OF VILLANUEVA

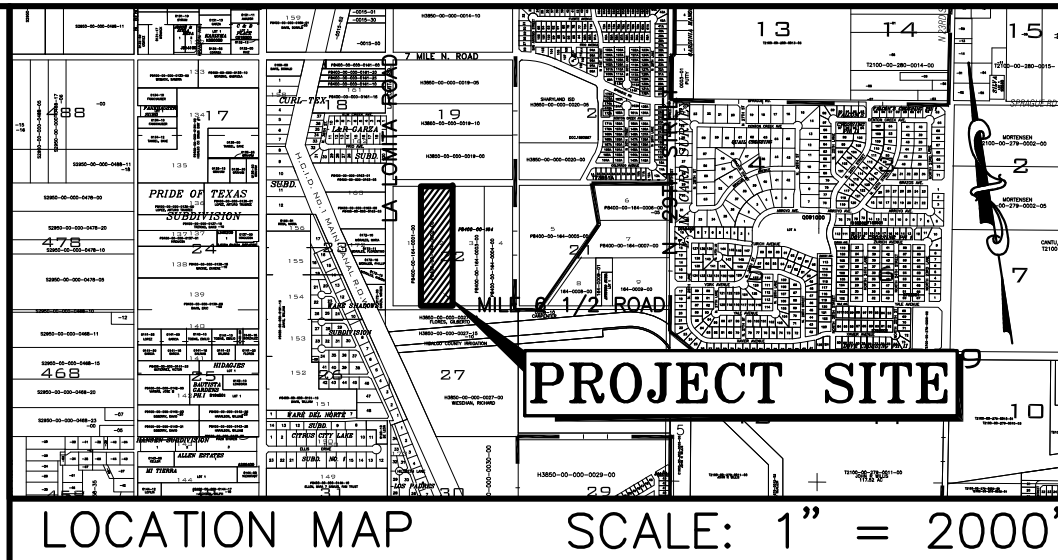
55

ESTATES AT
40

41

N 32ND ST

36



LA LOMITA PARADISE HOMEOWNERS' ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COMMON MAINTENANCE SHALL BE DETERMINED BY THE LA LOMITA PARADISE HOMEOWNERS' ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF MCALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THIS IMPOSITION OF ANY LIE, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SNAILE, THOSE UNDERSTANDING THE PERFORMANCE AND MAINTENANCE OBLIGATIONS OF THE LOT OWNER'S ASSOCIATION AND EXISTING COMMON LAW. A. THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION, RECORDED INSTRUMENT NO. _____, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

BY: _____ DEPUTY _____

CITY MAYOR _____ DATE _____

REVISIONS:



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/12/2024

SUBDIVISION NAME: LA LOMITA PARADISE

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

La Lomita Rd.(Mile 6 1/2 Road): proposed 60 ft. dedication from centerline for 80 ft. total ROW
Paving: 52 ft. - 65 ft. Curb & gutter: both sides

Revisions required:

- Move the label for 40 ft. additional ROW dedicated by this plat since it is obstructed by plat boundary.

- Show the document number on the plat for the existing ROW and provide a copy for staff review prior to final.

- Show and label "Existing ROW" and "total ROW" after ROW dedication prior to final.

****La Lomita Rd.(Mile 6 1/2 Road) is designated as a major collector with 80 ft. ROW. The dedication requirements will be finalized prior to final.**

****Subdivision Ordinance: Section 134-105**

****Monies must be escrowed if improvements are required prior to recording.**

****COM Thoroughfare Plan**

Brazos Avenue (E/W 1/4 mile Collector on Northern Boundary): 35 ft. ROW dedication for 70 ft. ROW

Paving: 44 ft. Curb & gutter: both sides

Revisions needed:

- Show and label the ROW dedication as needed above prior to final.

- If there is any existing ROW, show the document number on the plat and provide a copy for staff review prior to final.

****Subdivision Ordinance: Section 134-105**

****Monies must be escrowed if improvements are required prior to recording.**

****COM Thoroughfare Plan**

Interior Streets: proposed 60 ft. ROW

Paving: 40 ft. Curb & gutter: both sides

Revisions needed:

- The name of the interior streets will be finalized by staff prior to final.

****Subdivision Ordinance: Section 134-105**

****Monies must be escrowed if improvements are required prior to recording**

****COM Thoroughfare Plan**

Paving _____ Curb & gutter _____

****Subdivision Ordinance: Section 134-105**

****Monies must be escrowed if improvements are required prior to final**

****COM Thoroughfare Plan**

* 1,200 ft. Block Length

- Subdivision block length must be clarified and if a variance is needed, must be submitted and finalized prior to final.

****Subdivision Ordinance: Section 134-118**

* 900 ft. Block Length for R-3 Zone Districts _____

****Subdivision Ordinance: Section 134-118**

* 600 ft. Maximum Cul-de-Sac _____

****Subdivision Ordinance: Section 134-105**

Non-compliance

Non-compliance

Applied

Applied

Non-compliance

NA

NA

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

ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties - If the 20 ft. ROW shown on the east and west side of subdivision looping into the interior street is alley ROW by this plat, clarify and revise the label accordingly prior to final. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: 20 ft. or greater for easements - The property is zoned R-2 District and proposed to remain R-2 District as per the subdivision application. Clarify/revise the plat note as shown above prior to final. * Proposing: 25 ft. or greater for easements **Zoning Ordinance: Section 138-356 * Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356 * Sides: In accordance with the zoning ordinance or greater for easement - Clarify/revise the plat note as shown above prior to final. * Proposing: 6 ft. or greater for easements **Zoning Ordinance: Section 138-356 * Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356 * Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Non-compliance
	Applied
	Required
	Applied
	Applied
	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on La Lomita (Mile 6 1/2) Road, Brazos Avenue, and both sides of all interior streets. - Revise the plat note as shown above prior to final. *Proposing: 4 ft. wide minimum sidewalk required on Mile 6 1/2 Road and both sides of all interior streets. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.	Non-compliance
	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along La Lomita (Mile 6 1/2) Road and Brazos Avenue. - Revise the plat note as shown above prior to final. - Staff will review additional buffer requirement as applicable prior to final. *Proposing: 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Auburn Ave (5 Mile Line Road) and North Taylor Road. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses _____ **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.	Non-compliance
	Applied
	Applied

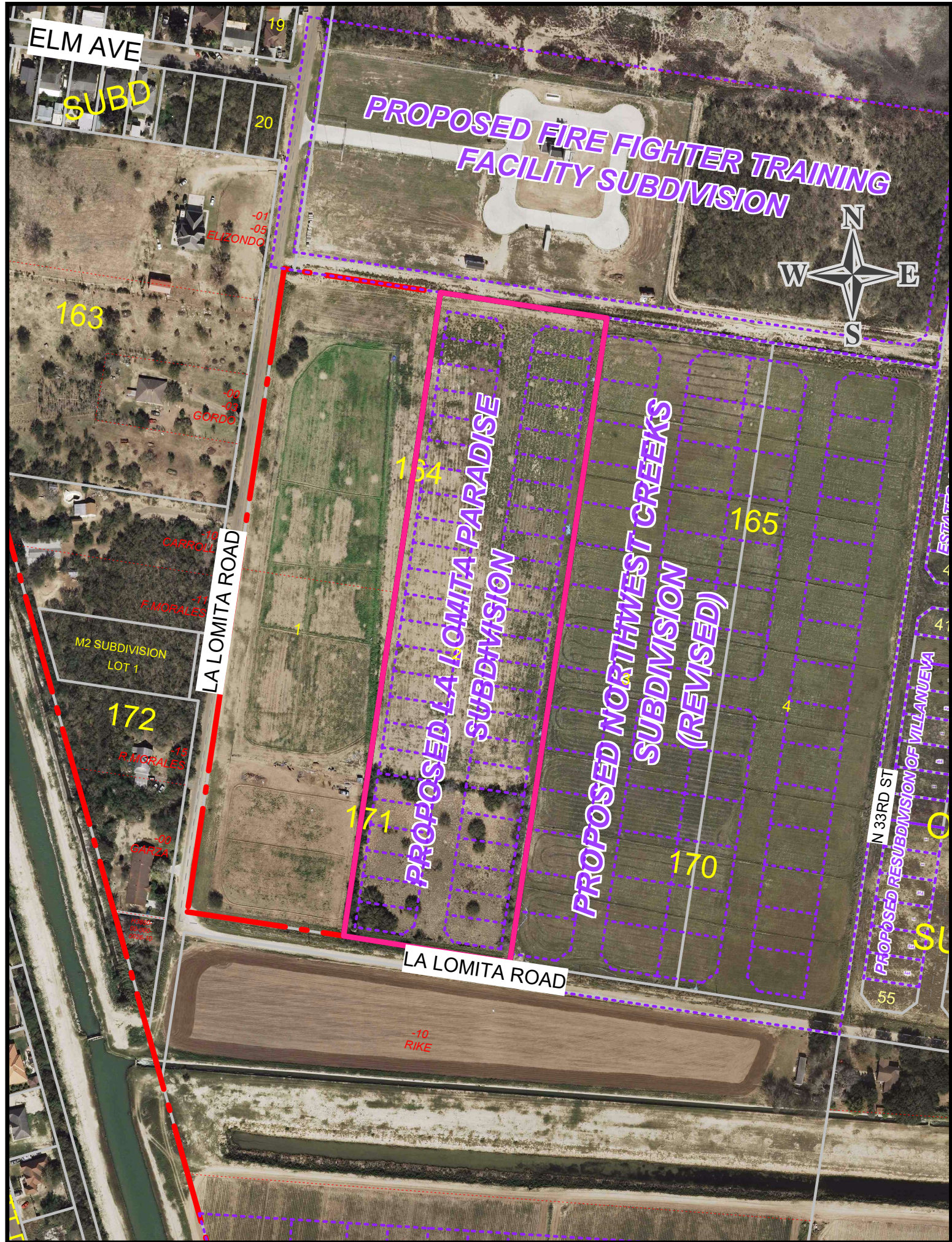
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along La Lomita (Mile 6 1/2) Road and Brazos Avenue. - Revise the plat note as shown above prior to final. *Proposing: No curb cut, access, or lot frontage permitted along Mile 6 1/2 Road. **Must comply with City Access Management Policy 	Non-compliance
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Based on the submitted application and lot sizes, only one duplex is proposed to be built on each lot. A site plan review is not required for a duplex building. A site plan review will be required for 5 or more attached dwelling units. 	NA
<ul style="list-style-type: none"> * Common Areas and detention lots must be maintained by the lot owners and not the City of McAllen. - Based on plat note #20, Common Lot A is a detention area. Please clarify the use of Common Lot B prior to final. Plat note may need to be revised based on the proposed use. 	Non-compliance
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	NA
<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. **Section 110-72 applies if public subdivision is proposed. - Based on the submitted application, the subdivision is public. Clarify/revise plat notes No. 18 & 19 to reference the correct section of the ordinance prior to final. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. - Submit a draft HOA document for staff review prior to recording. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Non-compliance
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. - Submit a draft HOA document for staff review prior to recording. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. - Based on the submitted plat, it seems that Lots 1 & 42 have only 14 ft. of frontage to the interior street. Submit a site plan for staff review to verify compliance with City Ordinances prior to final. Lot layout revision may be required prior to final to comply with all City requirements. **Subdivision Ordinance: Section 134-1 	Non-compliance
<ul style="list-style-type: none"> * Minimum lot width and lot area - Based on the submitted plat, it seems that Lots 1 & 42 have only 14 ft. of frontage to the interior street. Submit a site plan for staff review to verify compliance with City Ordinances prior to final. Lot layout revision may be required prior to final to comply with all City requirements. **Zoning Ordinance: Section 138-356 	Non-compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-2 Proposed: R-2 ***Zoning Ordinance: Article V 	Applied

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

* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
<p>* Land dedication in lieu of fee. - Based on the submitted plat, there are 42 lots proposed and based on the application, a duplex is proposed on each lot. Therefore, based on total 84 dwelling units, 1.34 acre of parkland dedication is required prior to recording. If a park fee in lieu of land dedication is proposed, a letter must be submitted to the Planning Director prior to final. The request will be reviewed by the City Manager's Office and if approved, \$700 per dwelling unit must be paid prior to recording.</p>	Required
<p>* Park Fee of \$700 per dwelling unit to be paid prior to recording. - Based on the submitted plat, there are 42 lots proposed and based on the application, a duplex is proposed on each lot. Therefore, based on total 84 dwelling units, 1.34 acre of parkland dedication is required prior to recording. If a park fee in lieu of land dedication is proposed, a letter must be submitted to the Planning Director prior to final. The request will be reviewed by the City Manager's Office and if approved, \$700 per dwelling unit must be paid prior to recording.</p>	Required
<p>* Pending review by City Manager's Office. - Based on the submitted plat, there are 42 lots proposed and based on the application, a duplex is proposed on each lot. Therefore, based on total 84 dwelling units, 1.34 acre of parkland dedication is required prior to recording. If a park fee in lieu of land dedication is proposed, a letter must be submitted to the Planning Director prior to final. The request will be reviewed by the City Manager's Office and if approved, \$700 per dwelling unit must be paid prior to recording.</p>	Required
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Correct the lot number prior to final. There are some lots numbered 63 to 81. - Use a light shade for contour lines to avoid confusion with easements prior to final. - Some labels and numbers overlap other information or dimensions on the plat. review and revise as applicable prior to final. - Show the legal description of all adjacent lots on all sides, including the south side of La Lomita (Mile 6 1/2) Road prior to final. - Label for Mile 6 1/2 Road on Location map is obscured. Revise prior to final. - Revise the name of the N/S Street on the Location Map from "La Lomita Rd." to "N. La Lomita Rd." prior to final. - Show the layout of the recorded subdivisions and correct the City limits line on the Location map prior to final. - Clarify plat note #5 prior to final. - Revise plat note #7 to reference "sight obstruction easement" and NOT "side obstruction" prior to final. Also add wording for 10' x 10' sight obstruction easement for alley and street intersections. - Any existing must be shown on the plat prior to final and any abandonment must be done by separate process, not by plat. - All signature blocks must comply with Section 138-61 of the subdivision ordinance prior to recording. <p>*Must comply with City's Access Management Policy.</p> <p>**A subdivision application under the same name, La Lomita Paradise Subdivision (SUB2023-0069) for the subject property was in process by the same developer but with a different engineer and was approved in preliminary form subject to the conditions noted, drainage, and Utilities approval on July 26, 2023. The previous application was withdrawn by the developer with a termination agreement with the previous engineer and resubmitted by Rio Delta Engineering on March 27, 2024.</p>	Non-compliance
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVAL.</p>	Applied



ELM AVE
SUBD

PROPOSED FIRE FIGHTER TRAINING
FACILITY SUBDIVISION



LA LOMITA ROAD

PROPOSED LA LOMITA PARADISE
SUBDIVISION

PROPOSED NORTHWEST CREEKS
SUBDIVISION
(REVISED)

LA LOMITA ROAD

N 33RD ST

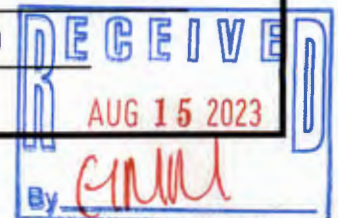
PROPOSED RESUBDIVISION OF VILLANUEVA

City of McAllen
Planning Department

SUB 2023-0088

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

Project Information	Subdivision Name	ENCINO ESTATES				
	Location	N. SHARY ROAD				
	City Address or Block Number	6700 N. SHARY RD				
	Number of Lots	37	Gross Acres	12.15		
	Net Acres	12.15	ETJ	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	Existing Zoning	N.A.	Proposed Zoning	R3-A		
	Rezoning Applied for	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date			
	Existing Land Use	VACANT	Proposed Land Use			
	Irrigation District #	UNITED IRR.				
	Replat	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Commercial			
Residential						
Agricultural Exemption	<input type="checkbox"/> Yes <input type="checkbox"/> No	Estimated Rollback Tax Due	0			
Parcel #	282437	Tax Dept. Review	MPG			
Water CCN	<input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC	Other				
Legal Description	12.15 Acre tract out of Lot 435, John H. Shary Subd.,					
Owner	Name	SILVER CANDLE HOLDINGS, LLC		Phone	956-566-1763	
	Address	1242 E. Business 83, Sk. 7		E-mail	ruben.d.plata@hotmail.com	
	City	MISSION	State	TX	Zip	78572
Developer	Name	Same as Above Owner		Phone		
	Address			E-mail		
	City		State		Zip	
	Contact Person					
Engineer	Name	Barrera Infrastructure Group Inc.		Phone	956-687-3355	
	Address	3525 W. Freddy Gonzalez Ave, Suite B2		E-mail	rene@big-engineering.com	
	City	Edinburg	State	TX	Zip	78539
	Contact Person	Rene, Barrer, P.E.				
Surveyor	Name	PABLO Soto Jr.		Phone	956-460-1605	
	Address	1208 S. Ironwood		E-mail		
	City	Pharr, TX	State	TEXAS	Zip	78571



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

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

Signature  Date 07/25/2023

Print Name Ruben D. Plata

Owner ☐

Authorized Agent ☐

 Jose Alberto Vela

The Planning Department is now accepting DocuSign signatures on application



City of McAllen

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

Planning Department
VARIANCE TO SUBDIVISION
PROCESS APPLICATION

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

VAB2023-0030

Project	<p>Legal Description <u>Proposed Encino Estates Subdivision, being a 12.15 ac tract of land out of Lot 435 West Addition to Sharyland S/D as per map recorded in Vol.1, Pg 17 MRHC</u></p> <p>Street Address <u>Appro 1/2 Mile South of 6 Mile North Road, along East Right of Way of N. Shary North McAllen, Tx</u></p> <p>Number of lots <u>37</u> Gross acres <u>12.15 ac</u></p> <p>Existing Zoning <u>R3 - Multifamily</u> Existing Land Use <u>vacant</u></p> <p><input checked="" type="checkbox"/> Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required</p>
	Applicant
Owner	<p>Name <u>SAME AS APPLICANT</u> Phone _____</p> <p>Address _____ E-mail _____</p> <p>City _____ State _____ Zip _____</p>
Authorization	<p>To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.</p> <p>Signature <u>Ruben Plata</u> Date <u>10/23/2023</u></p> <p>Print Name <u>Ruben Plata Jose A Velaz</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent</p>
Office	<p>*FOR OFFICE USE ONLY*</p> <p>APPLICATION FILING FEE: <input type="checkbox"/> \$250.00</p> <p>Accepted by <u>[Signature]</u> Payment received by _____ Date <u>[Signature]</u></p> <p>Rev 06/21</p> <div data-bbox="1185 1723 1526 1968"> <p>RECEIVED</p> <p>OCT 31 2023</p> <p>By <u>[Signature]</u></p> </div>



March 7, 2024

City of McAllen
Planning Department
311 North 15th Street
McAllen, Texas 78501

Attn: Edgar Garcia, City Planner

Re: Proposed Encino Estates Subdivision – Variance Requests for consideration

Dear Mr. Garcia,

On behalf of my client, I am respectfully requesting the following variance requests for Encino Estates Subdivision, based on the City of McAllen Staff requirements.


- 1) ***Remove the requirement: 5 ½ Mile Road E/W Collector along Southern Boundary of subdivision, 40 ft ROW dedication***

The location of this proposed East – West Collector is not viable for a future collector in this area. There are residential dwellings along adjoining tract to the south and a fully occupied trailer park on the adjoining tract to the east in direct alignment of the collector. In addition, the Rio Grande Valley Metropolitan Planning Organization does not identify this as a future collector street. In addition, The neighboring City of Alton does not identify this as a ½ collector as well.

- 2) ***Request variance to approve a 15 ft right of way dedication along the east property line in lieu of the required 30 ft right of way dedication***

We propose to dedicate a 15-foot right of way dedication which is consistent with the right of way dedication granted at The Hills on Shary Subdivision, north of the proposed Encino Estates Subdivision.

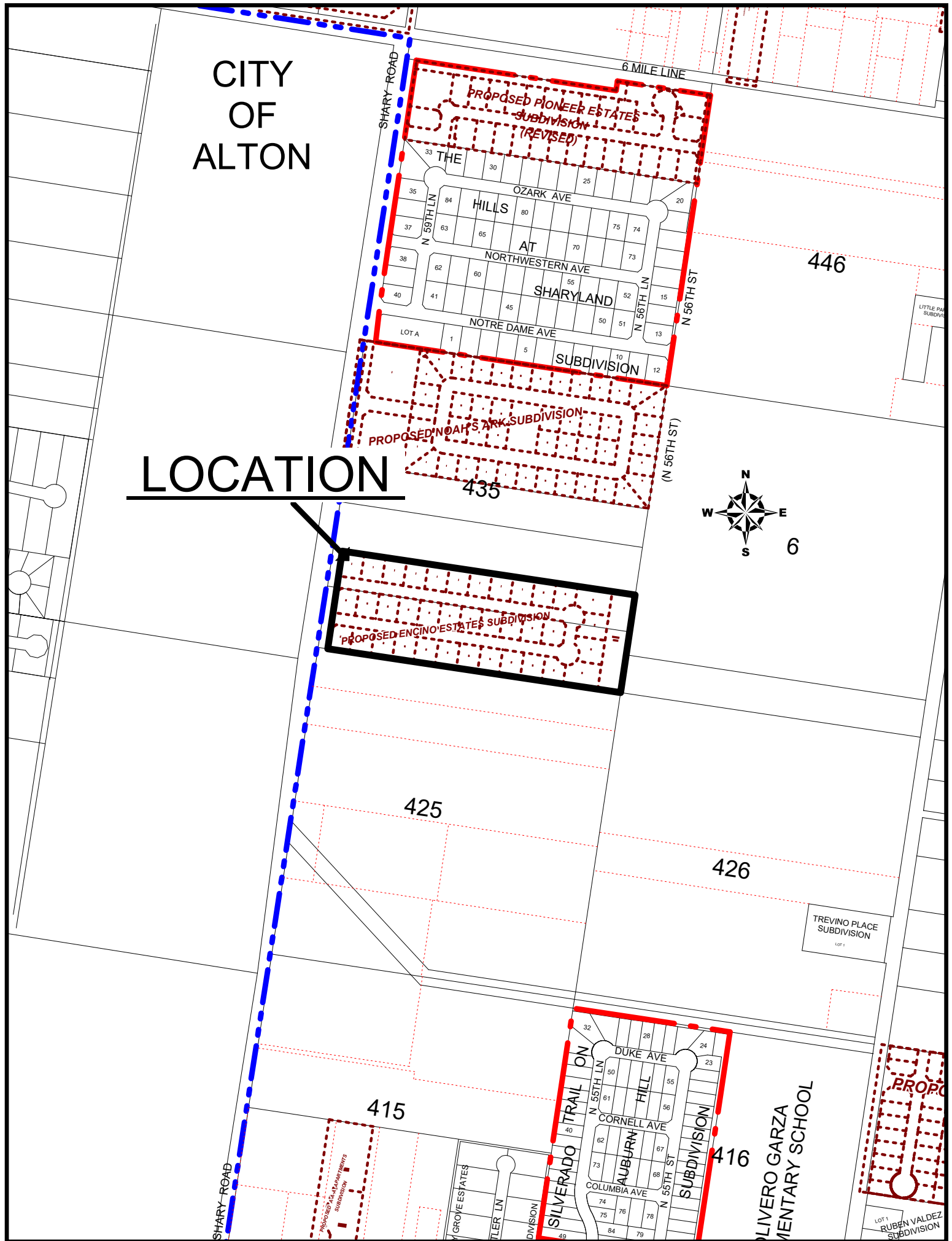
Respectfully,

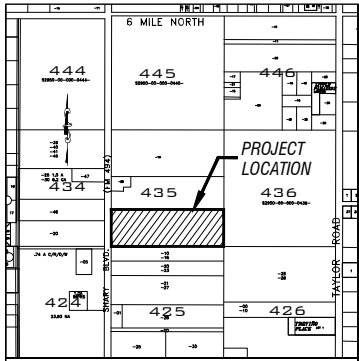
 3/7/24
Rene Barrera, P.E.
Texas Firm No: F-6435



CITY
OF
ALTON

LOCATION





LOCATION MAP

SCALE: 1"= 100'

PREPARED BY:
BARRERA INFRASTRUCTURE GROUP, INC.
3525 W. FREDDY GONZALEZ AVE., SUITE B2
EDINBURG, TEXAS 78539
DATE PREPARED: 4-9-24
DATE SURVEYED: ---

PLAT OF ENCINO ESTATES

12.15 ACRE TRACT OF LAND OUT OF LOT 435,
JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY,
TEXAS, AS PER MAP RECORDED IN VOLUME 1,
PAGE 17, MAP RECORDS OF HIDALGO COUNTY,
TEXAS

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

THE ENCINO ESTATES IS LOCATED APPROXIMATELY 1/2 MILE
SOUTH OF MILE 6 ROAD ON THE EAST SIDE OF SHARY
ROAD (FM 494). THIS DEVELOPMENT LIES WITHIN THE CITY
OF MCALLEN E.T.J.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I (WE), QUALITY MULTI INVESTMENTS LLC., AS OWNER (S) OF THE 12.15 ACRE TRACT OF LAND
ENCOMPASSED WITHIN THE PROPOSED ENCINO ESTATES SUBDIVISION, HEREBY SUBDIVIDE THE
LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET,
PARK, AND EASEMENTS SHOWN HEREIN.

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

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET,
OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET,
OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE
STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET,
OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- 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.

QUALITY MULTI INVESTMENTS LLC
BY
4302 SAN EFRAIN
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
THE PERSON(S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE
FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR
PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF
OFFICE THIS THE ____ DAY OF ____ 20____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
CITY OF MCALLEN

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

CHAIRMAN

DATE

STATE OF TEXAS
CITY OF MCALLEN

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

MAYOR
CITY OF MCALLEN

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY
CERTIFY THAT THE MAP ON THIS SHEET SHOWING THE LOTS, EASEMENTS, AND STREETS OF
SUBDIVISION AND ITS METES AND BOUNDS DESCRIPTION WERE PREPARED FROM A SURVEY OF THE
PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON ____

MANUEL CARRIZALES, RPLS
R.P.L.S. No. 6368
4807 GONDOLA AVE
EDINBURG, TEXAS 78542
FIRM NO.

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, RENE BARRERA, P.E., A LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE
OF TEXAS, LICENSE NUMBER TX. 86862, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND
ADEQUATE ENGINEERING CONSIDERATION.


RENE BARRERA, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 86862

For Review Only
4-9-24



PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: ENGINEER: SURVEYOR:	QUALITY MULTI INV. LLC. RENE BARRERA, P.E. MANUEL CARRIZALES	4302 SAN EFRAIN 3325 FREDDY GONZALEZ 4807 GONDOLA AVE	MISSION, TX. 78572 EDINBURG, TX. 78539 EDINBURG, TX. 78542	956-687-3355 956-992-8801 956-567-2167

HIDALGO COUNTY DRAINAGE DISTRICT, NO. 1

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

DATE

PRELIMINARY
THIS DOCUMENT HAS BEEN
RELEASED FOR REVIEW ONLY. BY
RENE BARRERA, P.E. No. 86862.
4-9-24

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ENCINO ESTATES
WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS' COURT
ON ____

HIDALGO COUNTY JUDGE

DATE

ATTEST:
HIDALGO COUNTY CLERK

DATE

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF ENCINO ESTATES SUBDIVISION WAS REVIEWED
AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON ____
20____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER

DATE

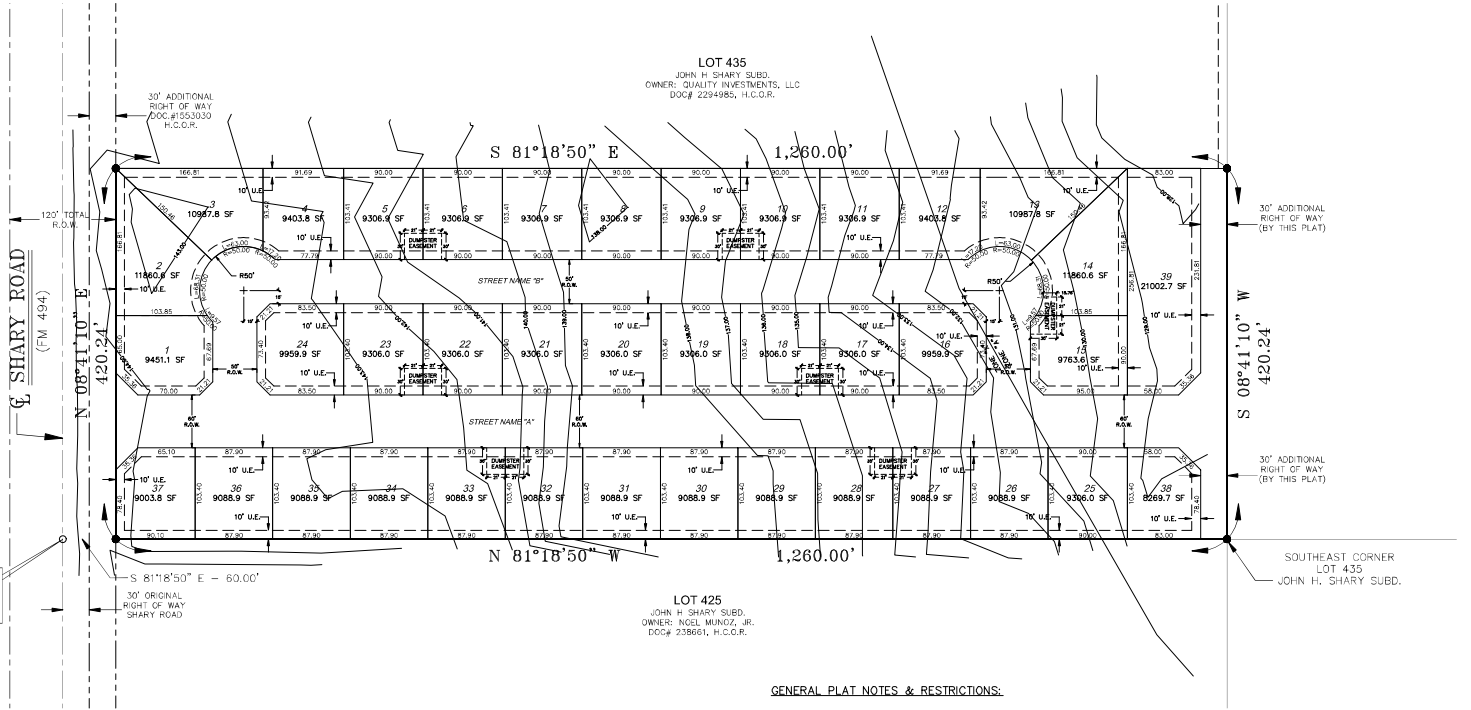
I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE
FOR THE ENCINO ESTATES SUBDIVISION LOCATED AT SHARY ROAD IN HIDALGO
COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE
APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS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

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

CARLOS LIMA
DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

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 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 DEVELOPER AND HIS
ENGINEER TO MAKE THEIR DETERMINATIONS.



GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: THE TRACT LIES IN "ZONE X" AND "ZONE Y". ZONE "X" IS DEFINED AS AREAS WITH 500-YEAR
FLOOD; AREAS OF 100 YEAR FLOOD WITH AN AVERAGE DEPTH OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS
LESS THAN ONE SQUARE MILE; AN AREAS PROTECTED BY LEVELS FROM 100 YEAR FLOODS. ZONE "Y" IS DEFINED AS A
FLOOD ZONE WITH NO BASE FLOOD ELEVATION DETERMINED. F.E.M.A.-F.I.R.M. MAP NO. 480334 0295 D, MAP REVISED
JUNE 6, 2000.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE
-BUILDING FRONT..... 20 FEET OR GREATER FOR EASEMENTS
-UNENCLOSED CARPORT FRONT ... 10 FEET OR GREATER FOR EASEMENTS
-SIDE INTERIOR:..... 5 FEET OR GREATER FOR EASEMENTS AS PER P.U.D.
-SIDE CORNER:.....10 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER
- 5.0 FEET MINIMUM WIDE ADA COMPLIANT SIDEWALK IS REQUIRED ALONG SHARY RD FRONTAGE DURING SUBDIVISION
STAGE. A 4.0 FEET SIDEWALK ADA COMPLIANT IS REQUIRED ON BOTH SIDES IF INTERNAL STREET DURING BUILDING
PERMIT STAGE.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB MEASURED AT FRONT AND CENTER OF
EACH LOT. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE
TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN
ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN THE ESTABLISHED SPECIAL HAZARD FLOOD ZONE
"AE" AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- CITY OF MCALLEN BENCHMARK: MD 42 IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF GLASSCOCK
ROAD AND 6 MILE LINE, THE MONUMENT IS 28 FEET WEST OF THE CENTERLINE OF GLASSCOCK ROAD AND 122 FEET
NORTH OF THE CENTERLINE OF MILE 6 LINE. ELEV. 149.58 FEET
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS
DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 64,482 CUBIC FEET (1.48 ACRES) OF STORM WATER
RUNOFF.
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE
SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD
INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE
MAINTENANCE OF THE SWALE.
- 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.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.00 FEET AS PER THE
HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL
OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- DRAINAGE DETENTION POND SHALL TO BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT
PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND
WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS
CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY.
- 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.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND
INDUSTRIAL ZONES/USES AND ALONG MILE 6 ROAD, ALSO ALONG 1/4 MILE COLLECTOR ROADS REQUIRED.
- 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTIFAMILY
RESIDENTIAL ZONE/USES.
- NO CURB CUT AND/OR ACCESS OR LOT FRONTAGE PERMITTED ALONG MILE 6 ROAD AND ALSO ALONG 1/4 MILE
COLLECTOR ROADS (LOTS 1 AND 34).
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED
WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT, SHALL BE
REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG SHARY ROAD.
- A 25'x25' SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

METES AND BOUNDS DESCRIPTION:

A 12.15 ACRE TRACT OF LAND OUT OF LOT FOUR HUNDRED THIRTY-FIVE (435), JOHN H. SHARY
SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS
OF HIDALGO COUNTY, TEXAS, SAID 12.15 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED
BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 435, JOHN H. SHARY SUBDIVISION, THENCE SOUTH 81
DEGREES 18 MINUTES 50 SECONDS EAST, WITH THE SOUTH LINE OF LOT 435, JOHN H. SHARY
SUBDIVISION, A DISTANCE OF 60.00 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE CURRENT
EAST RIGHT OF WAY LINE OF FM 494 (SHARY ROAD) FOR THE SOUTHWEST CORNER OF THIS TRACT OF
LAND AND THE POINT OF BEGINNING;

THENCE NORTH 08 DEGREES 41 MINUTES 10 SECONDS EAST, WITH THE CURRENT EAST RIGHT OF WAY
LINE OF SAID FM 494 (SHARY ROAD), A DISTANCE OF 420.21 FEET TO A HALF (1/2) INCH IRON ROD
FOUND AT THE SOUTHWEST CORNER OF THE QUALITY MULTI INVESTMENTS, LLC PROPERTY, AS PER
WARRANTY DEED RECORDED IN DOCUMENT NO. 2294985, OFFICIAL RECORDS FOR THE NORTHWEST
CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81 DEGREES 18 MINUTES 50 SECONDS EAST, WITH THE SOUTH LINE OF THE SAID
QUALITY MULTI INVESTMENTS, LLC PROPERTY, A DISTANCE OF 1,260.00 FEET TO A HALF (1/2) INCH
IRON ROD FOUND AT THE EAST LINE OF SAID LOT 435, JOHN H. SHARY SUBDIVISION, ALSO BEING THE
SOUTHEAST CORNER OF THE SAID QUALITY MULTI INVESTMENTS, LLC PROPERTY FOR THE NORTHEAST
CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08 DEGREES 41 MINUTES 10 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 435,
JOHN H. SHARY SUBDIVISION, A DISTANCE OF 420.21 FEET TO A HALF (1/2) INCH IRON ROD WITH A
YELLOW CAP STAMPED ROWS PROP. FOUND AT THE SOUTHEAST CORNER OF SAID LOT 435, JOHN H.
SHARY SUBDIVISION FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81 DEGREES 18 MINUTES 50 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 435,
JOHN H. SHARY SUBDIVISION, A DISTANCE OF 1,260.00 FEET TO THE POINT OF BEGINNING, CONTAINING
12.15 ACRES, MORE OR LESS.

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT ON THIS

THE ____ DAY OF _____, 20 ____

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

ATTEST:
PRESIDENT SECRETARY

UNITED IRRIGATION DISTRICT NOTES

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

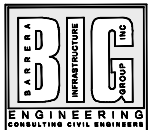


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: ____ AT ____ AM/PM

INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: ____ DEPUTY



3525 W. Freddy Gonzalez Ave.
Suite B2
Edinburg, TX 78539
956-687-3355, FAX: 956-992-8801
TEXAS FIRM NO.: 6435



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/11/2024

SUBDIVISION NAME: ENCINO ESTATES

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Shary Road: Dedication as needed for 120 ft. total ROW

Paving: By the state Curb & gutter: By the state

Revisions needed:

- Revise street name as shown above were applicable, prior to final
- Provide copy of document regarding 30 ft. additional ROW for staff review, ROW requirements subject to change once document and details have been provided finalize prior to final.
- Label existing ROW, on both sides of centerline to verify if any additional ROW dedication are required prior to final.
- Please show document on plat where the existing 30 ft. Original ROW was dedicated prior to final.

**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan

**Monies must be escrowed if improvements are not constructed prior to recording.

5 1/2 Mile Road E/W collector(Southern Boundary,1/2Mile Location): Dedication as needed for 40 ft. from centerline for 80ft. total R.O.W.

Paving _52 ft._ Curb & gutter: Both Sides.

Pending Items:

- Please provide ownership map to verify that no landlocked properties exist or will be created.
- Street alignment, transitions and R.O.W being reviewed by staff and plat would need to be revised accordingly as applicable prior to final. ROW subject to increase as applicable to accommodate transitions and street alignment, finalize prior to final.
- City Street names will be established prior to final and plat will need to revised accordingly.

*Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan

**Monies must be escrowed if improvements are not constructed prior to recording.

***The project engineer on behalf of the developer, submitted a variance application (VAR2023-0030) on October 31, 2023, and a revised letter on March 7, 2024. The application includes a variance to waive the ROW dedication requirement for 5 1/2 Mile Road (E/W Collector), on the south side of the subdivision. The applicant stated that an E/W Collector is not viable at this location, for the existing improvements on the south side and east of the subject property. They also mentioned that 5 1/2 Road was not shown on the Rio Grande Valley MPO map as a half-mile collector.

***At the Planning and Zoning Commission meeting of April 2, 2024, the subdivision was considered in revised preliminary form including the variance requests. Staff recommended disapproval on the requested variance. After a lengthy discussion, the Board unanimously tabled the item, so that the engineer can discuss the requests further with staff. Following further discussion with staff, the engineer and developer stated that they would keep the subdivision public and proposed the interior street to be considered as a collector road. The request was reviewed by staff and is in compliance with the ROW dedication requirement.

Non-compliance

Non-compliance

<p>North 56th Street, N/S collector(Eastern Boundary,1/4 Mile Location): Dedication as needed for 30 ft. from centerline for 60 ft. total R.O.W. Paving _40 ft._ Curb & gutter: Both Sides. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	Applied
<p>***The project engineer on behalf of the developer, submitted a variance application (VAR2023-0030) on October 31, 2023, and a revised letter on March 7, 2024. The application includes a variance to dedicate 15 ft. ROW for a N/S quarter-mile collector (future N. 56th Street) in lieu of 30 ft. requirement along the east side of the subdivision. The applicant stated that they are following the ROW dedication approved by the City for the subdivision on the north side, the Hills on Sharyland. ***At the Planning and Zoning Commission meeting of April 2, 2024, the subdivision was considered in revised preliminary form including the variance requests. Staff recommended disapproval on the requested variance. After a lengthy discussion, the Board unanimously tabled the item, so that the engineer can discuss the requests further with staff. Following further discussion with staff, the engineer submitted a revised plat complying with the ROW dedication needed on the east side of the subdivision for future N. 56th Street.</p>	Non-compliance
<p>Interior Street: Dedication as needed for 60 ft. total ROW. Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: - Proposed Interior dedications present 50 ft. ROW, Subdivision layout does not comply with ROW requirements, please revise accordingly prior to final. If no changes please submit variance request for ROW dedication requirements for interior streets, finalize ROW requirements prior to final. - Street names will be established prior to final and plat will need to revised accordingly. - As per the project engineer the subdivision is proposed to be private. Please submit gate details prior to final. ROW requirements at gate area are subject to increase for gate areas, sidewalks, islands, etc. finalize prior to final. Gates on private streets shall be setback with a turnaround as specified by the city engineer. Gate clearance and mechanisms shall comply with the requirements of the Fire Marshall for emergency access. - A knuckle will be required on Lots 25-27 prior to final, similar to Lots 11-14. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.</p>	NA
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.</p>	NA
<p>* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118 * 900 ft. Block Length for R-3 Zone Districts. Revisions Needed: -Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for maximum block length requirement. **Subdivision Ordinance: Section 134-118</p>	Non-compliance
<p>* 600 ft. Maximum Cul-de-Sac. **Subdivision layout currently does not propose any Cul-De- Sac's. ***Subdivision Ordinance: Section 134-105</p>	NA

ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. Pending Items: - A per the Public Works Department's comments, the subdivision layout is approved with dumpster easements in lieu of alley requirement. The dumpster easements and details must be finalized prior to final. ***Subdivision Ordinance: Section 134-106</p>	Required
SETBACKS	
<p>* Front: 20 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Revise note as shown above and/or clarify proposed note, as a variance request will be required regarding specific setbacks (ex. carports), finalize setback requirements prior to final. Proposing: 20 feet or greater for easements. Unenclosed carport front: 10 feet or greater for easements. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Include note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Revisions Needed: -Revise note as shown above and/or clarify proposed note, prior to final. -Proposing: 5 feet or greater for easements as P.U.D **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Revise note as shown above prior to final. Proposing: 10 feet or greater for easements, whichever is greater **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies. Revisions Needed: -Include note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>**Setbacks are based on R-3A Zoning District. Rezoning to R-3A must be finalized prior to final plat review. Setbacks requirements subject to increase once zoning requirements and street alignment/designation has been finalized. *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along North Shary Road, North 56th Street, 5 1/2 Mile Road and both sides of all interior streets. Revisions Needed: -Revise note #3 as shown above prior to final. **Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final. **Subdivision Ordinance: Section 134-120</p>	Applied
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required

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

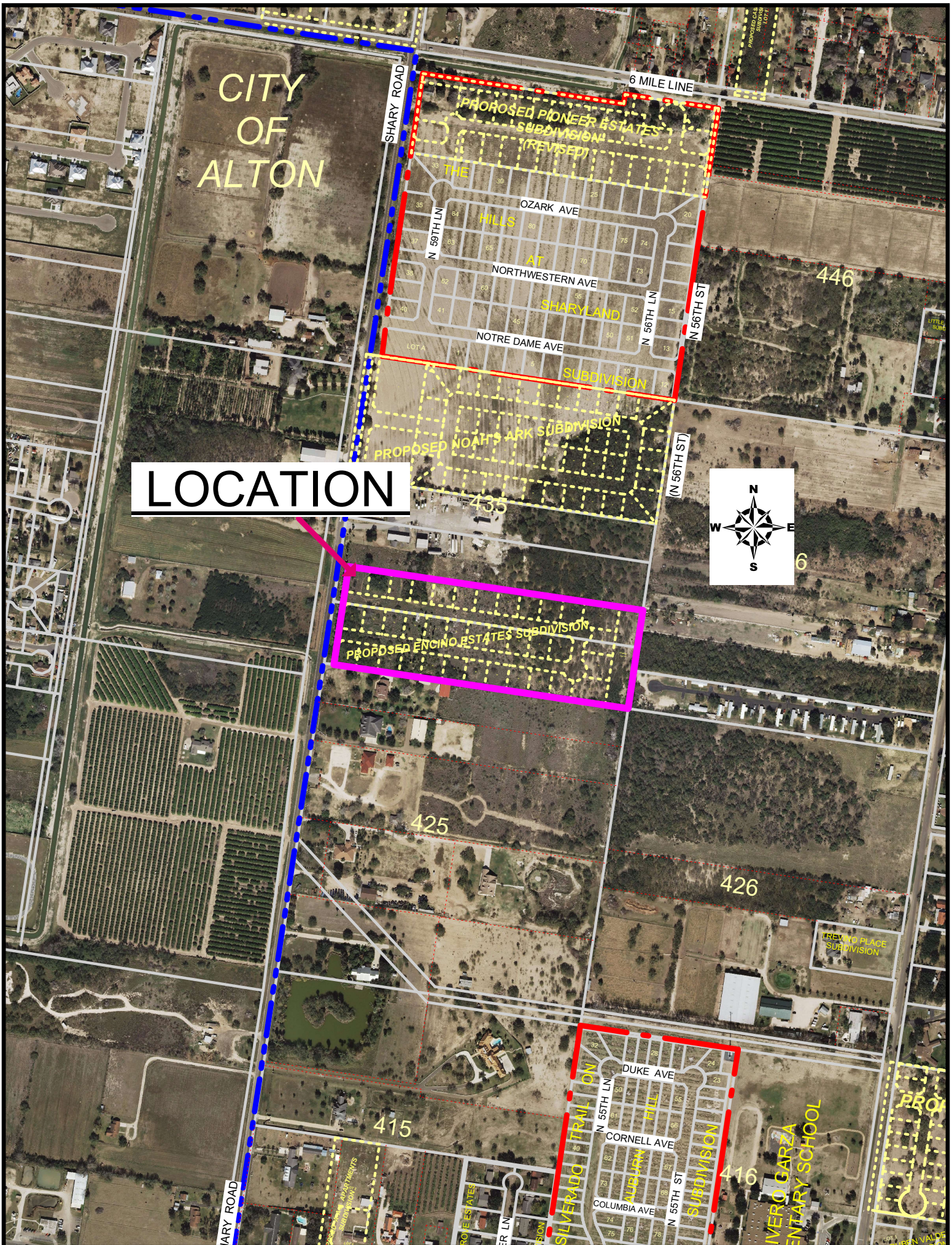
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Shary Road, North 56th Street, and 5 1/2 Mile Road.</p> <p>Revisions needed:</p> <p>-Revise note #13 as shown above, prior to final.</p> <p>* Proposing: * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Mile 6 Road, and also along 1/4 mile collector roads (lot 1 and 34).</p> <p>**Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p> <p>**Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Non-compliance</p> <p>Applied</p> <p>Required</p>
NOTES	
<p>* No curb cut, access, or lot frontage permitted along North Shary Road, North 56th Street and 5 1/2 Mile Road.</p> <p>Revision required:</p> <p>-Revise note #18 as shown above, prior to final.</p> <p>**Must comply with City Access Management Policy</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance for 5 or more dwelling units on each lot if applicable.</p> <p>**Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final.</p> <p>***Zoning Ordinance: Section 138-210.</p> <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>Revisions required:</p> <p>-Include note as shown above, prior to final.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>***Section 110-72 applies if public subdivision is proposed.</p> <p>****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</p> <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Section 110-72 applies if public subdivision is proposed.</p> <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	Non-compliance
	Applied
	Non-compliance
	NA
	Applied
	Required

LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public/private streets. Revisions needed: **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area. **Compliance is based on R-3A Zoning District. Rezoning to R-3A must be finalized prior to final plat review **Zoning Ordinance: Section 138-356 	Applied
	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: (Extraterritorial jurisdiction) Proposed:R-3A(Multi-family) District **As per application dated August 15th,2023 proposed land use is Multi-family. Pending Items: - Engineer must clarify annexation status as zoning requirements must be finalized prior to final. -Subdivision requirements subject to change once zoning requirements are finalized. ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval Pending Items: - Engineer must clarify annexation status as zoning requirements must be finalized prior to final. ***Zoning Ordinance: Article V 	Non-compliance
	Non-compliance
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. As per Parks Department, per application dated August 15th,2023 proposed 37 lot multi-family subdivision is not within City limits,(ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status and number of units prior to final. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, per application dated August 15th,2023 proposed 37 lot multi-family subdivision is not within City limits,(ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status and number of units prior to final. * Pending review by City Manager's Office. As per Parks Department, per application dated August 15th,2023 proposed 37 lot multi-family subdivision is not within City limits,(ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status and number of units prior to final. 	TBD
	TBD
	TBD
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. * Traffic Impact Analysis (TIA) required prior to final plat. 	Non-compliance
	TBD

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Must comply with City's Access Management Policy. - Any abandonments must be done by separate process, not by plat. - Engineer must clarify annexation status as zoning requirements must be finalized prior to final. Subdivision requirements subject to change once zoning requirements are finalized. - Setbacks are based on R-3A Zoning District. Rezoning to R-3A must be finalized prior to final plat review. Subdivision requirements are subject to change once zoning requirements and street alignment/designation has been finalized. - Use a lighter shade for contour lines, to avoid any conflict with lot lines, prior to final. <p>***The project engineer on behalf of the developer, submitted a variance application (VAR2023-0030) on October 31, 2023, and a revised letter on March 7, 2024. The application includes two variance:</p> <ol style="list-style-type: none"> 1. A variance to waive the ROW dedication requirement for and E/W half-mile collector (future 5 1/2 Mile Road), on the south side of the subdivision. The applicant stated that an E/W Collector is not viable at this location, for the existing improvements on the south side and east of the subject property. They also mentioned that 5 1/2 Road was not shown on the Rio Grande Valley MPO map as a half-mile collector. 2. A variance to dedicate 15 ft. ROW for a N/S quarter-mile collector (future N. 56th Street) in lieu of 30 ft. requirement along the east side of the subdivision. The applicant stated that they are following the ROW dedication approved by the City for the subdivision on the north side, the Hills on Sharyland. <p>****At the Planning and Zoning Commission meeting of April 2, 2024, the subdivision was considered in revised preliminary form including the variance requests. Staff recommended disapproval on the requested variance. After a lengthy discussion, the Board unanimously tabled the item, so that the engineer can discuss the requests further with staff. Following further discussion with staff, the engineer and developer stated that they would keep the subdivision public and proposed the interior street to be considered as a collector road. The engineer also submitted a revised plat complying with the ROW dedication needed on the east side of the subdivision for future N. 56th Street.</p>	Non-compliance
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.</p>	Applied

CITY
OF
ALTON

LOCATION



SUB 2023-0036



City of McAllen

Planning Department

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

Project Information	Subdivision Name <u>McAllen Near-Shoring Industrial Park</u>	
	Location <u>Ware Rd & Idela Ave.</u>	
	City Address or Block Number <u>4/01 IDELA AVE</u>	
	Number of Lots <u>15</u> Gross Acres <u>117.72</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>I-1</u> <u>I-2</u> Proposed Zoning <u>I-2</u> Rezoning Applied for <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Industrial</u> Irrigation District # <u>NA</u>	
	Replat <input type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>10</u>	
	Parcel # _____ Tax Dept. Review <u>19</u>	
	Water CCN <input checked="" type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>Being a 117.72 acre tract of land situated in Jose de la Cerda Survey, Abstract 29, Porcio 61, Hidalgo County Texas, and being all of Lot 6 and Lot 7 and being part of Lot 5 and East Half of Lot 8, Block 3, Rio Bravo Plantation Company's Subdivision, as recorded in Volume "W", Page 197, Deed Records, Hidalgo County, Texas</u>		
Owner	Name <u>140 Ware Rd, LLC</u>	Phone <u>956-605-4330</u>
	Address <u>6800 S. International Pkwy</u>	E-mail _____
	City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u>	
Developer	Name <u>140 Ware Rd, LLC</u>	Phone <u>956-605-4330</u>
	Address <u>6800 S. International Pkwy</u>	E-mail _____
	City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u>	
	Contact Person <u>Joaquin Spamer</u>	
Engineer	Name <u>South Texas Infrastructure Group</u>	Phone <u>956-424-3335</u>
	Address <u>900 S. Stewart Rd Ste 13</u>	E-mail <u>victor@southtexasig.com</u>
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>	
	Contact Person <u>Victor Trevino</u>	
Surveyor	Name <u>ROW Surveying Services</u>	Phone <u>956-424-3335</u>
	Address <u>900 S. Stewart Rd Ste 13</u>	E-mail <u>victor@southtexasig.com</u>
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>	
	COMPLETED	

APR 17 2023

Name: MM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

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

Signature  Date 4/17/23

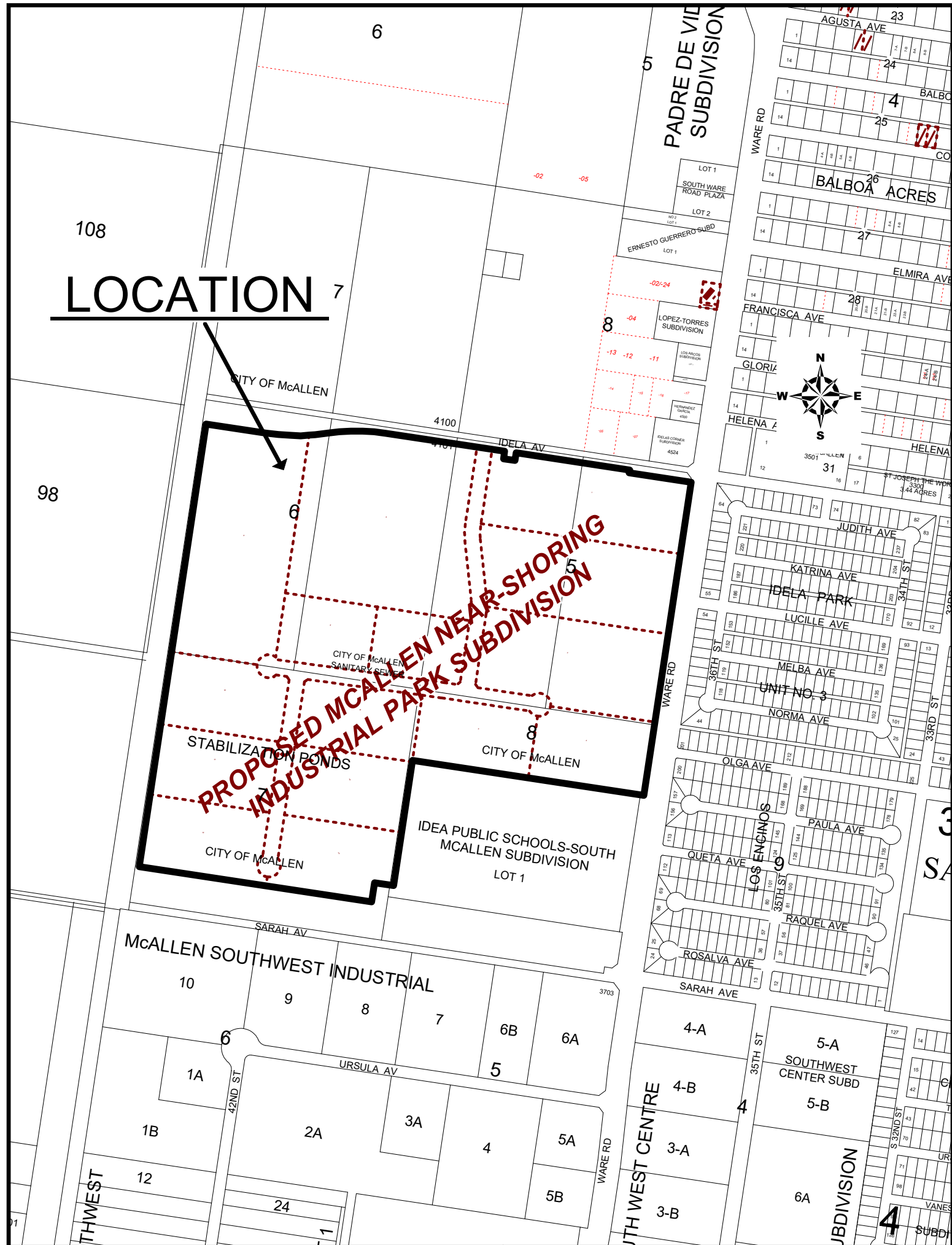
Print Name Victor Trevino

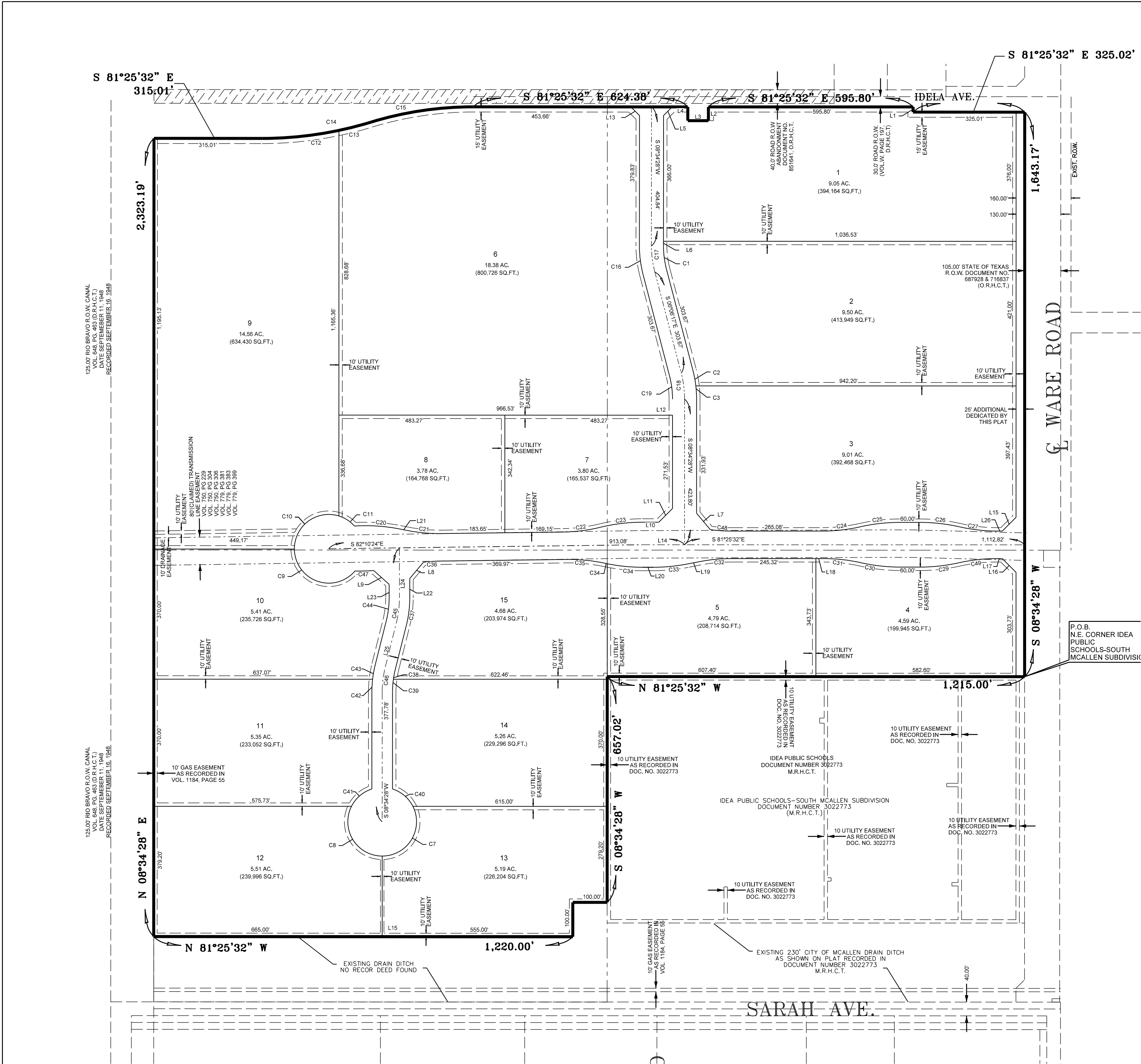
Owner ☐ Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application

LOCATION

**PROPOSED MCALLEN NEAR-SHORE
INDUSTRIAL PARK SUBDIVISION**





ENGINEER AND SURVEYOR CERTIFICATE

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVINO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128105, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

VICTOR H. TREVINO, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LIC. NO. 128105

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

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

VICTOR H. TREVINO, R.P.L.S.
REAL PROFESSIONAL LAND SURVEYOR # 6990
ROW SURVEYING SERVICES FIRM # 1013986

LINE TABLE		
LINE	DISTANCE	BEARING
L1	15.00'	N 08°34'28"E
L2	40.00'	N 08°34'28"E
L3	60.00'	S 81°25'32"E
L4	40.00'	N 08°34'28"E
L5	35.36'	S 53°34'28"W
L6	13.84'	S 08°34'28"W
L7	21.21'	S 36°25'32"E
L8	21.35'	N 53°12'02"E
L9	21.08'	S 36°47'58"E
L10	68.09'	S 81°25'32"E
L11	21.21'	S 53°34'28"W
L12	46.68'	S 08°34'28"W
L13	35.36'	S 36°25'32"E
L14	46.73'	S 08°34'28"W

OWNER ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE MCALLEN NEAR-SHORE INDUSTRIAL PARK SUBDIVISION OF 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 MAY 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 FOR THE PURPOSES THEREOF DESCRIBED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

440 WARE ROAD, LLC
JOAQUIN SPAMER
6802 SOUTH INTERNATIONAL PKY, STE 10
MCALLEN TX 78503

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOAQUIN SPAMER KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC:

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE ____ DAY OF _____, 20__.

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

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

PRESIDENT _____ SECRETARY _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 46.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

CITY OF MCALLEN

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION

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

CHAIRMAN, PLANNING AND ZONING COMMISSION _____

DATE: _____

CERTIFICATION OF THE MAYOR OF THE CITY OF MCALLEN

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

MAYOR, CITY OF MCALLEN _____

DATE: _____

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	260.00'	66.61'	14°40'44"	S 01°14'05"W
C2	340.00'	48.39'	08°09'15"	S 02°01'39"W
C3	340.00'	38.72'	06°31'30"	S 05°18'45"W
C4	60.00'	144.71'	138°11'23"	S 60°31'47"E
C5	60.00'	94.25'	90°00'00"	N 53°34'28"E
C6	60.00'	50.46'	48°11'23"	N 57°19'51"W
C7	60.00'	144.71'	138°11'23"	S 29°28'46"W
C8	60.00'	144.71'	138°11'23"	S 12°19'51"E
C9	60.00'	144.71'	138°11'23"	S 61°16'06"E
C10	60.00'	125.94'	119°58'45"	N 67°48'58"E
C11	60.00'	19.07'	18°12'38"	N 43°09'21"W
C12	1,080.04'	225.08'	11°56'25"	N 87°23'45"W
C13	1,080.04'	95.80'	05°04'55"	N 84°05'35"E
C14	1,080.04'	320.88'	17°01'21"	N 89°56'13"W
C15	1,020.04'	303.05'	17°01'21"	S 89°56'13"E
C16	340.00'	87.11'	14°40'44"	S 01°14'05"W
C17	300.00'	76.86'	14°40'44"	S 01°14'05"W
C18	300.00'	76.86'	14°40'44"	S 01°14'05"W
C19	260.00'	66.61'	14°40'44"	S 01°14'05"W

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	440 WARE ROAD, LLC	6802 SOUTH INTERNATIONAL PKY, STE 10	MCALLEN, TEXAS 78503	(956) 000-0000	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	VICTOR H. TREVINO, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132

SOUTH TEXAS INFRASTRUCTURE GROUP

800 S. STEWART, SUITE 13
MISSION, TEXAS 78572
PH: (956) 424-3335
FAX: (956) 424-3132
TBP REG # 15000

LOT LAYOUT
MCALLEN NEAR-SHORE INDUSTRIAL PARK

BEING A 117.72 ACRE TRACT OF LAND, SITUATED IN JOSE DE LA CERDA SURVEY, ABSTRACT 29, PORCION 61, HIDALGO COUNTY, TEXAS, AND BEING ALL OF LOT 6 AND LOT 7 AND BEING PART OF LOT 5 AND EAST HALF OF LOT 6 AND LOT 7 AND BEING PART OF LOT 5 AND EAST HALF OF LOT 6, BLOCK 3, RIO BRAVO PLANTATION COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME 117, PAGE 107, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS.

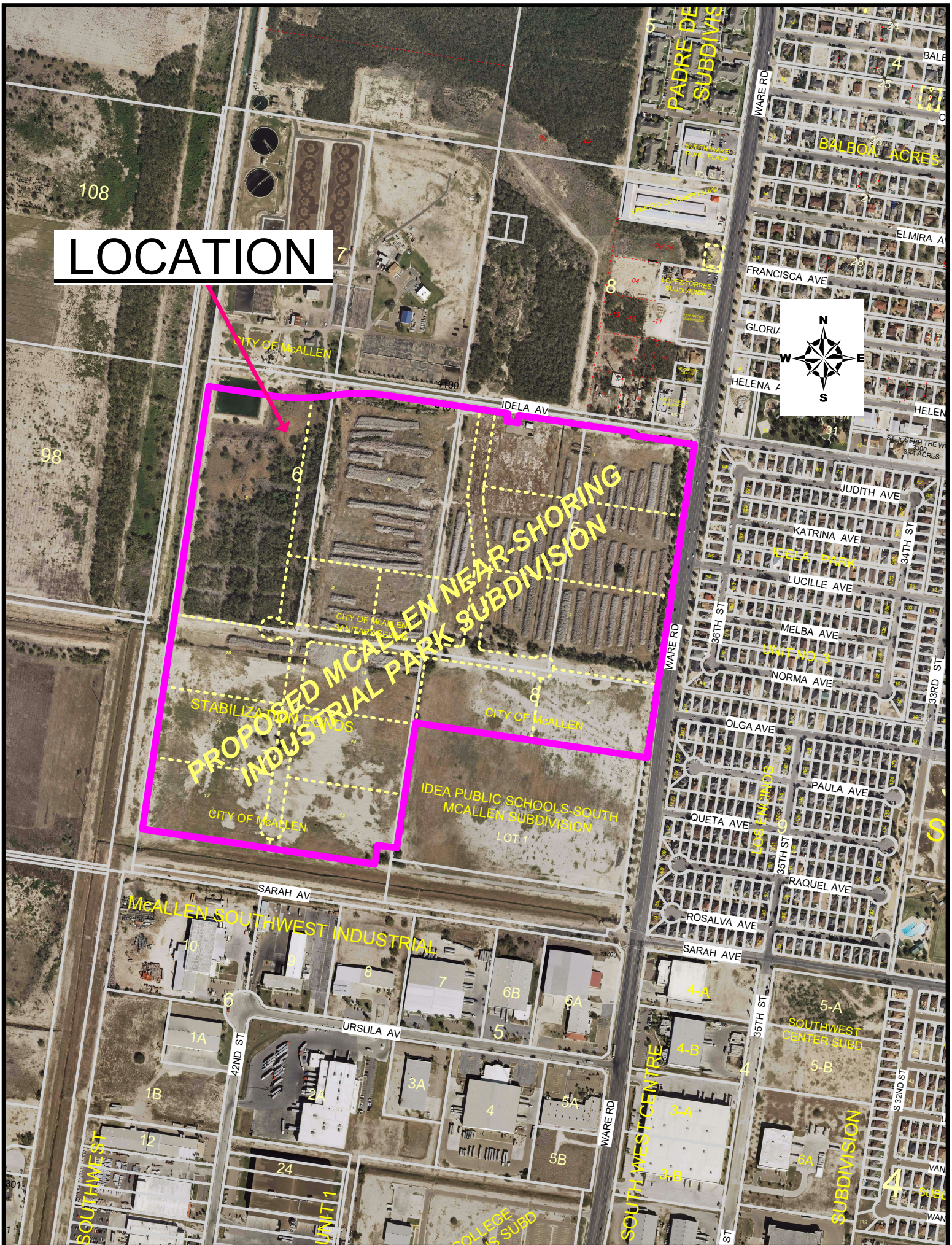


PAGE

1

LOCATION

PROPOSED MCALEN NEAR-SHORING
INDUSTRIAL PARK SUBDIVISION





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/12/2024

SUBDIVISION NAME: MCALLEN NEAR - SHORING INDUSTRIAL PARK	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>N. Ware Road: Minimum 15 ft. additional ROW dedication for 150 total ROW Proposing: 25 ft. additional ROW dedicated by this plat for 160 ft. total ROW Paving: By State Curb & gutter: By State Revisions as needed: - Correct and add the word "ROW" to the label for additional ROW dedicated by this plat prior to final. - Show and label the "existing ROW" on both sides of centerline and label "total ROW" for the ROW with the dedication. reference the documents numbers for the existing ROW on both sides on the plat, and provide a copy of the documents for staff review prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan</p>	Non-compliance
<p>Idela Avenue: Dedication for 60-100 ft. ROW Paving: 40-65 ft. Curb & gutter: both sides **As per Engineering Department, ROW dedication for Idela Avenue will be done by the City; however, the paving requirement will be as per agreement. The ROW and paving requirements must be finalized prior to recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan</p>	Applied
<p>Interior Streets: Dedication as required for 60 ft. ROW* Paving : 40 ft.* Curb & gutter: both sides Revisions needed: * The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested, ROW and paving width are subject to increase. - Show the width of ROW dedication on the plat for interior streets at multiple points and the diameter of the cul-de-sac ROW prior to final. Based on the latest plat submitted on April 1, 2024, curve table, the radius of the Cul-de-Sac is 60 ft. - Revise the Cul-de-sac to comply with 200 ft. diameter ROW and 180 ft. paving diameter for industrial development - Coordinate with staff for names of the interior streets prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan</p>	Non-compliance
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118</p>	NA

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

* 600 ft. Maximum Cul-de-Sac. Revisions Needed: - The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested, ROW and paving width are subject to increase. -Subdivision layout does not comply with Cul-de-Sac requirements which shall have a turnaround not less than 200 feet in diameter (right-of-way) with pavement diameter of 180 feet in commercial and industrial areas, review and revise accordingly, prior to final. **Subdivision Ordinance: Section 134-105	Non-compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial, industrial, and multi-family properties. Revisions Needed: -Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
*Front and S. Ware Road: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Corner: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Garage _____ **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. Ware Road, Idela Avenue and both sides of all interior streets. **Sidewalk requirements may increase to 5 ft. for N. Ware Road prior to final per Engineering Department requirements, finalize prior to final. ***Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses * Note wording is subject to revisions as per agreement prior to recording. **Landscaping Ordinance: Section 110-46	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied

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

*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along S. Ware Road and Idela Avenue. - Add a plat note as shown above prior to final. * Note wording is subject to change as per agreement prior to recording. ***Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. - Engineer clarified that the subdivision is public. Revise the note as shown above prior to final. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Non-compliance
	Applied
	Required
	Applied
	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Applied
	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing:I-1 (Light Industrial)/I-2 (Heavy Industrial) District Proposed:I-2 (Heavy Industrial) District **A rezoning request (REZ2023-0022) to rezone the I-1 portion of the property to I-2 was approved by the City Commission on June 26, 2023. ***Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ****Zoning Ordinance: Article V * Rezoning Needed Before Final Approval **A rezoning request (REZ2023-0022) to rezone the I-1 portion of the property to I-2 was approved by the City Commission on June 26, 2023. ***Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ***Zoning Ordinance: Article V 	Applied
	Applied
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. **As per the application submitted on April 17, 2023, the proposed land use is industrial. As per Parks Department, park fees do not apply to industrial developments. 	NA

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

* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. **As per the application submitted on April 17, 2023, the proposed land use is industrial. As per Parks Department, park fees do not apply to industrial developments. * Pending review by the City Management's Office. **As per the application submitted on April 17, 2023, the proposed land use is industrial. As per Parks Department, park fees do not apply to industrial developments.	NA
	NA
TRAFFIC	
* As per Traffic Department, Level III TIA to be waived with conditions. Must follow conditions prior to recording. * As per Traffic Department, Level III TIA to be waived with conditions. Must follow conditions prior to recording.	Applied
	Applied
COMMENTS	
Comments: *Must comply with City's Access Management Policy. *Must comply with any other conditions as applicable. Subdivision requirements are subject to change as per the agreement and will be finalized prior to final/recording if any other conditions are applicable.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied

P	PRESENT
A	ABSENT
MC	MEETING CANCELLED
LQ	LACK OF QUORUM

2024 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS

[illegible]

2024 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION WORKSHOPS

[illegible]