

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, APRIL 4, 2023 - 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) Approval/disapproval of minutes for the March 21, 2023 meeting

2) PUBLIC HEARING

a) REZONING:

1. Rezone from C-3 (general commercial) District to R-3A (multifamily residential apartment) District: Lot 4, Block 54, McAllen Addition Subdivision, Hidalgo County, Texas; 608 South 15th Street. **(REZ2023-0010)**
2. Rezone from C-3 (general commercial) District to R-3A (multifamily residential apartment) District: Lot 5, Block 50, McAllen Addition Subdivision, Hidalgo County, Texas; 604 South 11th Street. **(REZ2023-0015)**
3. Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartment) District: Lot 2, Pride O' Texas "A", Hidalgo County, Texas; 3500 Mile 6 ½ Road. **(REZ2023-0011)**
4. Rezone from C-3L (light commercial) District to C-3 (general business) District: Lot 92, La Lomita (HOIT) 1.6208 AC-S7.93AC-N19.42AC, Hidalgo County, Texas; 5301 North Ware Road. **(REZ2023-0012)**

3) SITE PLAN:

- a) Site plan approval for UNITS 1 through 8, The Warehouse Kingdom Condominium Building M Subdivision; 2101 Military Highway, Suites M1 TO M8. **(SPR2023-0010)**

4) CONSENT:

- a) Hacienda Los Cantu Subdivision, 2000 South Jackson Road, Blanca Cantu **(SUB2023-0030) (FINAL)SEA**
- b) Gosmar Subdivision, 201 North 22nd Street, Gosmar, LLC. Luis Carlos Gonzalez **(SUB2021-0139) (REVISED FINAL) CHLH**

5) SUBDIVISIONS:

- a) Suarez Subdivision, 2624 North 24th Street, Suarez Brothers, LLC. **(SUB2022-0022) (REVISED PRELIMINARY) JHE**
- b) Silver Oak Subdivision, 9229 North Bicentennial Boulevard, RD Silver Oak, LLC. **(SUB2023-0028) (PRELIMINARY) JHE**
- c) Ware Hotel Group LP Subdivision, 401 South Ware Road, Ware Hotel Group LP **(SUB2023-0027) (PRELIMINARY) M&H**
- d) Fenix Estates Subdivision, 1000 East El Rancho Road, Mata G. Construction Inc. **(SUB2023-0023) (PRELIMINARY) OIME**
- e) Wellness on Wheelz Subdivision, 901 North Ware Road, Wow Assets, LLC. **(SUB2023-0026) (PRELIMINARY) M2E**

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday March 21, 2023, at 3:32p.m. in the McAllen City Hall, 3rd Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

Present:	Michael Fallek Gabriel Kamel Jose Saldana Emilio Santos Jr. Erica De la Garza Aaron Rivera	Chairperson Vice Chairperson Member Member Member Member
Absent:	Marco Suarez	Member
Staff Present:	Austin Stevenson Michelle Rivera Edgar Garcia Luis Mora Jose Humberto De la Garza Omar Sotelo Rodrigo Sanchez Kaveh Forghanparast Samuel Nunez Adriana Solis Marco Rivera Eduardo Garza Porfirio Hernandez Jacob Salazar Magda Ramirez	Assistant City Attorney III Assistant City Manager Planning Director Deputy Director Development Coordinator Senior Planner Senior Planner Planner III Planner II Planner II Planner I Planner I Planner Technician II Planner Technician I Administrative Assistant

CALL TO ORDER – Chairperson Mr. Michael Fallek

PLEDGE OF ALLEGIANCE

INVOCATION- Mr. Emilio Santos Jr.

1) MINUTES:

- a) Approval/disapproval of minutes for the February 21, 2023 meeting

The minutes for the regular meeting held on February 21, 2023 was approved as submitted by Ms. Erica De la Garza. Seconding the motion was Mr. Jose Saldana which carried unanimously with 6 members present and voting.

- b) Approval/disapproval of minutes for the March 7, 2023 meeting

The minutes for the regular meeting held on March 7, 2023 was approved as submitted by Mr. Emilio Santos Jr. Seconding the motion was Mr. Aaron Rivera which carried unanimously with 6 members present and voting.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMIT:

- 1) Request of Turbo Lube, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for an automotive service and repair, at Lot 1, Copperfield Estates Phase 1A, Hidalgo County, Texas; 4201 Pecan Boulevard. **(CUP2023-0025)**

Ms. Adriana Solis stated that the subject property is located south of Pecan Boulevard, between Bentsen Road and Ware Road. The property is zoned C-3 (general business) District, and the adjacent zoning is C-1 (office building) District to the north and R-1 (single family) District to the south. The adjacent zoning is C-3 District to the west and east side of the property. Surrounding land uses include vacant land, single family residences, and commercial plazas. An automotive service and repair is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

The proposed commercial building is comprised of five suites. As per the site plan, Suites A and B are dedicated to the oil change services. Both Suite A and B are approximately 5,380.68 square feet. Suites C-E are dedicated to proposed office and retail uses. The applicant is requesting a CUP for life of use, for an automotive service and repair.

Based on the total 5,380.68 sq. ft. of Suite A and B, 17 parking spaces are required for the proposed oil change services; 55 parking spaces are provided on site.

Staff has not received a phone call in favor or in opposition to this request.

The Fire Department has approved and allowed the CUP process to continue. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The business must meet the requirements set forth in Section 138-281 of the Zoning Ordinance and specific requirements as follows:

- 1) A minimum lot size of 10,000 sq. ft. is required. The subject property is approximately 52,698 sq. ft.
- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. The applicant is proposing to work inside the commercial structure.
- 3) Outside storage of materials is prohibited. The applicant indicated that there would be no outside storage.
- 4) The building where the work is to take place shall be at least 100 ft. from the nearest residence. The building where the work is to take place is more than 100 feet from all single-family residential uses to the north, south and west.
- 5) A 6 ft. opaque fence buffered the proposed use from any residential use or

residentially zoned area is required.

- 6) New buildings and conversions of existing buildings shall meet current building and fire code requirements concerning separation of high hazard uses from other occupancy use classifications.

Staff recommends approval of the request, for life of the use, subject to with requirements of Section 138-281 of the Zoning Ordinance, Fire Department, and building permit requirements.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit request. There was none.

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

- 2) Request of Melissa Garza, for a Conditional Use Permit, for one year, for a Home Occupation (Beauty Salon) at Lot 12, Lincoln Heights Addition, Hidalgo County, Texas; 416 Dallas Avenue. **(CUP2023-0026)**

Mr. Marco Rivera stated that the property is located along the north side of Dallas Avenue, 75.4 feet east of South 5th Street. The property is zoned R-1 (single family residential) District. The adjacent zoning is R-1 district in all directions. Surrounding land uses include single-family residences and Victor Fields Elementary School. A home occupation is permitted in the R-1 district with a Conditional Use Permit and in compliance with requirements.

This is the initial request for a Conditional Use Permit for a hair salon at this location by this applicant.

The applicant is proposing to operate a hair salon from an approximately 400 sq. ft. area of the existing 1,601 sq. ft residence. The proposed hours of operation are Tuesday through Saturday from 10:00 AM to 4:00 PM by appointment only. The applicant stated that she will have one employee. The staff verified the ownership of the property.

Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The occupation may not be operational until the issuance of the certificate. The Fire Department is pending to conduct an inspection at this location. The business must comply with requirements set forth in Section 138-118(a)(1) of the Zoning Ordinance and the specific requirements are as follows:

- 1) The home occupation must be clearly secondary to the residential use;
- 2) No signs are permitted. No sign is proposed or installed;
- 3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling;
- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises.

- 5) There shall be no outside storage of materials or products. The applicant does not propose any outside storage;
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the city traffic engineer. The applicant stated that customers would visit by appointment only within the hours of 10:00 AM. and 4:00 PM.;
- 7) No retail sales (items can be delivered). The applicant did not propose any retail sales from home;
- 8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate the business;
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation is proposed to take place in the primary residential structure; and
- 10) The activity must take place at the location of which the permit was issued.

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

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit request. There was none.

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

- 3) Request of La Tambora Sinaloense LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar, at Lot 12, Mejia Subdivision Unit No. 1, Hidalgo County, Texas; 2022 Nolana Avenue. **(CUP2023-0027)**

Mr. Marco Rivera stated that the subject property is located along the north side of Nolana Avenue, west of Bicentennial Boulevard and is zoned C-3 (general business) District. The zoning for the adjacent properties is C-3 District in all directions. Surrounding land uses include O'Reilley Auto Parts, Vintage Tile & Stone, Billy's B-B-Q, Dominos, Imelda's Beauty Salon, Ryker Powersports, Sweet Boulevard Party Place, Spin Plus Laundromat, Calandrias Patio Bar, and The International Museum of Arts & Sciences (IMAS). A bar is permitted in the C-3 District with a Conditional Use Permit and in compliance with requirements.

The initial Conditional Use Permit for a bar was submitted to the Planning Department on February 22, 2023. The Conditional Use Permit request is for one year.

According to the submitted floor plan, the applicant is proposing to use the 3,552 square foot suite for a proposed bar. The proposed days and hours of operation are Monday thru Sunday 7:00 PM thru 2:00 AM. Based on the 3,552 square foot 35 parking spaces would be required. As per the subdivision plat (Mejia Unit 1), the existing parking area is part of a common parking area for all the 12 Lots.

The Fire Department conducted an inspection and determined the property to be in compliance. The Health Department is pending to conduct the necessary inspection. The Department has not received any phone calls in opposition to the Conditional Use Permit request. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The property is within 400 ft. of residential zones or uses; The establishment is within 400 feet of the International Museum of Arts & Science (IMAS)
- 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 property fronts Nolana Avenue which is a principal arterial and does not generate traffic into residential areas;
- 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. Based on the square footage of the establishment where the bar is proposing to operate, 35 parking spaces are required and are provided as part of the common parking area.
- 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 businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

The Planning Department has not received any phone calls nor emails in opposition to the Conditional Use Permit request.

Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) of the Zoning Ordinance.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit request. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to disapprove with favorable recommendation. Ms. Erica De la Garza seconded the motion, which was disapproved with favorable recommendation with six members present and voting.

b) REZONING:

- 1) Rezone from A-O (agricultural-open space) District to I-1 (light industrial) District: 63.86 acres consisting of 23.86 acres out of Lot 5, Block 1 and all of Lot 6, Block 1, Rio Bravo Plantation Company Subdivision, Hidalgo County, Texas; 3500 South Ware Road. **(REZ2023-0013)**

Mr. Marco Rivera stated that the property has frontage and is located along the west side of South Ware Road. The subject property consists of an interior tract of 40 acres which is Lot 6, Block 1 and 23.86 acres out of Lot 5, Block 1 of Rio Bravo Plantation Company Subdivision.

The request is to rezone the subject property to I-1 (light industrial) District. A feasibility has not been submitted at this time.

The contiguous zoning is A-O District in all directions and R-3A (multifamily residential apartments) District and R-1 (single-family residential) District to the northwest. There is I-1 District approximately 1,500 feet to the south.

The property is vacant. Surrounding land uses include Champion Lakes Golf Course, Padre De Vida Apartments, McAllen Sewer Plan #2, and vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as City Parks, which is comparable to A-O District.

This area along South Ware Road in the past has been open space.

The application for a rezoning request was submitted to the Planning Department on March 07, 2023.

The subject property was previously part of the McAllen Palmview Golf Course and is currently being used as a disc golf course.

The tract is located in an area known as the Mission Inlet which is an area that is in a FEMA designated Special Flood Hazard Area (SFHA), Zone A. Any development proposed for the tract will need to comply with the flood plain ordinance.

The request is part of a larger area request for rezoning that includes the adjacent tract to the north consisting of 33.894 acres and proposed for rezoning to C-3 (general business) District.

The rezoning and development trends to the south along the west side of South Ware Road have been I-1 District, I-2 (heavy industrial) District and other commercial districts and uses.

Staff has not received any calls, letters, or emails in opposition to the rezoning request, however, one call was received seeking information on the request.

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

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit request. There were fourteen citizens in opposition:

Raquel Oliva – 3900 Neuhaus Dr.

- Wants to keep the property as a park due to its wildlife nature.
- It's a residential area and does not have the infringement of noise, lights and chaos which was the reason they purchased the property.

Victoria Guerra – 1407 Daffodil Avenue

- Feels citizens will be victimized by losing greenspace.
- Subject to greater flooding due to losing greenspace if concrete is built on land.
- Area has great amount of nature and wildlife. Feels that McAllen can utilize the greenspace and ecotourism will increase.

Daniel Brook – 1800 S. Main Street

- Owns a discgolf business stated the park has a discgolf course to be a champion discgolf course and is utilized by many players.
- They do community clean ups
- Brings business from other cities and states
- There is no other 18 hole discgolf course in the valley or nearby.

Jeff Alger – 2201 S. Bentsen Rd.

- Has lived in this area for over 50 years and has seen many phases of the area
- He worked for many years trying to push the issue on using this park and utilizing it as a discgolf park.
- Provides health benefits to the citizens. The park has many uses and notices many citizens utilizing it for health benefits.

Elizabeth Barbin – 3700 & 3712 Neuhaus Dr.

- Her concern is that if they start building and raise the land, the residential area will have flooding issues.
- Her family enjoys the nature of the area.
- Recommends putting in restrooms.

Cesar Barbin(Husband) – Stated he is also opposed and is concerned about flooding issues.

Sylvia San Roman – 3908 & 3812 Neuhaus Dr.

- Owns two properties in front of the discgolf area. She specifically bought two properties because of the nature of the area and her and her family enjoy the park.
- She suggested the city maintain the park and the lakes be filled again.

Stylar Stoleson – 10213 N. 12th Street

- Has lived in McAllen for over 38 years.
- Has been apart of many charities and knows many business owners and knows many people that enjoy discgolf and they can make tournaments etc. that can bring in money to our community.

Marco Adriana – 2822 Janet Dr.

- Is an athlete and has taken to discgolf as part of his life. He has used discgolf for health issues that help him with his depression and anxiety.
- Suggested improvements to the park. The citizens(discgolf players) try to clean up the park.
- Great for fitness
- The players want to bring professional discgolf players down to the valley and play in tournaments.

Joe Kalifa – 2515 S. 23rd

- Requested to table the item being that the case is not specifying what the future plan is for the property.
- Claims if the property is turned into commercial zoning there may be larger issues. Feels that the city is not being transparent about the request.
- Feels that the city has plenty of other commercial areas.

Jeanette Gutierrez – Lot 3 & 4 on 39th Street

- Bought two properties on the area because of the beauty of the nature and park. She plans on building their home at the location and hopes the area stays as is.

Jose Luis Garcia – 3720 Neuhaus Dr.

- Agrees with all the above oppositions

Sergio Luna – lives in San Juan but works in McAllen

- Assisted with the design of the disc golf course
- Stated that many players from other cities, countries and states want to come to play at this park and because of this, it will bring revenue to McAllen.

Tracy Deadman – Not a McAllen resident

- His son is a professional disc golf player
- This park is the only pro level disc golf course within the 200-mile radius
- They live in Harlingen and travel to this park to play and feel safe playing
- He knows of people from Brownsville, Harlingen and other cities come to play at this park.

Vice Chairperson Mr. Gabriel Kamel asked with what merits they could recommend approval when the zoning is designated as a park.

Attorney Austin Stevenson stated if they wanted an explanation and a response to his question, he recommended thru 551.071 local government code for the board to entertain a motion for an executive session.

Chairperson Mr. Michael Fallek did state to the public that The Planning & Zoning Commission was and advisory board only and only give recommendations to the City Commission and the City Commission is who has the last say and vote.

Vice Chairperson Mr. Kamel motioned to take an executive session to learn more about the merit

of the zoning. Mr. Jose Saldana seconded the motion with six members present and voting. Meeting was briefly adjourned at 4:24pm.

Mr. Emilio Santos Jr. motioned to return to session at 4:29pm with Ms. Erica De la Garza seconding the motion with six members present and voting.

After a lengthy discussion Vice Chairperson Mr. Gabriel Kamel motioned to disapprove. Mr. Jose Saldana seconded the motion to disapprove with six members present and voting.

- 2) Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 33.894 acres consisting of 2.214 acres of Lot 8, McAllen First Citrus Groves Subdivision and 31.68 acres out of Lots 185 and 188, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 2800 South Ware Road. **(REZ2023-0014)**

Chairperson Mr. Michael Fallek stated this item is linked with item # 2b1 and the same oppositions and comments are to follow with this item. Mr. Jose Saldana motioned to disapprove. Mr. Emilio Santos Jr. seconded the motion to disapprove with six members present and voting.

- 3) Rezone from R-3T (multi-family townhouse residential) District to C-3 (general business) District: 1.96 Acres out of Block 1, Whitewing Addition Unit No. 1, Hidalgo County, Texas; 2600 North 24th Street. **(REZ2023-0008)**

- Vice Chairperson Mr. Gabriel Kamel stepped away from the meeting at 4:34 and did not vote on this item.

Mr. Samuel Nunez stated that the subject property is located along the east side of North 24th Street, and is approximately 210 feet north of La Vista Avenue.

The applicant is requesting to rezone the subject property to C-3 (general business) District to develop the tract of land for an individual storage units' project. A feasibility plan has not been submitted.

The zoning for adjacent properties are C-3 District to the north, east, and south, and R-2 (duplex-fourplex residential) District to the west across North 24th Street.

The property is currently vacant. Surrounding land uses adjacent to the tract's property lines include commercial uses, a communications tower to the south, and single family residential and duplex residential uses to the west across North 24th Street.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Commercial, which is comparable to the requested rezoning to a C-3 District.

The development trend along North 24th Street for this area is generally single-family residential and commercial uses.

This tract was initially zoned C-3 (general business) District during Comprehensive Zoning plans in 1979. The current zoning (R-3T District) was approved in 2018. The current owner is now requesting to rezone the property back to C-3 District for an individual storage unit development.

The requested rezoning conforms to the Auto Urban Commercial land use designation, as indicated on the Foresight McAllen Comprehensive Plan. Approval of this rezoning request would essentially help establish the surrounding area between North 24th Street and North 23rd Street as C-3 (general business) District.

A recorded subdivision plat is required prior to building and or sign permit issuance.

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

Staff recommends approval of the request since the C-3 District would conform to the future land use designation provided by the Foresight McAllen Comprehensive Plan and would re-establish the C-3 District previously designated for the subject property.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed rezoning request. There was none.

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

- Vice Chairperson Mr. Gabriel Kamel returned to the meeting at 4:37. Began his votes on Item 2b4.
 - 4) Rezone from R-1 (single-family residential) District to R-3T (multi-family townhouse residential) District: 3.96 Acres out of the west one-half (1/2) of the north 20 Acres of Lot 3, Block 8, A.J. McColl Subdivision, Hidalgo County, Texas; 1200 East Yuma Avenue. **(REZ2023-0009)**

Mr. Samuel Nunez stated that the property currently fronts East Yuma Avenue, and is approximately 1,200 feet west of South Jackson Road. The tract has 201.89 feet of frontage along East Yuma Avenue.

The applicant is requesting to rezone the subject property to R-3T (multi-family townhouse residential) District for a townhouse development.

The zoning for adjacent properties is R-1 (single family residential) District in all directions, with R-3C (multi-family residential condominiums) District to the northwest. There is R-3A (multi-family residential apartments) District to the southwest.

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

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Single Family, which is comparable to the R-1 (single-family residential) District. The requested rezoning to R-3T (multi-family townhouse residential) District of the subject property does not conform to this land use designation as indicated on the Foresight McAllen Comprehensive Plan.

The development trend along East Yuma Avenue for this area is single-family residential and multi-family residential.

The requested rezoning to R-3T District does not conform to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, the rezoning trend and development trend is multi-family, which is comparable to the requested rezoning. Moreover, an R-3T District development is comparable to single family residential since it limits one dwelling per lot.

A recorded subdivision plat is required prior to building permit issuance.

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

Staff recommends approval of the rezoning request.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Mr. Jose Saldana moved to approve. Ms. Erica De la Garza seconded the motion, which was approved with six members present and voting.

3) CONSENT:

- a) Dake Subdivision, 5301 North Ware Road, Dake, LLC., **(SUB2022-0145) (FINAL)MAS**
- b) Belterra at Tres Lagos Phase I Subdivision, 14301 North Shary Road, Belterra at Tres Lagos, LLC. **(SUB2023-0025) (FINAL)M&H**
- c) Hinojosa Commercial Plaza Subdivision, 2413 North 23rd Street, Aleyda Enterprises, LLC **(SUB2022-0063) (FINAL)SEA**
- d) RMZ Development Subdivision, 2901 Colbath Road, RMZ Investments, LLC **(SUB2022-0129) (REVISED FINAL)RDE**

Being no discussion, Ms. Erica De la Garza moved to approve subdivisions in consent form Items 3a-d. Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was approved with six members present and voting.

4) SUBDIVISION:

- a) North Park on 107 Subdivision, 2501 State Highway 107, Urban City Developers, LLC **(SUB2022-0038) (REVISED FINAL) TE**

Mr. Kaveh Forghanparast stated State Highway 107: 150 ft. ROW Paving: By the state Curb & gutter: By the state Revisions needed: Please show centerline on plat prior to recording. Please provide how existing ROW was dedicated on plat prior to recording. Label existing ROW dedications, from centerline, total, etc. on both sides. Please provide copy of the document where

ROW was dedicated to verify if any additional ROW dedication is required prior to recording. Finalize ROW requirements 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. Hondo Avenue, E/W Quarter Mile Collector (south boundary): 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides Revisions Required: Revise street name from "Olivia Place" to "Hondo Avenue", prior to recording. Road will have to be extended east and west when adjacent properties develop. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Required North 25th Street/North 25th Lane, N/S Quarter Mile Collector (west boundary): 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides Revisions Required: -Revise street name from "Haven Place" to "North 25th Street", prior to recording. Revise street name from "Markland Place" to "North 25th Lane", prior to recording. Road to be extended south when adjacent properties develop. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Required North 24th Lane and North 24th Street (Interior Streets): 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides Revisions Required: Revise street name from "Landon Place" to "North 24th Lane", prior to recording. Revise street name from "Preston Place" to "North 24th Street", prior to recording. Road to be extended south when adjacent properties develop. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Required Paving, curb and gutter. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16ft. Revisions Needed: -If alley is being dedicated as a public alley, labeling should be revised from "alley easement" to "alley", if alley is proposed to be private labeling should be revised to "Private alley" finalize alley/ service drive easement requirements and note wording prior to recording. Any changes of dedication to proposed 20' Alley Easement , may require Planning and Zoning Commission action in the future. 20 ft. by 20 ft. Corner Clip required at alley intersections. Must comply with Public Works Department waste collection service requirements for the R-3A lots prior to recording. Alley/service drive easement required for commercial and multi-family properties. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions needed: Revise note as shown above prior to recording. Proposing Front: 20 feet or greater for easements. Any changes to setbacks may require Planning and Zoning Commission action in the future. Zoning Ordinance: Section 138-356. Required. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions needed: Revise note as shown above prior to recording. Proposing Rear: 10 feet or greater for easements. Zoning Ordinance: Section 138-356 Required. Interior sides: 6 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions needed: Revise note as shown above prior to recording. Proposing Front: 6 feet or greater for easements. Zoning Ordinance: Section 138-356 Required. Corner: 10 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions needed: Revise note as shown above prior to recording. Proposing Corner : 10 feet or greater for easements. Zoning Ordinance: Section 138-356. Required. Garage: 18 ft. except where greater setback is required; greater setback applies. Revisions needed: Add note as shown above prior to recording. Zoning Ordinance: Section 138-356 Required. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required along State Highway 107 and 4 ft. wide minimum sidewalk required on both sides of all interior streets. Revisions needed: Revise note as shown above prior to recording. Proposing: 4 ft. wide minimum sidewalk required on both sides of all interior streets. A 5 ft. wide minimum sidewalk required along State Highway 107. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time required. 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 Required. 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, detention areas/ponds, and/or gates must be maintained by the lot owners and not the City of McAllen. Pending Items: Note wording must be finalized prior to recording, once subdivision requirements have been finalized. Proposing: Common Areas, and/or Detention areas/ponds, must be maintained by the lot owners and not the City of McAllen. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168 Required. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if subdivision is proposed to be public. As per conversation with Engineer on March 16th, 2023, subdivision proposed to be public. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Required. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. 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. As per conversation with Engineer on March 16th, 2023, subdivision proposed to be public. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Minimum lot width and lot area. Zoning Ordinance: Section. 138-356. Lots fronting public streets. **Zoning Ordinance: 138-1. Existing: R-3A (apartment residential) District Proposed: R-3A (apartment residential) District. Rezoning to R-3A approved at P&Z meeting of August 16, 2022 and at City Commission on. Zoning Ordinance: Section 138-176. Land dedication in lieu of fee. As per Parks Department, a new variance request letter must be filed if requesting fees in lieu of land due to land use change to multi family, along with clarification on the number of units. Finalize parkland requirements prior to recording. Original single-family home subdivision was subject to City Manager's Office review because land dedication was over an acre. Subdivision went through the review process and the requested variance of fees in lieu of land was approved. Required. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, a new variance request letter must be filed if requesting fees in lieu of land due to land use change to multi family, along with clarification on the number of units. Finalize parkland requirements prior to recording. Original single-family home subdivision was subject to City Manager's Office review because land dedication was over an acre. Subdivision went through the review process and the requested variance of fees in lieu of land was approved. Required. Pending review by the City Manager's Office. As per Parks Department, a new variance request letter must be filed if requesting fees in lieu of land due to land use change to multi family, along with clarification on the number of units. Finalize parkland requirements prior to recording. Original single-family home subdivision was subject to City Manager's Office review because land dedication was over an acre. Subdivision went through the review process and the requested variance of fees in lieu of land was approved. As per Traffic Department, Trip Generation approved; TIA previously waived. Must comply with City's Access Management Policy As per Fire department secondary access required, temporary access if secondary right away has not been developed, must comply with fire department requirements prior to recording. Remove "Proposed" reference from all utility easements and add "dedicated by this plat" wherever is applicable. Please submit a site plan with the proposed number of units per lot, prior to recording -Any changes to setbacks may require Planning and Zoning Commission action in the future. As per Parks Department, a new variance request letter must be filed if requesting fees in lieu of land

due to land use change to multi family, along with clarification on the number of units. Finalize parkland requirements prior to recording. At the Planning and Zoning Commission meeting of April 19th, 2022, the subdivision was approved in Final form as a single family development, as per plat submitted on September 29th, 2022 multi-family subdivision now proposed. At the Planning and Zoning Commission meeting of October 18, 2022, the board approved the subdivision in Revised Preliminary form subject to conditions noted.

Staff recommends approval of subdivision in final form subject to conditions noted and drainage approvals.

Being no discussion, Mr. Jose Saldana moved to approve in final form subject to conditions noted. Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was approved with six members present and voting.

b) **Vista Acres Subdivision, 2209 North Jackson Road, EBE Development, LTD.
(SUB2023-0022) (PRELIMINARY)CE**

Mr. Kaveh Forghanparast stated N. Jackson Road: 10 ft. dedication for 60 ft. from center line for 120 ft. ROW. Paving: 65 ft. Curb & gutter: both sides. ROW dedication being reviewed to determine requirement prior to final. Clarify if this section of N. Jackson Road is a state road, if so provide designation to finalize paving/curb & gutter requirements prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. E. La Vista Ave.: min. 20 ft. dedication for 40 ft. from centerline for 80 ft. ROW Paving: 52 - 65 ft. Curb & gutter: both sides provide copy of document referenced for E. La Vista Ave. to finalize dedication requirements prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. If proposing a private service drive easement - minimum 24 ft. pavement and cannot deadend; maintained by owner, etc., clarify/finalize prior to final. Subdivision Ordinance: Section 134-106. N. Jackson Road/E. La vista Ave.: 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 as shown above prior to final. Proposing In accordance with zoning ordinance ,or greater for easements, approved site plan, or in line with existing structure, whichever is greater. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Revise plat note as shown above prior to final. Proposing: In accordance with zoning ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Revise plat note as shown above prior to final. Proposing: In accordance with zoning ordinance or greater for approved site plan or easement. Zoning Ordinance: Section 138-356. Non-compliance. Corner: see setbacks noted above for N. Jackson Road and E. La Vista Ave. Revisions needed: -Finalize note wording prior to final. Proposing: 10 ft. or greater for easements, or approved site plan, whichever is greater. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. Jackson Road and E. La Vita Ave. Subject to increase to 5 ft. per engineering prior to final. Once finalized, plat note needed prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required

from adjacent/between multi-family residential and commercial, and industrial zones/uses; may apply to E. La Vista Ave. prior to final. Once finalized, plat note will be required prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Plat note required once finalized, prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Required. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. If uses change, rezoning required as needed. Zoning Ordinance: Article V. 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.

Must comply with City's Access Management Policy. Staff recommends approval of the subdivision plat in preliminary form subject to conditions noted and utility and drainage approvals.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve in preliminary form subject to conditions noted. Mr. Emilio Santos Jr. seconded the motion, which was approved with six members present and voting.

- c) Balboa Acres, The West ½ of Lot 25, Block 25, Subdivision; 3310 Covina Avenue- Margarita Torres and Eliazar Zamora **(SUB2023-0021)**
(PRELIMINARY) SE

Mr. Kaveh Forghanparast stated Covina Ave.: 60 ft. ROW Paving: Approximately 35 ft. existing Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: existing conditions remain. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: 25 ft. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance 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. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area: Survey for the west half of Lot 25, Block 25 show a 50 ft. width. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1 Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording as may be applicable. As per Traffic Department, Trip Generation waived for one lot single family lot. Comments: Existing plat notes remain the same as now exist. Public hearing required for the subdivision of the lot. Must comply with other department requirements prior to recording as may be applicable.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve in preliminary form

subject to conditions noted. Mr. Jose Saldana seconded the motion, which was approved with six members present and voting.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Vice Chairperson Mr. Gabriel Kamel adjourned the meeting at 4:45.m. with Mr. Emilio Santos Jr. seconding the motion and with six members present and voting.

Chairperson Michael Fallek

ATTEST: _____
Magda Ramirez, Administrative Assistant

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

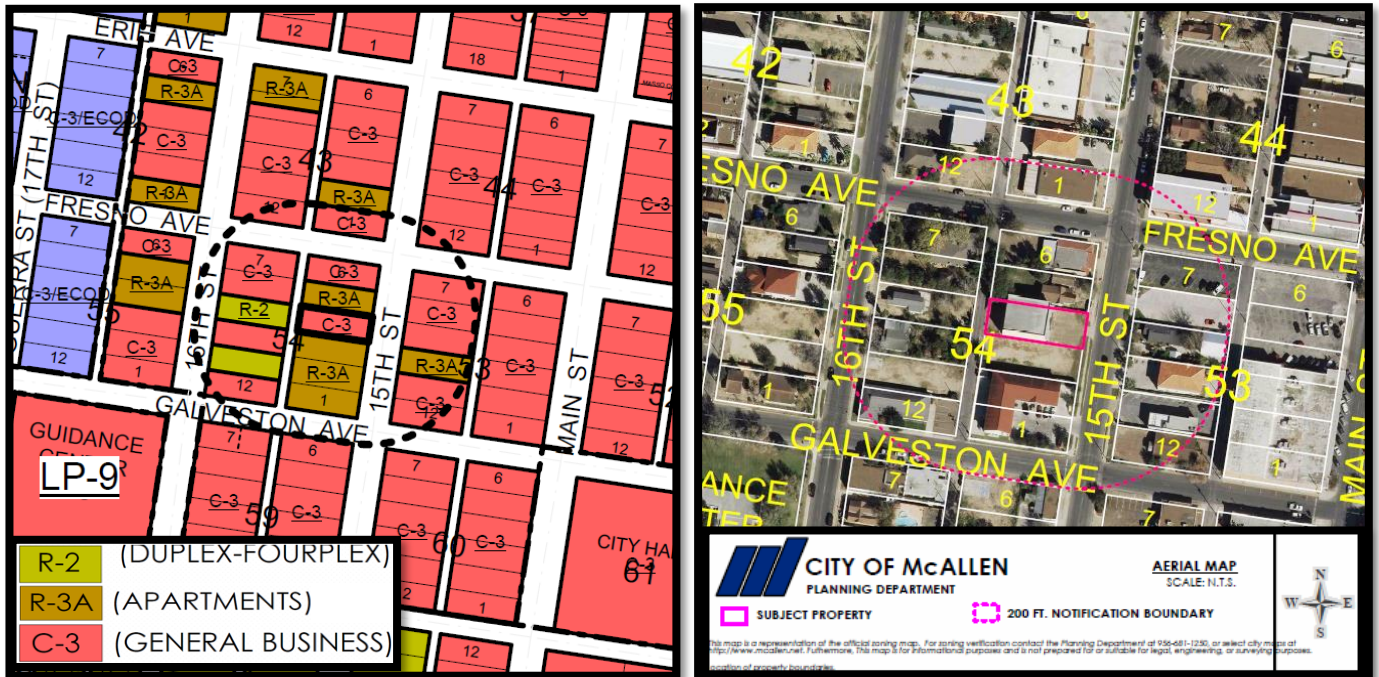
DATE: March 16, 2023

SUBJECT: Rezone from C-3 (general commercial) District to R-3A (multifamily residential apartment) District: Lot 4, Block 54, McAllen Addition Subdivision, Hidalgo County, Texas; 608 South 15th Street. (REZ2023-0010)

LOCATION: The property is located along the west side of South 15th Street; three lots South of Fresno Avenue. The tract has 50 feet of frontage along South 15th Street and a depth of 140 feet for a tract size of 7,000 square feet.

PROPOSAL: The applicant is requesting to rezone the property to R-3A (multifamily residential apartment) District. A feasibility plan has been submitted, the proposed development is for apartment use.

ADJACENT ZONING: The subject property is zoned as C-3 (general business) District; the property to the east is zoned as C-3. There is R-3A District to the north and south, and there is R-2 (duplex-fourplex) District to the west.



LAND USE: The subject property is vacant. Surrounding land uses are apartments and commercial use.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Urban Residential, which is comparable to multifamily use zoning districts.

DEVELOPMENT TRENDS: The development trend for this area along South 15th Street is apartment development. The proposed zoning is consistent with multifamily residential development trends on adjacent properties.

HISTORY: The subject property was zoned to C-3 District during Comprehensive Zoning in 1979. Three rezoning requests to R-3A District to the south and east were approved in 2001 and 2003 that were subsequently developed with apartments. City Commission approved the most recent rezoning request to R-3A District to the abutting property to the north on January 10, 2022.

ANALYSIS: The requested zoning conforms to the Urban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan.

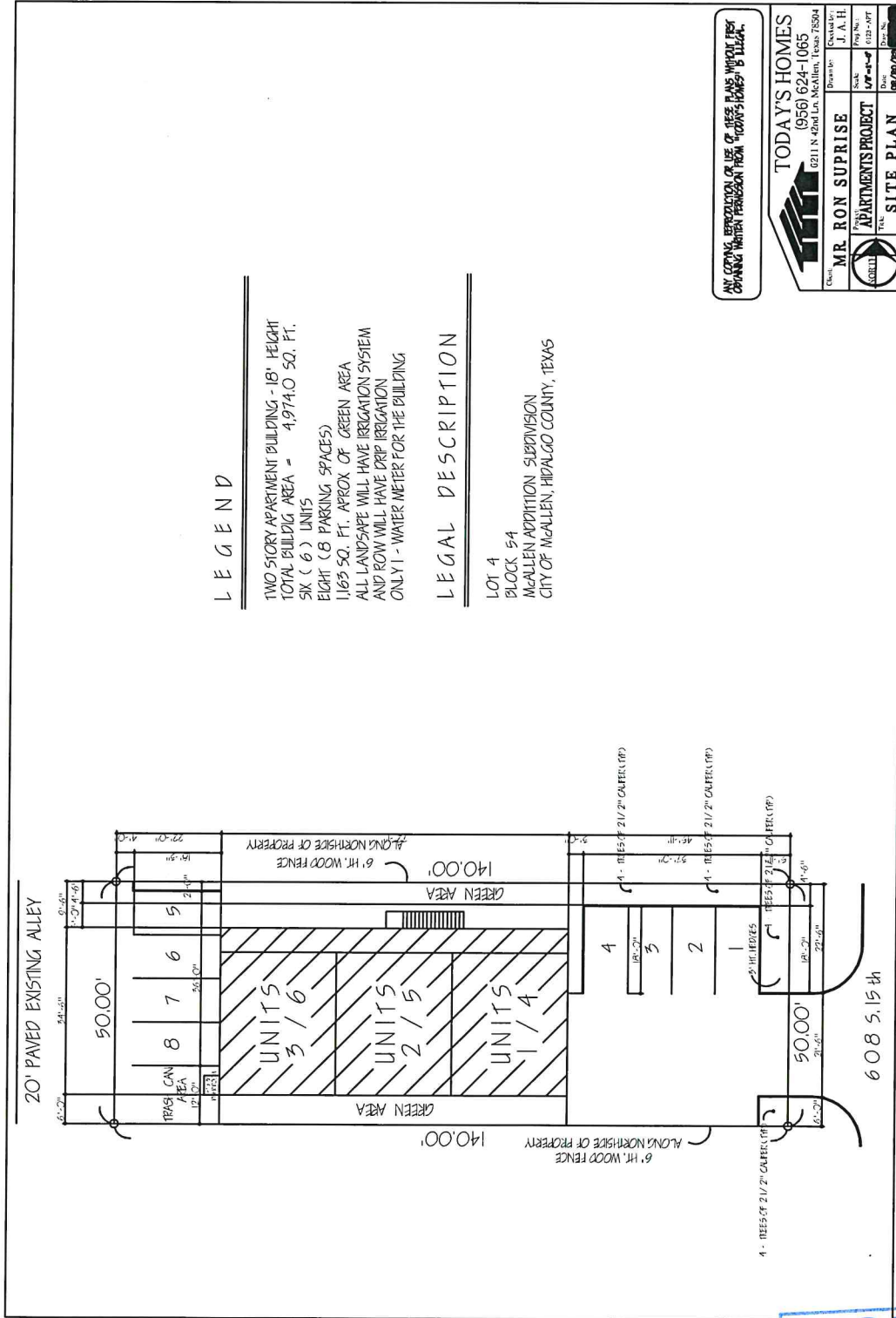
The proposed zoning is a down zoning and is consistent with the proposed land use.

Multifamily residential site plans located in the central business district must comply with the Vegetation Ordinance with 50% of the required front yard and side yard areas within the front yard shall be devoted to landscape material.

Should the rezoning request be approved, a site plan in compliance with buffers, landscaping, and off-street parking is required prior to issuance of building permits or certificate of occupancy. Required Parkland Dedication or fees in lieu of parkland dedication comprising \$700 per dwelling unit are required.

The Planning Department staff has not received any phone calls or emails in opposition.

RECOMMENDATION: Staff recommends approval of the rezoning request to R-3A District as it is comparable to the surrounding land uses and zoning.



LEGEND

TWO STORY APARTMENT BUILDING - 18' HEIGHT
 TOTAL BUILDING AREA - 4,974.0 SQ. FT.
 SIX (6) UNITS
 EIGHT (8) PARKING SPACES
 1,653 SQ. FT. APPROX. OF GREEN AREA
 ALL LANDSCAPE WILL HAVE IRRIGATION SYSTEM
 AND ROW WILL HAVE DRIPE IRRIGATION
 ONLY 1 - WATER METER FOR THE BUILDING

LEGAL DESCRIPTION

LOT 4
 BLOCK 54
 McALLEN ADDITION - SUBDIVISION
 CITY OF McALLEN, HIDALGO COUNTY, TEXAS

ANY COPYING, REPRODUCTION OR USE OF THESE PLANS WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM "TODAY'S HOMES" IS ILLEGAL.

TODAY'S HOMES
 (956) 624-1065
 6211 N. 42ND LN., McALLEN, TEXAS 78504

MR. RON SUPRISE
 APARTMENTS PROJECT

SITE PLAN

Client:	Owner:	Drawn by:	Scale:	Sheet No.:
MR. RON SUPRISE	J. A. H.	J. A. H.	1/8" = 1'-0"	122 of 127
Project:	Project No.:	Date:	Drawn by:	Drawn by:
APARTMENTS PROJECT	122 of 127	02/27/2023	J. A. H.	J. A. H.

RECEIVED
 FEB 27 2023
 By *MR*



Previous attachment









Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

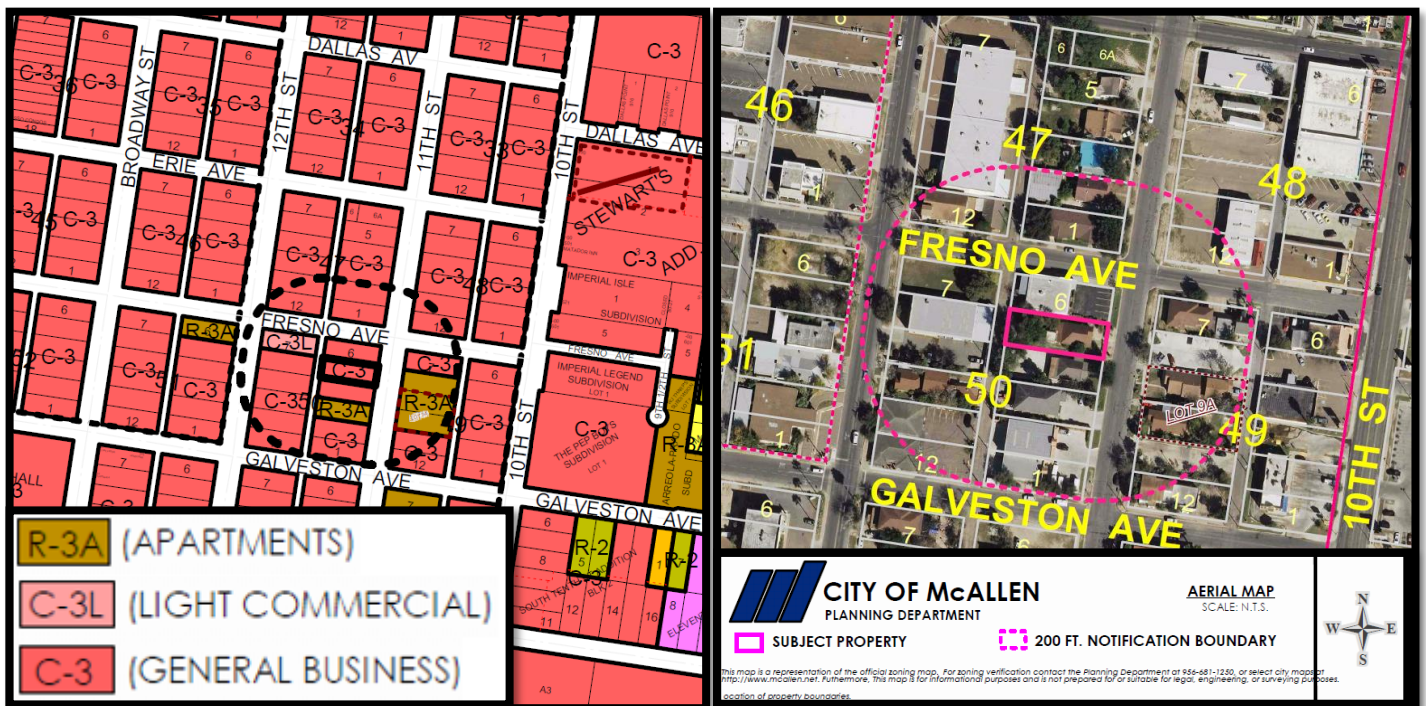
DATE: March 27, 2023

SUBJECT: Rezone from C-3 (general commercial) District to R-3A (multifamily residential apartment) District: Lot 5, Block 50, McAllen Addition Subdivision, Hidalgo County, Texas; 604 South 11th Street. (REZ2023-0015)

LOCATION: The property is located along the west side of South 11th Street; two lots South of Fresno Avenue. The tract has 50 feet of frontage along South 11th Street and a depth of 140 feet for a tract size of 7,000 square feet.

PROPOSAL: The applicant is requesting to rezone the property to R-3A (multifamily residential apartment) District. A feasibility plan has been submitted, the proposed development is for a fourplex.

ADJACENT ZONING: The subject property is zoned as C-3 (general business) District; there is C-3 District to the north, south, and west of the subject property. The property to the east is zoned as R-3A (multifamily residential apartment) District.



LAND USE: The subject property currently has a single-family residence. Surrounding land uses are Law Office of Oscar Alvarez, Mobile Relays, and apartments.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Urban Multifamily, which is comparable to multifamily use zoning districts.

DEVELOPMENT TRENDS: The development trend for this area along South 11th Street is apartment and commercial development. Two lots south of the subject property, there is R-3A District and apartment land use. The proposed zoning is consistent with multifamily residential development trends along the east side of South 11th Street.

HISTORY: The subject property was zoned to C-3 District during Comprehensive Zoning in 1979. City Commission approved the most recent rezoning request to R-3A District to the east on January 13, 2020.

ANALYSIS: The requested zoning conforms to the Urban Multifamily land use designation as indicated on the Foresight McAllen Comprehensive Plan.

The proposed zoning is a down zoning and is consistent with the proposed land use.

Multifamily residential site plans located in the central business district must comply with the Vegetation Ordinance with 50% of the required front yard and side yard areas within the front yard shall be devoted to landscape material.

Should the rezoning request be approved and depending on total number of dwelling units, a site plan in compliance with buffers, landscaping, and off-street parking would be required prior to issuance of building permits or certificate of occupancy. Required Parkland Dedication or fees in lieu of parkland dedication comprising \$700 per dwelling unit are required.

The Planning Department staff has received calls in opposition of the rezoning request. The citizens expressed concerns of insufficient parking, property values may go down, and they want the property to continue to be zoned as commercial.

RECOMMENDATION: Staff recommends approval of the rezoning request to R-3A District as it conforms to the Urban Multifamily land use designation as indicated on the Foresight McAllen Comprehensive Plan, two lots south and east of the subject property there are apartments.

(65' ROW-V. Q, P. 318, D/R)

9-51

EXISTING CONCRETE WALK

~~PROPERTY LINE (50.00)~~

20. SETBACK

SIDEWALK

4 PLEX

(2) 2/2
STACKED
1,241 SF

(2) 1/1
STACKED
914 SF

SIDEWALK

20' ALLEY

EXISTING
LIGHT POLE

PROPERTY LINE (50.00')

PROPERTY LINE (140.00')

6' SETBACK

GRAVEL

DETENTION

6' SETBACK

PROPERTY LINE (140.00')

66'-0"

PROPOSED SITE PLAN
SCALE 1/8" = 1'-0"
03.06.2023

ORANGE COUNTY DOWNTOWN MULTI-FAMILY

604 S 11TH STREET | MCALLEN, TEXAS 78501

PRELIMINARY DRAWINGS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

SCALE 1/8 = 1'-0"



ART SALINAS

ENGINEERING & SURVEYING

1524 DOVE AVENUE, McALLEN, TEXAS 78504 PE: (956) 618-5565 FAX: (956) 618-5540

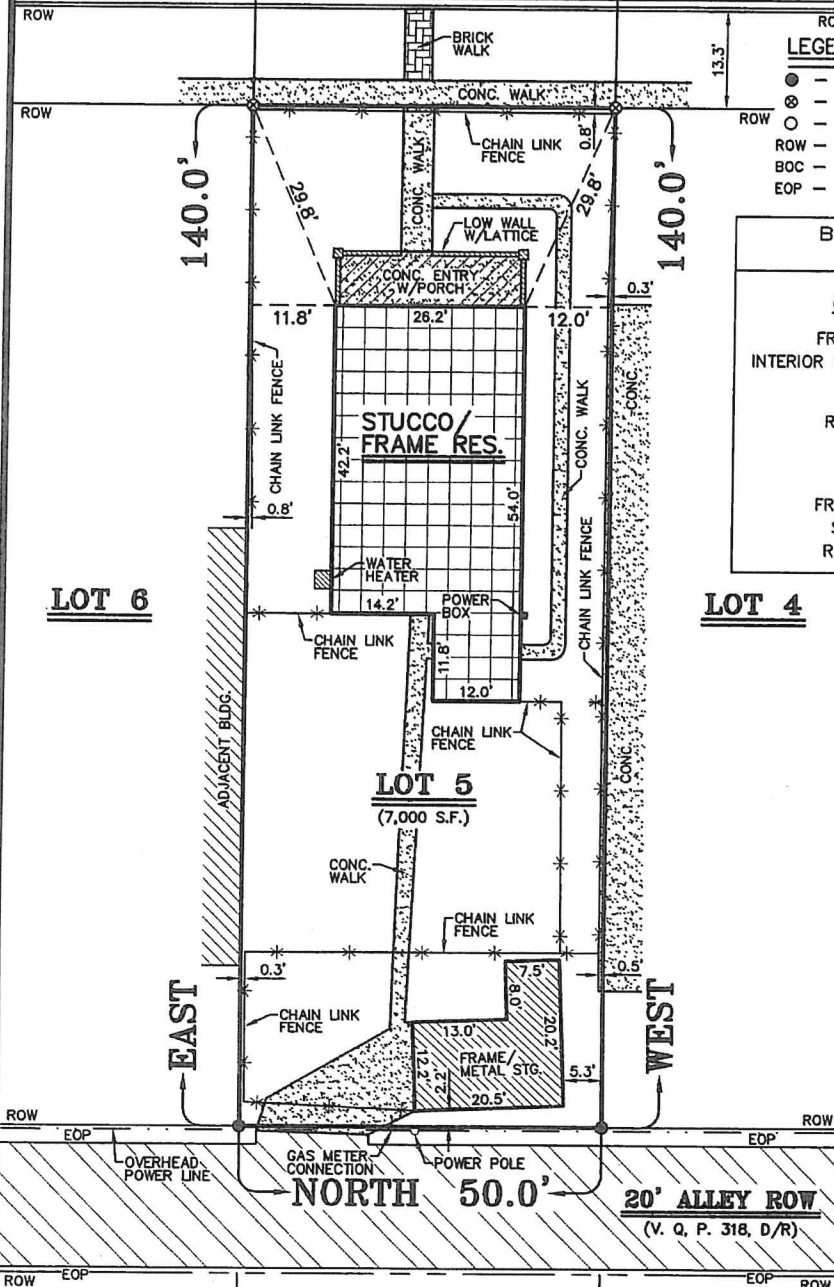
S. 11th ST.

(65' ROW-V. Q. P. 318, D/R)

50' to
FRESNO AVE.

SOUTH 50.0'

SCALE: 1"=20'



LEGEND

- - DENOTES FOUND 1/2" ROD
- ⊗ - DENOTES FOUND "X" MARK
- - DENOTES NO MONUMENT
- ROW - DENOTES RIGHT OF WAY
- BOC - DENOTES BACK OF CURB
- EOP - DENOTES EDGE OF PAVEMENT

BUILDING SETBACK REQUIREMENTS

GENERAL BUSINESS

- FRONT - 15 FT.
- INTERIOR SIDE - 0 FT. W/FIREWALL
OR 1 FT. FOR EVERY
2 FT. IN BLDG. HT.
- REAR - 5 FT.

MULTIFAMILY USE

- FRONT - 20 FT.
- SIDE - 6 FT.
- REAR - 10 FT.

FLOOD ZONE DESIGNATION: The property shown hereon lies in Zone C. Zone C areas are areas of "minimal flooding" and are not designated flood prone areas as per F.E.M.A. Flood Insurance Rule Map Panel Number 480343-0070-C dated 11-02-82.

PLAT NOTES:

1. There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements except as shown on this plat.
2. This survey was prepared without the benefit of a Title Policy. Easement research is not within the scope of this survey.
3. This survey must contain an embossed seal and an original signature to be valid as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act".
4. This is a standard survey and does not include the location or subsurface investigation of underground utility, irrigation and/or gas lines.
5. Statutory rights, rules, regulations, easements and lines in favor of United Irrigation District pursuant to applicable sections of the Texas Water Code. (Blanket)
6. Subject to any oil, gas and mineral lease of record.
7. Bearing Basis: "E. line of Lot 5, Block 50, Original Townsite of McAllen"

CLIENT: Chico Enterprise Inc.

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT 604 S. 11th ST., in McALLEN, TEXAS, DESCRIBED AS FOLLOWS:
LOT 5, BLOCK 50, ORIGINAL TOWNSITE OF McALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF
RECORDED IN VOLUME "Q", PAGE 318, DEED RECORDS, HIDALGO COUNTY, TEXAS.

22-64235
Job No.

11-30-22
Date

© COPYRIGHT 2022 ART SALINAS ENGINEERING INC. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.



Registered Professional Land Surveyor No. 4802





Memo

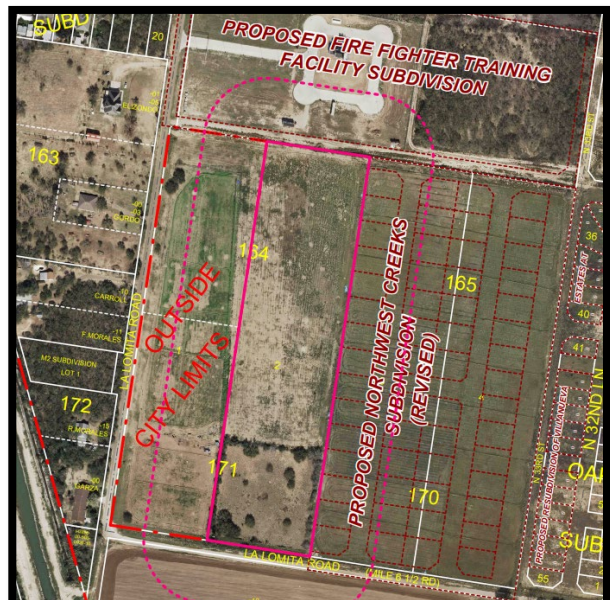
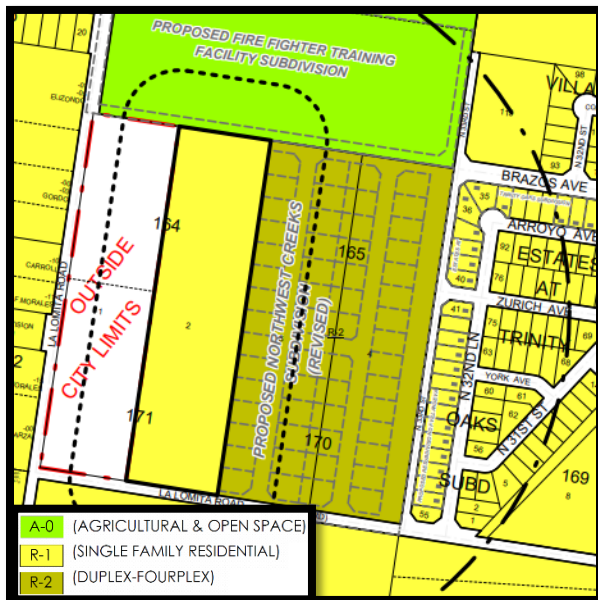
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: March 24, 2023

SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-3A (MULTI-FAMILY RESIDENTIAL APARTMENT) DISTRICT: LOT 2, PRIDE O' TEXAS "A", HIDALGO COUNTY, TEXAS; 3500 MILE 6 ½ ROAD. (REZ2023-0011)

LOCATION: The property is located north of Mile 6 ½ Road and east of La Lomita Road. The tract has 330 feet of frontage along Mile 6 ½ Road with a depth of 1,320 feet for a lot size of 10 acres. Surrounding land uses include vacant land, single-family residences and proposed multi-family residences.



PROPOSAL: The applicant is requesting to rezone the property to R-3A (multi-family residential) District in order to build apartments.

ADJACENT ZONING: To the north is A-O (agricultural and open space) District, R-2 (duplex-fourplex) District adjacent to the East and R-1 (single-family residential) District to the South and West.

LAND USE: The property is currently vacant. Surrounding land uses include single-family and proposed multi-family residences.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Single Family, which is comparable to R-1 District.

DEVELOPMENT TRENDS: The development trend for this area along La Lomita Road is combined of Auto Urban Single Family and City Parks.

HISTORY: Currently the tract is part of the Pride O' Texas Subdivision. A rezoning request application to R-3A for the subject property was submitted on February 27, 2023.

ANALYSIS: This request does not conform to the Auto Urban Single Family land use designation, as indicated on the Foresight McAllen Comprehensive Plan. It is not comparable to the surrounding zoning as it is R-1 District to the west, east and south and A-O District to the north.

R-3A is a multi-family zoning that permits apartments, duplex-fourplex, storage buildings not used for living quarters and accessory to the residential use, and all uses permitted in an R-1 District. The minimum lot area for R-3A is 800 square feet for zero bedrooms. The maximum lot area for R-3A is 1,500 square feet. The maximum height for buildings within R-3A District is 25 feet.

Section 110-49 (a) of the Vegetation Ordinance requires a masonry screen 8 feet in height where a commercial, industrial, or multi-family use has a side or rear property line in common with a single-family use or zone.

Subdivision process and the site plan review process will be required should the rezoning be approved. Compliance with off-street parking, landscaping and various building and fire codes are required as part of the building permitting process.

Staff has not received a phone call, letter, or email in opposition to this rezoning request.

RECOMMENDATION: Staff recommends disapproval of this rezoning request to R-3A District since the proposed zoning does not follow the development trend along the area, nor does it comply with the Auto Urban Single Family land use designation.



PEÑA ENGINEERING

1001 WHITEWING • P.O. BOX 4320
(956) 682-8812 • McALLEN, TEXAS 78502 • FAX (956) 631-PENA



RUDY

BASIS OF BEARING IS THE SOUTH LINE
OF LOTS 1 THRU 4 RESUBDIVISION OF
LOTS 164 AND 171, PRIDE O' TEXAS
V. 7 P. 48 M.R. HIDALGO COUNTY TX.

LIMIT OF SUB. V. 7 P. 48 M.R.

S 81°-18'E
330.00'

CAD5 - POT2-164-171
SCALE: 1" = 200'
JOB# - 54446

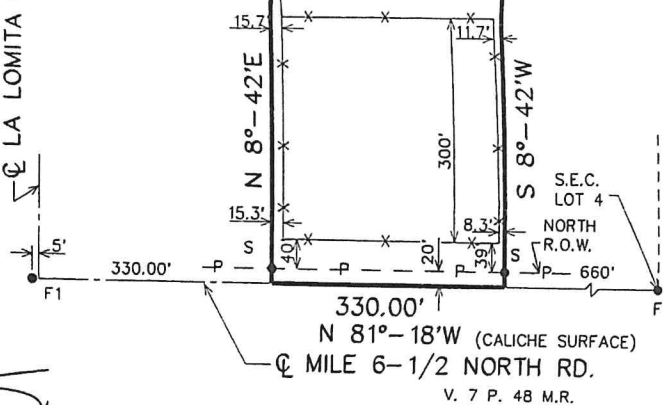
LEGEND

S - SET 1/2" DIAMETER IRON ROD
R.O.W. - RIGHT-OF-WAY
M.R. - MAP RECORDS
X-X - 4' HOGWIRE FENCE
P-P - POWER POLE LINE

NOTES:

1). EASEMENTS, RIGHTS, RULES, AND REGULATIONS IN FAVOR OF
HIDALGO COUNTY IRRIGATION DISTRICT No. 1

V. 7 P. 48 M.R.
Q LA LOMITA RD.



BUYER'S NAME: SERGIO G. MORALES

FLOOD ZONE: By GRAPHICAL PLOTTING COMMUNITY PANEL NUMBER: 480334 0325 D
MAP REVISED: JUNE 6, 2000

- ☐ Zone "A" - This is to certify that this property is in a flood prone area.
☐ Zone "B" - This is to certify that this property is not in a flood prone area. However limits between the 100 year and 500 year flood are subject to flooding with average depths less than one foot.
☒ Zone "X" - This is to certify that this property is not in a flood prone area.

I 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 2014 PENA ENGINEERING 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 created or implied copy this Survey. Survey valid only if print has original seal and signature.

LEGAL DESCRIPTION: LOT 2 OF THE RESUBDIVISION OF LOTS 164 THROUGH 171, INCLUSIVE
PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY TEXAS.

ACCORDING TO THE MAP RECORDED IN VOLUME 7 PAGE 48
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Pablo Peña III

12-17-2014
DATE

PABLO PEÑA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242

MEETS AND BOUNDS

LOT 2 RESUBDIVISION OF LOTS 164 AND 171, PRIDE O' TEXAS V. 7 P.48 M.R. HIDALGO COUNTY, TX

BEING 10.00 ACRES OF LAND, MORE OR LESS OUT OF RESUBDIVISION OF LOTS 164 AND 171, PRIDE O' TEXAS V. 7 P.48 M.R. HIDALGO COUNTY, TX

COMMENCING, AT THE SOUTHEAST CORNER OF LOT 4 RESUBDIVISION OF LOTS 164 AND 171, PRIDE O' TEXAS V. 7 P.48 M.R. HIDALGO COUNTY, TX

THENCE 660 FT NORTH 81 DEGREES 18 MINUTES WEST ALONG THE SOUTH LOT LINE OF LOT 4 AND LOT 3 RESUBDIVISION OF LOTS 164 AND 171, PRIDE O' TEXAS V. 7 P.48 M.R. HIDALGO COUNTY, TX TO A POINT BEING THE SOUTH EAST CORNER OF LOT 2 RESUBDIVISION OF LOTS 164 AND 171, PRIDE O' TEXAS V. 7 P.48 M.R. HIDALGO COUNTY, TX **ALSO BEING THE POINT OF BEGINNING**

THENCE 330.00 FT NORTH 81 DEGREES 18 MINUTES WEST ALONG THE SOUTH LOT LINE OF LOT 2 RESUBDIVISION OF LOTS 164 AND 171, PRIDE O' TEXAS V. 7 P.48 M.R. HIDALGO COUNTY, TX TO A POINT BEING THE SOUTH WEST CORNER OF LOT 2 RESUBDIVISION OF LOTS 164 AND 171, PRIDE O' TEXAS V. 7 P.48 M.R. HIDALGO COUNTY, TX.

THENCE 1320.00 FT NORTH 8 DEGREES 42' EAST ALONG THE WEST LOT LINE OF LOT 2 RESUBDIVISION OF LOTS 164 AND 171, PRIDE O' TEXAS V. 7 P.48 M.R. HIDALGO COUNTY, TX

THENCE 330.00 FT SOUTH 81 DEGREES 18 MINUTES EAST ALONG THE NORTH LOT LINE OF LOT 2 RESUBDIVISION OF LOTS 164 AND 171, PRIDE O' TEXAS V. 7 P.48 M.R. HIDALGO COUNTY, TX TO A POINT BEING THE NORTH EAST CORNER OF LOT 2 RESUBDIVISION OF LOTS 164 AND 171, PRIDE O' TEXAS V. 7 P.48 M.R. HIDALGO COUNTY, TX.

THENCE 1320.00 FT SOUTH 8 DEGREES 42 MINUTES WEST ALONG THE EAST LOT LINE OF LOT 2 RESUBDIVISION OF LOTS 164 AND 171, PRIDE O' TEXAS V. 7 P.48 M.R. HIDALGO COUNTY, TX

BEING THE POINT OF BEGINNING FOR TRACT HERE IN DESCRIBED.



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

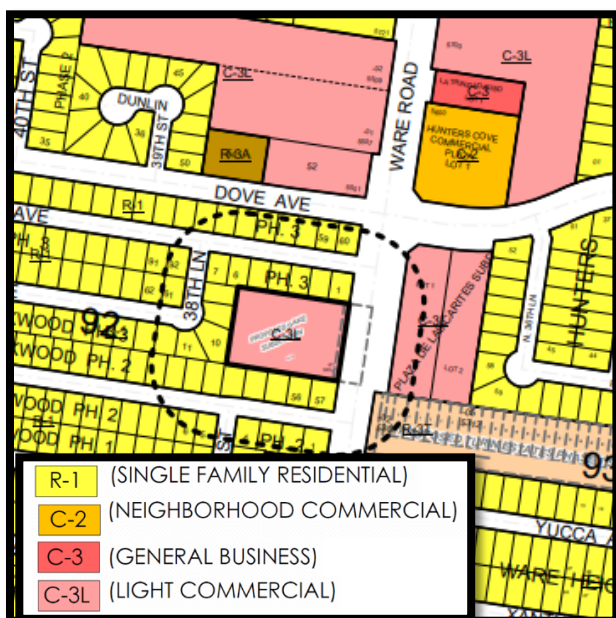
DATE: March 24, 2023

SUBJECT: REZONE FROM C-3L (LIGHT COMMERCIAL) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: LOT 92, LA LOMITA (HOIT) 1.6208 AC-S7.93AC-N19.42AC, HIDALGO COUNTY, TEXAS; 5301 NORTH WARE ROAD. (REZ2023-0012)

LOCATION: The property is located at the south of Dove Avenue and west side of Ware Road. The subject property has 210 feet of frontage along North Ware Road and a depth of 303 feet for a lot size of 1.6208 acres.

PROPOSAL: The applicant is requesting to rezone the property to C-3 (general business) District for commercial use. A feasibility plan has been submitted, the proposed development is for a commercial plaza.

ADJACENT ZONING: The adjacent zoning is R-1 (single family) District to the north, west & south and C-3L District to the east.



LAND USE: The property is currently vacant. Surrounding land uses include single-family residences and commercial plazas.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Single Family, which is comparable to R-1 District.

DEVELOPMENT TRENDS: The development trend for this area along North Ware Road is single-family residential and commercial.

HISTORY: The property was zoned primitively A-O District and rezoned C-3L District in June 2015. An application to rezone the property from C-1 District to C-3L District was submitted on March 2, 2023.

ANALYSIS: The requested zoning does not conform to the Auto Urban Single Family land use designation, as indicated on the Foresight McAllen Comprehensive Plan. The surrounding adjacent zoning as is R-1 District to the north, west & south, however it is compatible to the C-3L District to the east. North along Ware Road it is foresighted auto urban commercial to the east and suburban commercial to the west.

Permitted uses in the C-3 District include all uses listed as permitted uses in C-1 and C-2 zoning districts and any retail businesses such as office uses, restaurants, hotels and automotive repair sales; as well as conditional uses such as bars and automotive repair services.

Subdivision process and the site plan review process will be required should the rezoning be approved. Compliance with off-street parking, landscaping and various building and fire codes are required as part of the building permitting process.

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

RECOMMENDATION: Staff recommends approval of the rezoning request to C-3 (general business) District since it does follow the development trend.

T.B.P.E.L.S. FIRM # 10013900

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 557

T.B.P.E.L.S. FIRM # 10013900

RIO-DELTA SURVEYING

24593 FM 88

Monte Alto, Texas 78538

956-380-5154 956-262-0222

TBPLS FIRM # 10013900

Metes and Bounds Description

BEING 1.46 (1.6208) ACRES OUT OF A PART OR PORTION OF LOT NINETY-TWO (92), LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO COUNTY TEXAS, AND A PART OR PORTION OUT OF LOT TWO (2), J.H. BEATTYS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGE 40, MAP RECORDS OF HIDALGO COUNTY, TEXAS SAID 1.46 ACRE TRACT OF LAND BEING OUT OF THE SAME LAND DESCRIBED IN DOC # 2674493 O.R. AND IS ALSO BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ½" ROD WITH CAP SET ON THE WEST RIGHT OF WAY LINE OF N. WARE RD (DOC # 2731843 O.R.) FOR THE SOUTHEAST LOT 1, BROOKWOOD UNIT III, (Vol. 34 Pg. 67 M.R.) THE NORTHEAST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

THENCE S 08°40'33" W, WITH THE WEST RIGHT OF WAY LINE OF SAID N. WARE ROAD, A DISTANCE OF 210.00' TO A ½" ROD FOUND AT THE NORTHEAST CORNER OF LOT 57, BROOKWOOD UNIT II (VOL. 33 PG 193 M.R.) FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

N 81°19'27" W, WITH THE NORTH LINE OF SAID BROOKWOOD UNIT II, A DISTANCE OF 303.00' TO A ½" ROD FOUND AT THE INTERSECTION OF THE NORTH LINE OF SAID BROOKWOOD UNIT II, WITH AN EAST LINE OF SAID BROOKWOOD UNIT III, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 08°40'33" E, WITH SAID EAST LINE OF SAID BROOKWOOD UNIT III, A DISTANCE OF 210.00' TO A ½" ROD FOUND AT A SOUTH LINE OF SAID BROOKWOOD UNIT III, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE S 81°19'27" E, WITH SAID SOUTH LINE, A DISTANCE OF 303.00' TO THE POINT OF BEGINNING, CONTAINING 1.46 ACRES OF LAND, MORE OR LESS.

A plat of even survey date herewith accompanies this description.

Jose Mario Gonzalez
0203-23



RIO-DELTA SURVEYING

24593 FM 88

Monte Alto, Texas 78538

956-380-5154 956-262-0222

TBPLS FIRM # 10013900

Metes and Bounds Description

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N 81°19'27" W, WITH THE NORTH LINE OF SAID BROOKWOOD UNIT II, A DISTANCE OF 303.00' TO A ½" ROD FOUND AT THE INTERSECTION OF THE NORTH LINE OF SAID BROOKWOOD UNIT II, WITH AN EAST LINE OF SAID BROOKWOOD UNIT III, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 08°40'33" E, WITH SAID EAST LINE OF SAID BROOKWOOD UNIT III, A DISTANCE OF 210.00' TO A ½" ROD FOUND AT A SOUTH LINE OF SAID BROOKWOOD UNIT III, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE S 81°19'27" E, WITH SAID SOUTH LINE, A DISTANCE OF 303.00' TO THE POINT OF BEGINNING, CONTAINING 1.46 ACRES OF LAND, MORE OR LESS.

A plat of even survey date herewith accompanies this description.

Jose Mario Gonzalez
0203-23





Memo

TO: Planning and Zoning Commission

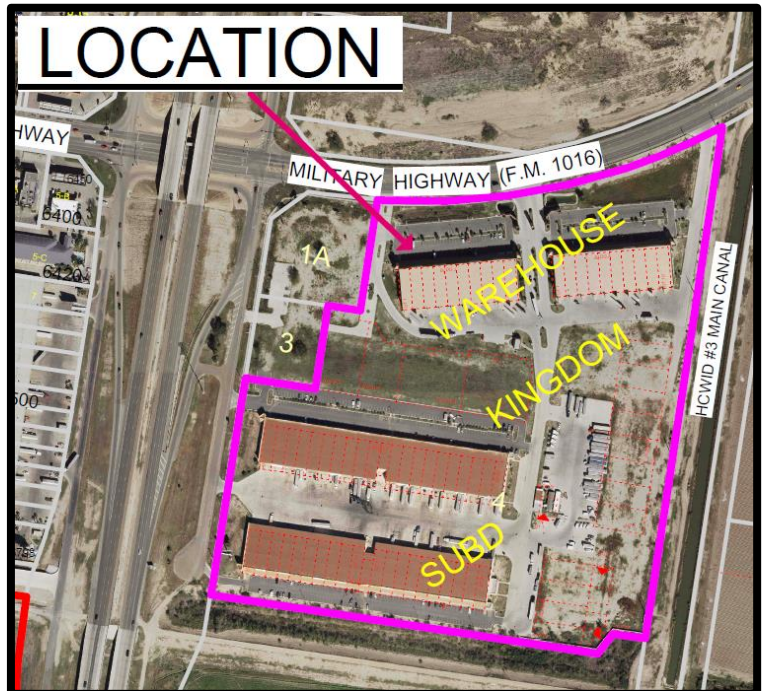
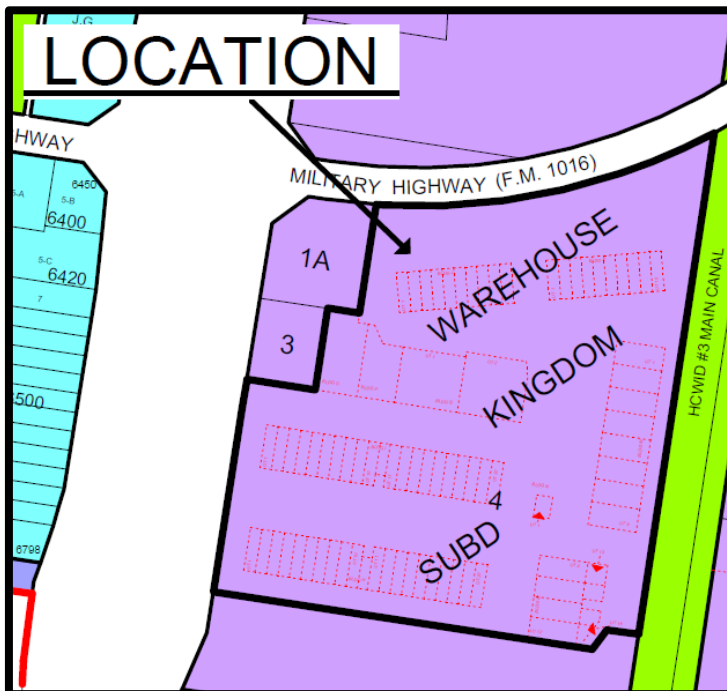
FROM: Planning Staff

DATE: March 31, 2023

SUBJECT: SITE PLAN APPROVAL FOR UNITS 1 THROUGH 8, THE WAREHOUSE KINGDOM CONDOMINIUMS BUILDING M SUBDIVISION; 2101 MILITARY HIGHWAY, SUITES M1 TO M8. (SPR2023-0010)

LOCATION: The property is located on the southeast corner of Military Highway and South 23rd Street. The property is approximately 3.436 acres. The property is zoned I-1 (light industrial) District. The adjacent zoning is A-O (open space and agricultural) District to the east, C-4 (commercial-industrial) District to the west across South 23rd Street, and I-1 District in all other directions.

PROPOSAL: The applicant is proposing to construct and operate 8 warehouse bays and a two-story headquarters building for office use.



ANALYSIS:

Parking Requirements:

Based on 71,800 square feet of warehouse use, 2,000 square feet of usable office space within the warehouses, and 7,942 square feet of office use outside of the warehouses, 72 regular parking spaces are required for the site. 72 regular parking spaces are proposed. Moreover, 8 loading spaces are required for 16 usable docking areas proposed for the site. 17 loading spaces are proposed for trailer parking on site. Finally, 4 of the proposed regular parking spaces must be accessible, with 1 space for van accessibility with an 8-foot wide aisle. The applicant is meeting parking requirements for regular and loading spaces required for the new development.

Access:

Access to the site is from Military Highway and South 23rd Street. No alley access exists or is proposed.

Landscape Requirements:

24,464.20 square feet of green area is required for the new development and 29,352.20 square feet is proposed. The tree requirement is as follows: 50 two-and-a half-inch-caliper trees, 25 four-inch caliper trees, 12 six-inch caliper trees, or 20 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. Finally, a 6-foot buffer is required around dumpsters/compactors if visible from the street. The applicant is meeting landscaping requirements for green area and trees.

Other Planning Requirements:

No structures are permitted over any easements. There is a 75-foot front yard setback, and all other setbacks are in accordance to the zoning ordinance or the approved site plan for commercial or industrial uses.

The Building Permit Site Plan must comply with requirements noted on the Development Team Review sheet.

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



LAINEZ ARCHITECTS

2211 W LINCOLN ST #236
HARLINGEN, TX 78552

956.832.3334



1.25.2023

PROJECT: 21.19

75 K WAREHOUSE

MCALLEN, TEXAS

DOCUMENT DATE: 01.25.2023

This drawing is an instrument of service and the ARCHITECT will retain ownership and property interest therein. The OWNER may make and retain copies for information and reference; however, this drawing shall not be reused without written authorization by the ARCHITECT.

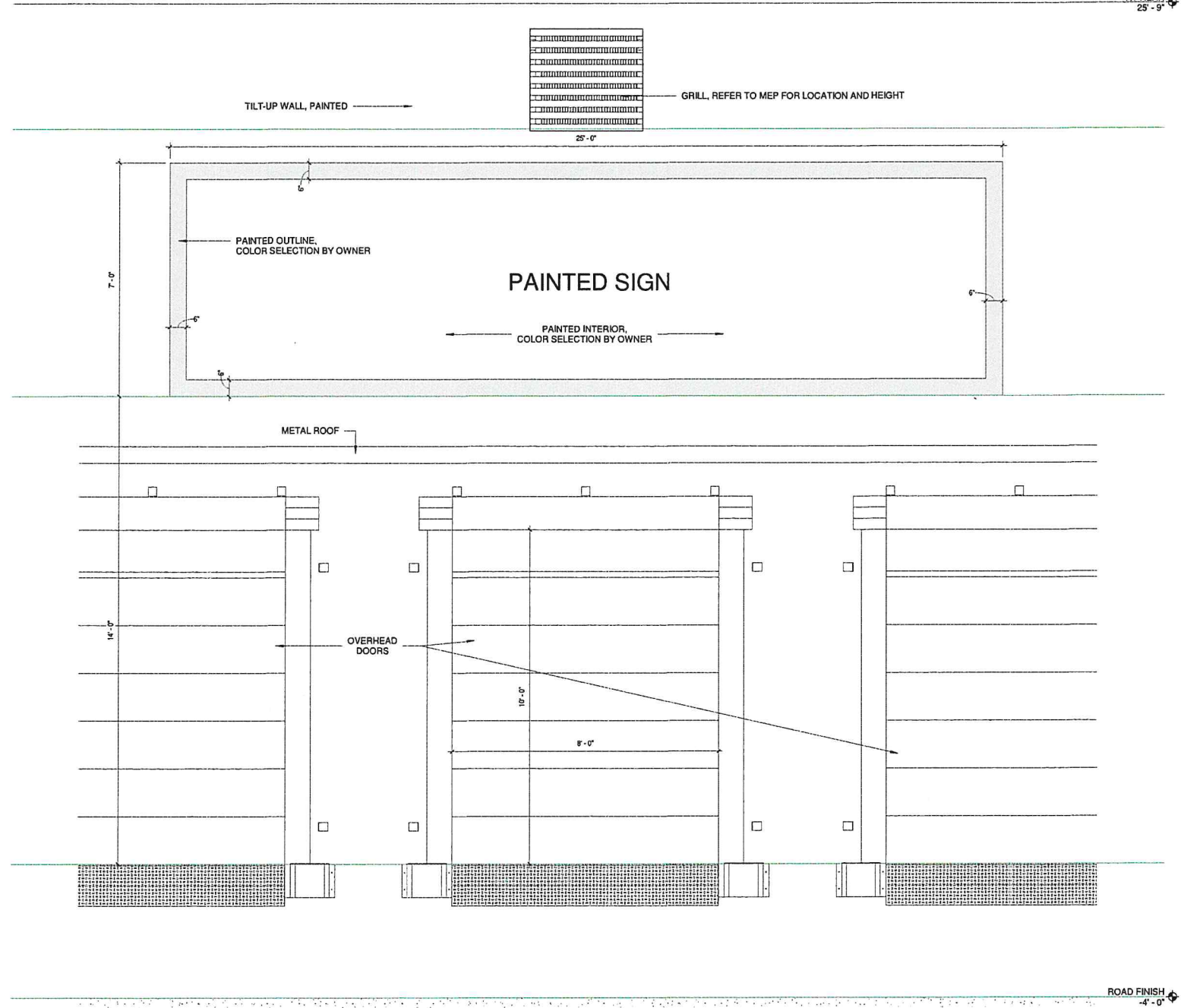
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DO NOT scale drawings.

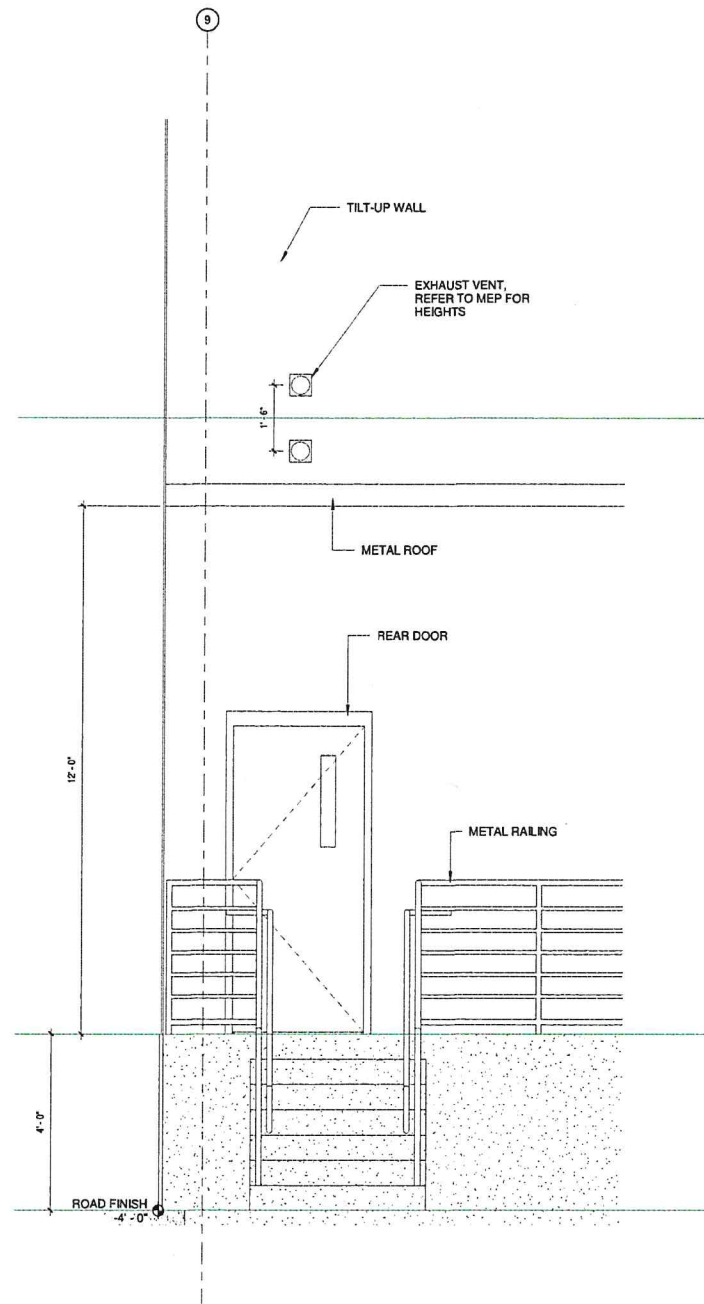
ENLARGED
ELEVATIONS

A301

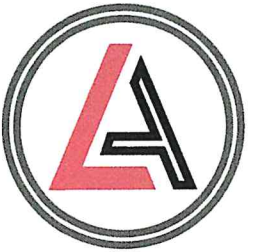
T.O. COLUMN OFFICE
AT REAR
25'-9"



2 SIGNAGE ELEVATION DETAIL
1/2" = 1'-0"



1 ENLARGED REAR DOOR ELEVATION
1/2" = 1'-0"



LAINEZ ARCHITECTS

2211 W LINCOLN ST #236
HARLINGEN, TX 78552

956.832.3334



1.25.2023

PROJECT: 21.19

75 K WAREHOUSE

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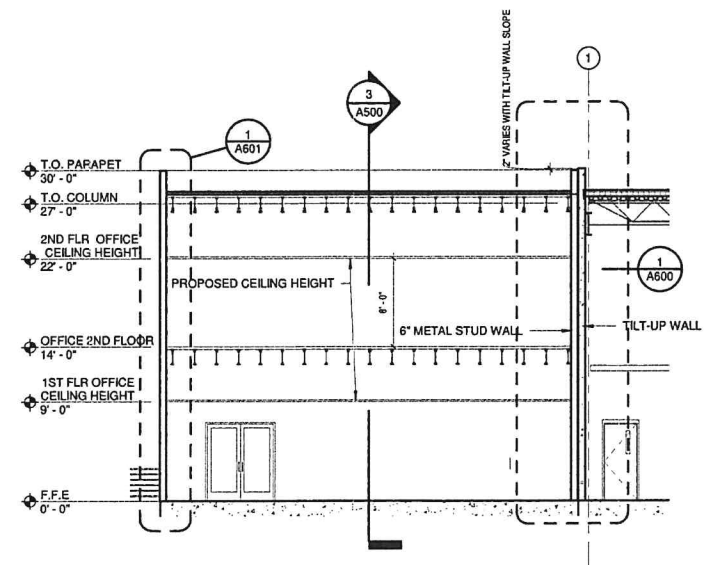
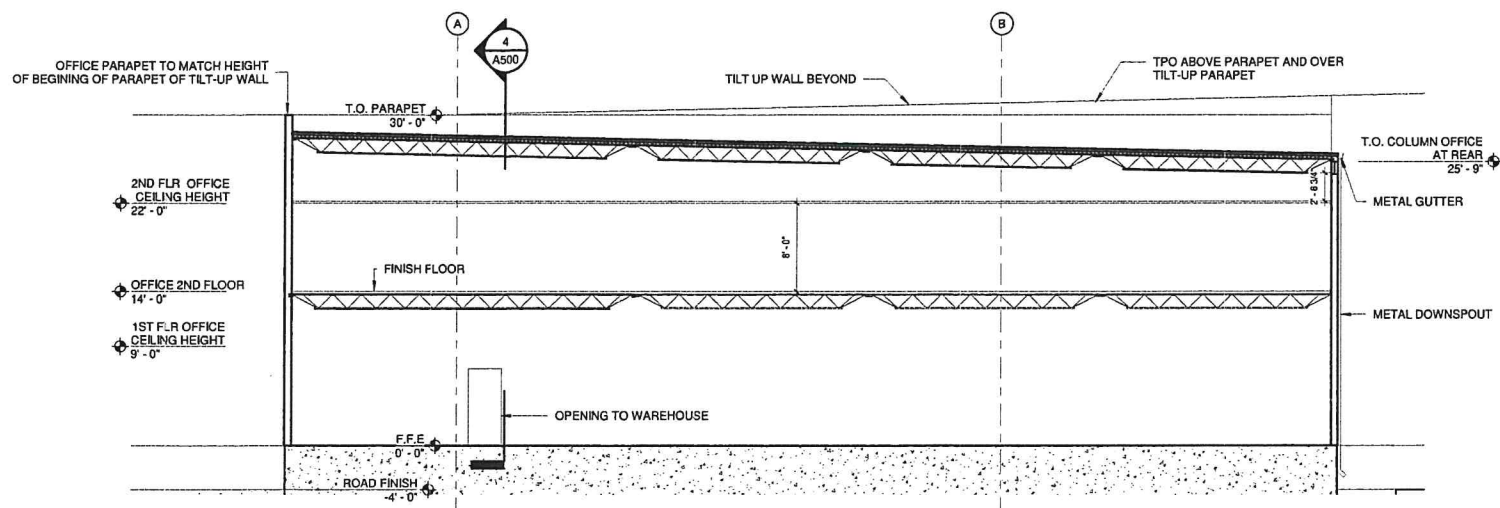
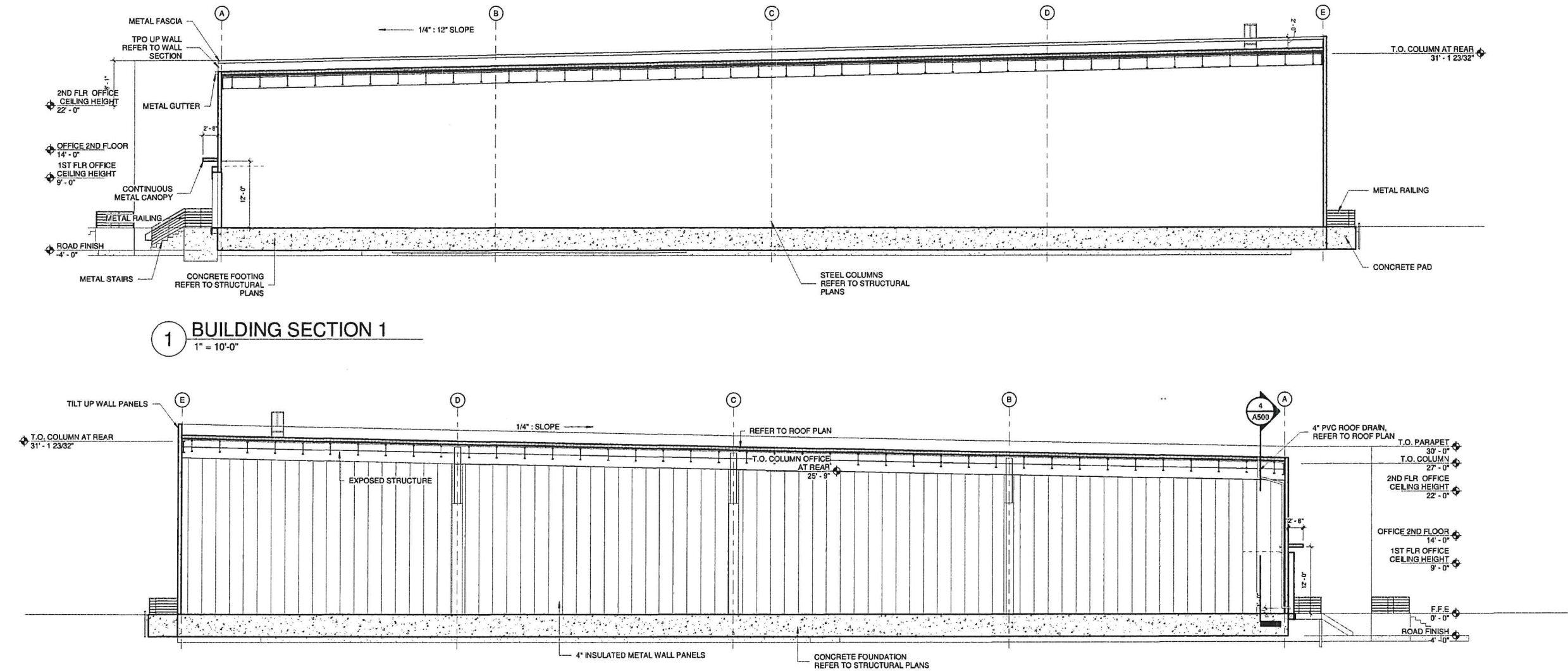
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DO NOT scale drawings.

BUILDING SECTIONS

A500





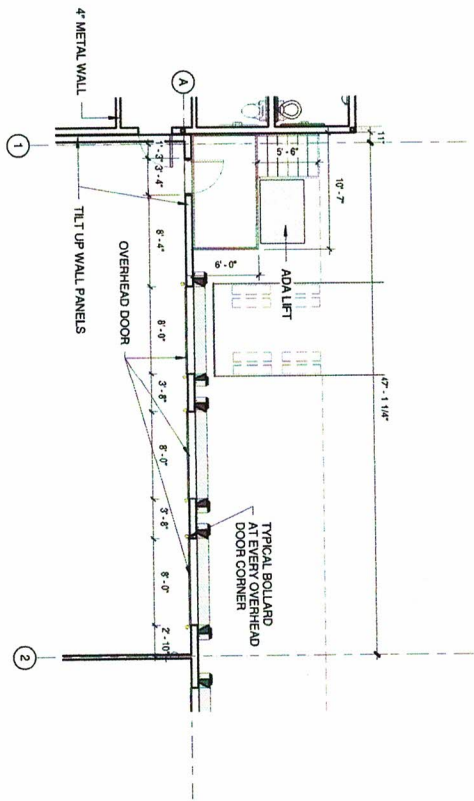
2211 W LINCOLN ST #236
HARLINGEN, TX 78552
956.832.3334

PROJECT: 21.19
75 K WAREHOUSE
MCALLEN, TEXAS

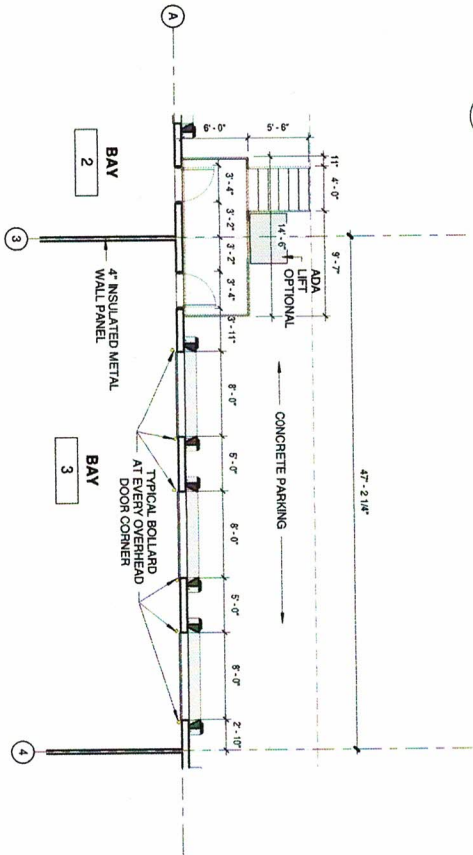
DOCUMENT DATE: 12.22.2022

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DO NOT scale drawings.
ENLARGED UNIT PLANS

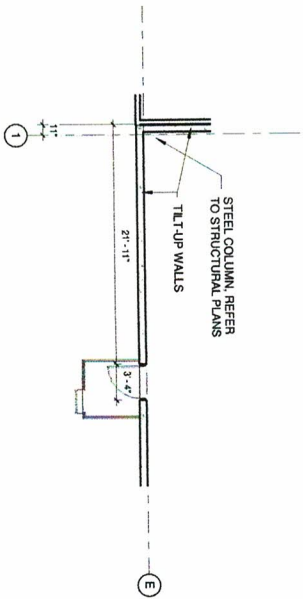
A101



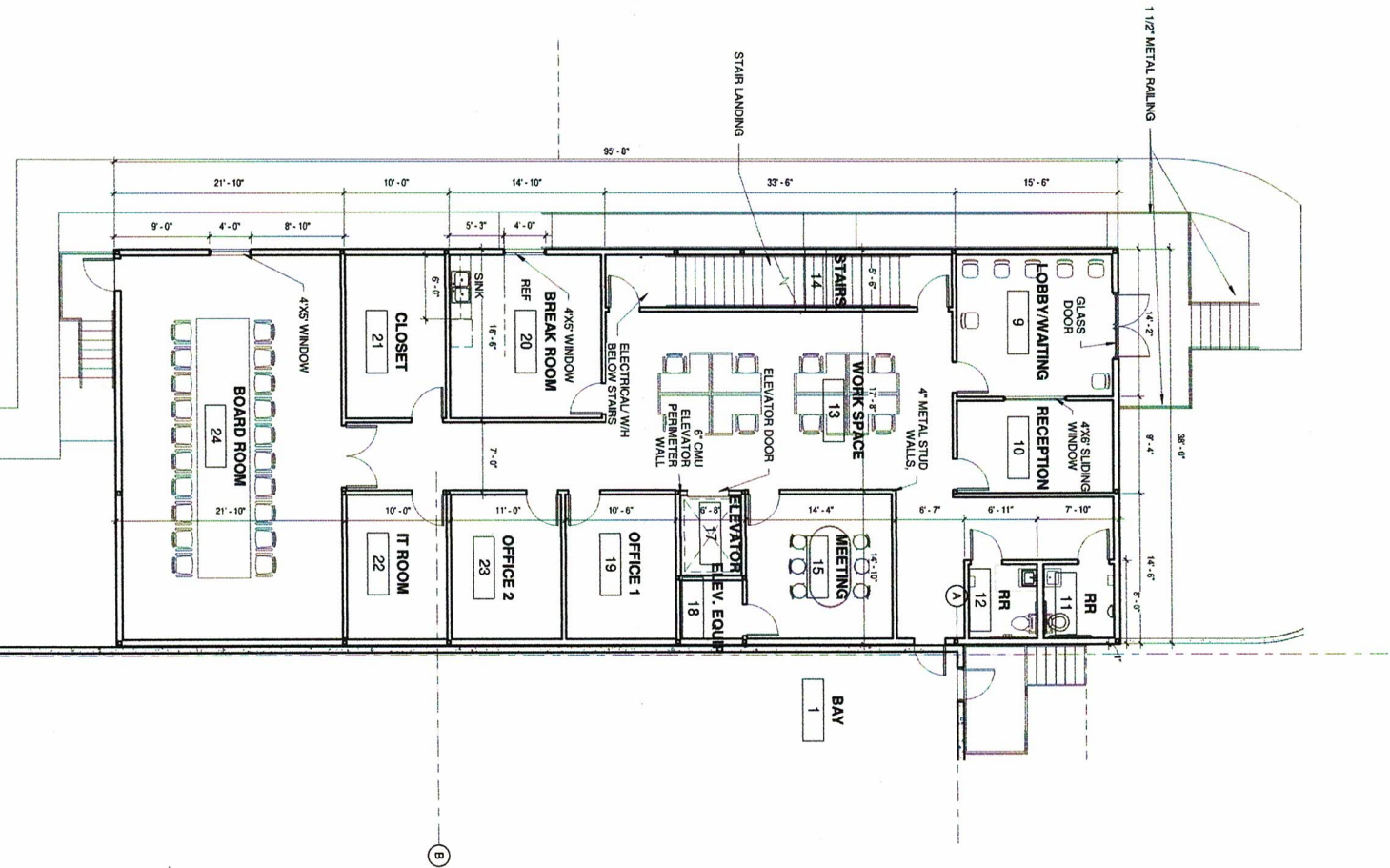
3 BAY 1 ENLARGED PLAN
1/8" = 1'-0"



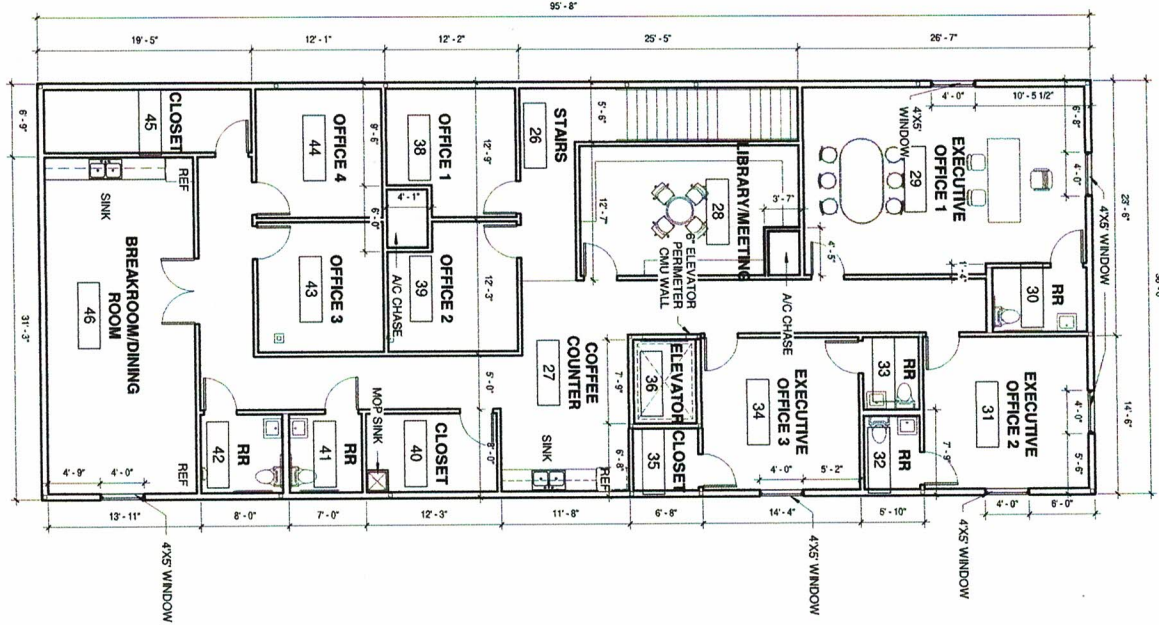
4 CENTRAL BAY ENLARGED PLAN
1/8" = 1'-0"



5 BAY REAR DOOR PLAN
1/8" = 1'-0"



1 SOUTH OFFICE ENLARGE 1ST FLOOR PLAN
1/8" = 1'-0"



2 SOUTH OFFICE ENLARGE 2ND FLOOR PLAN
1/8" = 1'-0"



LAINET ARCHITECTS
2211 W LINCOLN ST #236
HARLINGEN, TX 78552
956.832.3334

PROJECT: 21.19
75 K WAREHOUSE
MCALLEN, TEXAS

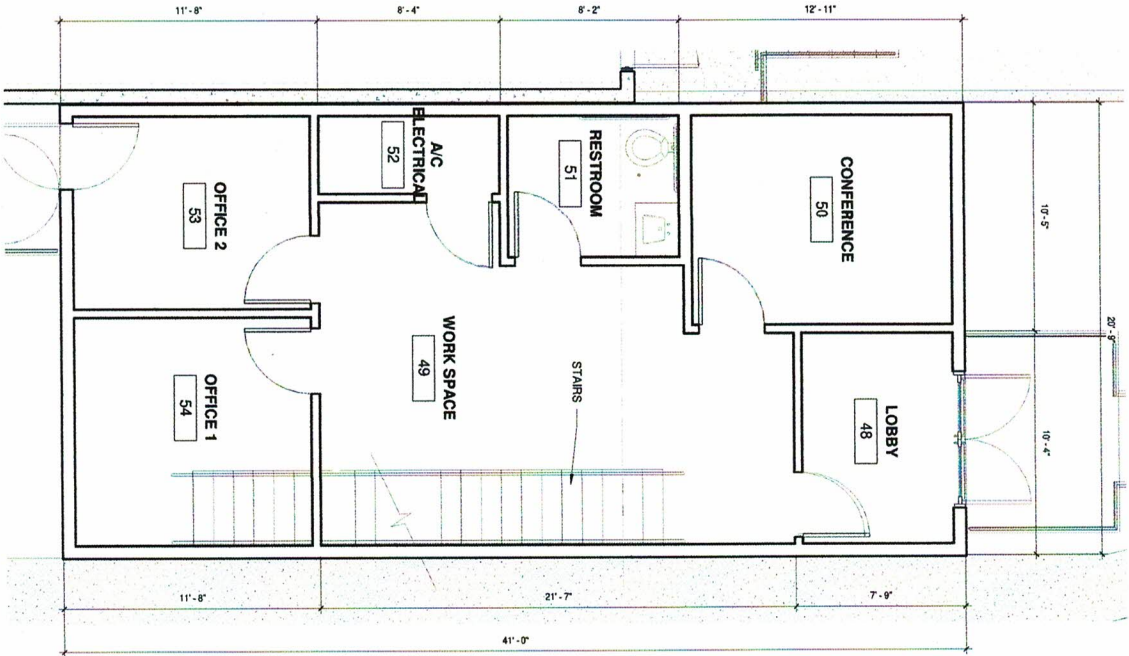
DOCUMENT DATE: 12.22.2022

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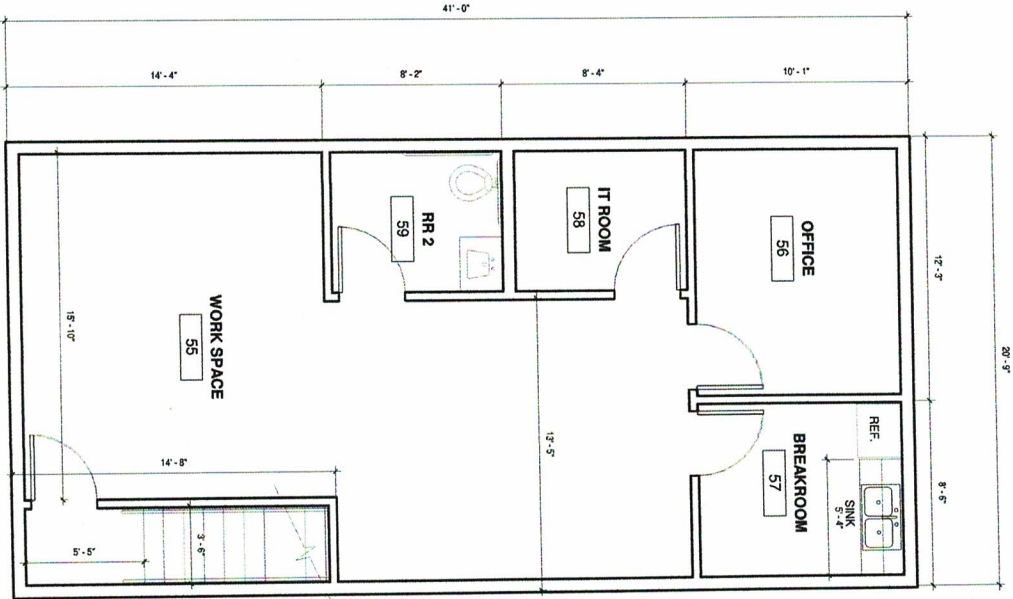
DO NOT scale drawings.

NORTH OFFICE
SPACE

A102



1 1ST FLR NORTH OFFICE AREA 2
1/4" = 1'-0"



2 2ND FLOOR NORTH OFFICE AREA 2
1/4" = 1'-0"

March 29, 2023

Planning Department
City of McAllen
311 N 15th Street

RE: 75K Warehouse; Two (2) bays will be open at a time

Mr. Edgar I. Garcia, AICP, CNU-A

The new industrial development named 75K Warehouse is located in McAllen on West Military Highway. This project is composed of one (1) buildings housing eight (8) warehouse units approximately 9,400 square feet. Each unit has 3 overhead doors.

The operating procedure of these units is to only have two (2) overhead door bays be open at a time and the third overhead door and bay would be serving as a trailer parking space.

The extra bay opening will facilitate the flow of the site since it will eliminate the need for trucks to maneuver into other bays with working doors; that is why all three (3) bay opening will have operable doors.

If you have any questions feel free to contact me at any time.

Respectfully,



Sergio Lainez, AIA
Architect of Record



3/28/2023

Sub2022-0105



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

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

Project Description

Subdivision Name Hacienda Los Cantu Subdivision
Location _____
City Address or Block Number 2000 S. JACKSON RD
Number of lots 1 Gross acres 1.62 Net acres 1.48
Existing Zoning C3 Proposed C3 Rezoning Applied For ☐ Yes ☐ No Date _____
Existing Land Use _____ Proposed Land Use COMMERCIAL Irrigation District # 2
Residential Replat Yes ☒ No ☐ Commercial Replat Yes ☐ No ☐ ETJ Yes ☐ No ☒
Agricultural Tax Exempt Yes ☐ No ☒ Estimated Rollback tax due 0
Parcel No. 231201/507988 Tax Dept. Review 19
Legal Description TREVINO ACRE LOT 1 / 60.62 FT STRIP d/o LOT 2
BLOCK 8 A.S. MCGOWAN SUBDIVISION

Owner

Name BLANCA CANTU Phone 956-358-5515
Address 1601 N. 7TH ST
City MCALLEN State TX Zip 78501
E-mail BLANCA.CANTU@HOTMAIL.COM

Developer

Name SAME AS OWNER Phone _____
Address _____
City _____ State _____ Zip _____
Contact Person _____
E-mail _____

Engineer

Name SALINAS ENG. + ASSOC. Phone 956-682-9081
Address 2221 DAFFODIL AVE.
City MCALLEN State TX Zip 78501
Contact Person DAVID SALINAS
E-mail DSALINAS@SALINASENGINEERING.COM

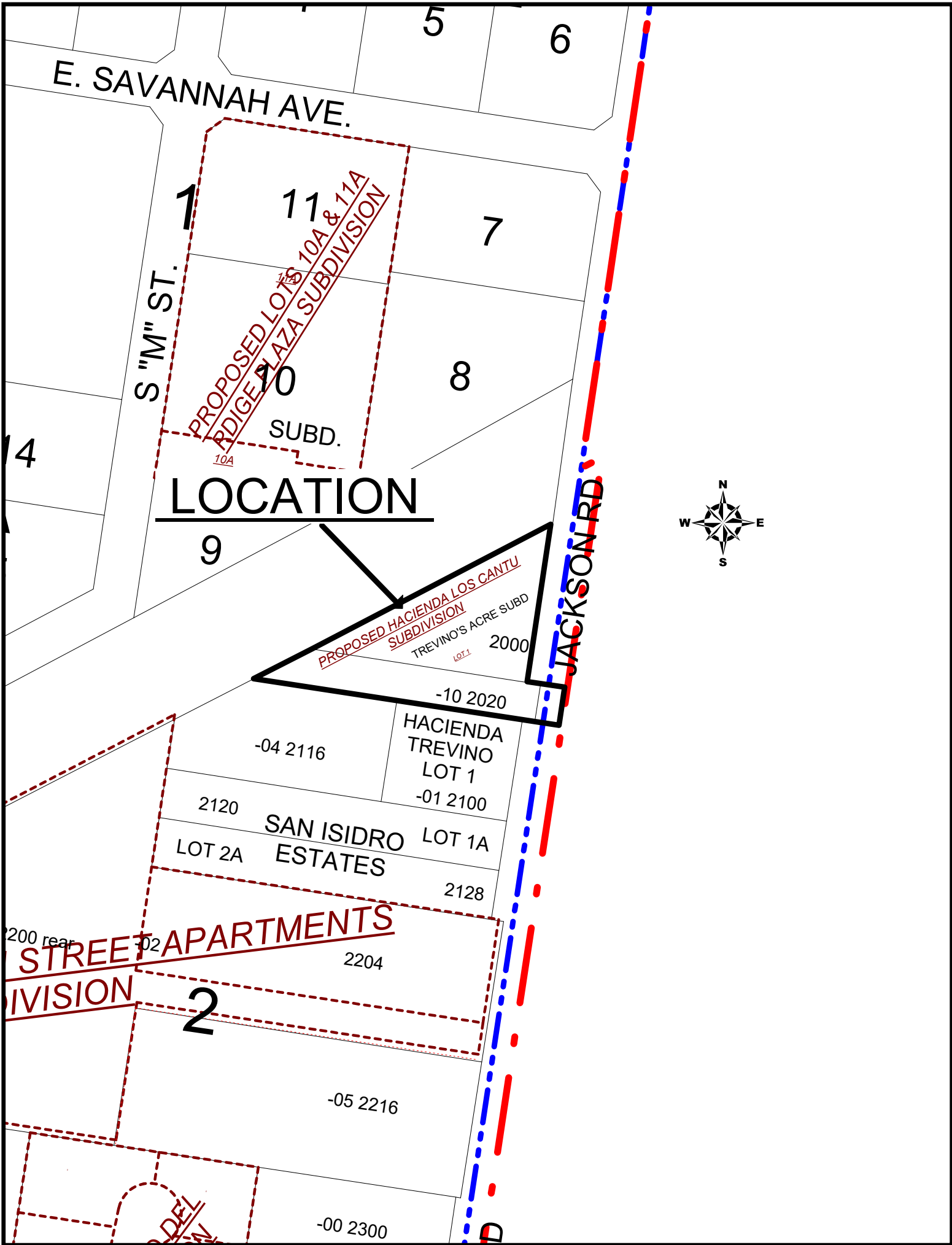
Surveyor

Name SAME AS ENGINEER Phone _____
Address _____
City _____ State _____ Zip _____

ENTERED

AUG 30 2022

Initial: NM



E. SAVANNAH AVE.

S "M" ST.

JACKSON RD.

PROPOSED LOT 10A & 11A
HAZARD PLAZA SUBDIVISION

PROPOSED HACIENDA LOS CANTU
SUBDIVISION
TREVINO'S ACRE SUBD
LOT 1

LOCATION



-04 2116

HACIENDA
TREVINO
LOT 1
-01 2100

-10 2020

2120
LOT 2A
SAN ISIDRO
ESTATES
LOT 1A
2128

STREET APARTMENTS
DIVISION

-05 2216

-00 2300

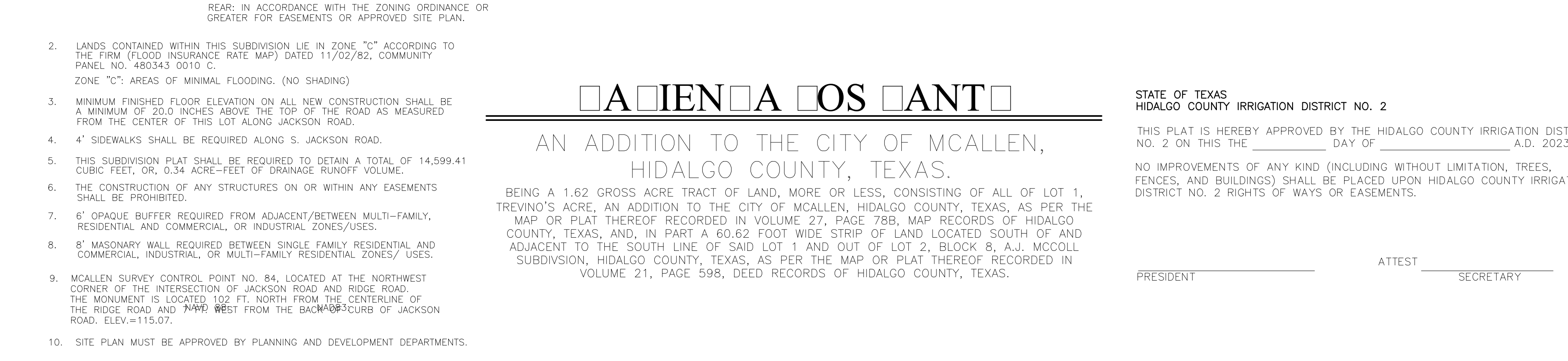
2

200 rear

02

2204

DEL



AND OMAR SALINAS, P.E., TX. REG. NO. 71973 ON MARCH 15, 2023.
IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

BY: _____ DATE: _____

SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6675)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 3/31/2023

SUBDIVISION NAME: HACIENDA LOS CANTU SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

S. Jackson Road: 8.35 ft. - 20 ft. ROW dedication required for 60 ft. from centerline for 120 ft. ROW

Paving: by the state Curb & gutter: by the state

Revisions Needed:

-Remove "prop" from ROW labeling were applicable, prior to recording.

-Label dimensions from new property line to centerline as total, prior to recording.

-Label dimension from new property line to existing property line across Jackson road as total, prior to recording.

**Subdivision Ordinance: Section 134-105

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

****COM Thoroughfare Plan

Required

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

Applied

Compliance

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties and multi-family properties.

Revisions Needed:

-Provide for alley or service drive easement on the plat prior to recording. Alley or service drive easement cannot dead-end. If proposing a note deferring service drive in lieu of alley to site plan stage note wording must be finalized prior to recording.

**Private Access Service Drive Easement must be minimum 24 ft. with 24 ft. of paving and in compliance with Fire and Public Works Department requirements

***Subdivision Ordinance: Section 134-106

Required

SETBACKS	
<p>* Proposing: Front: 60 ft. or in line with existing structures, or greater for easements, or approved site plan, whichever is greater applies. Pending Items: -Please clarify setback prior to recording. **Current recorded plat has: Front: 40 ft. **Vacating plat applicable if any restrictions, etc. are proposed to be removed from existing recorded plat, finalize prior to recording. **Zoning Ordinance: Section 138-356</p> <p>*Sideyard: 10ft. along western property line or greater for easements or approved site plan or in accordance with the zoning ordinance, whichever is greater applies. Revisions Needed: -Revise setback as shown above, prior to recording. **Please clarify setback prior to final. ***Current recorded plat has: Sideyard along Western Property line 10 ft. ****Proposing: Rear: In accordance with the zoning ordinance or greater for easements or approved site plan. *****Vacating plat applicable if any restrictions, etc. are proposed to be removed from existing recorded plat prior to final. **Zoning Ordinance: Section 138-356</p> <p>*Sideyard: 6 ft. along south property line or greater for easements or approved site plan or in accordance with the zoning ordinance, whichever is greater applies. Revisions Needed: -Revise setback as shown above, prior to recording. **Please clarify setback prior to final. ***Current recorded plat has: Sideyard on south property line 6 ft. ****Proposing: Side: In accordance with the zoning ordinance or greater for easements or approved site plan. *****Vacating plat applicable if any restrictions, etc. are proposed to be removed from existing recorded plat prior to final. **Zoning Ordinance: Section 138-356</p> <p>* Corner: Interior Lot **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>	Required
	Required
	Required
	NA
	NA
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on S. Jackson Road. **Please revise plat note #4 as shown above prior to recording. ***5 ft. sidewalk might be required on S. Jackson Rd. prior to recording by Engineering Department, finalize note wording prior to recording. **Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
	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

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

<ul style="list-style-type: none"> * 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
	Required
NOTES	
<ul style="list-style-type: none"> **Must comply with City Access Management Policy. ***As per Traffic Department, Driveways will be reviewed at time of site plan approval. Existing driveways will be honored. Any new driveways will require to go through a variance approval. * 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 #10 as it is a requirement but not a required plat note. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: <ul style="list-style-type: none"> -Add note as shown above prior to recording. **Note subject to change once subdivision requirements have been finalized. Finalize wording prior to recording. * 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 subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **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 	Required
	Required
	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 	Compliance
	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing:C-3 (General Business)District Proposed:C-3 (General Business) District **At the Planning and Zoning Commission meeting of July 6, 2022, no one appeared in opposition of the Conditional Use Permit request for an Even Center. The Board unanimously voted to disapprove with a favorable recommendation. There were six members present and voting. At the City Commission meeting of July 25, 2022, after discussion the Board voted to approve the Conditional Use Permit for an Event Center for a year. ***Zoning Ordinance: Article V 	Completed

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

<p>* Rezoning Needed Before Final Approval</p> <p>**At the Planning and Zoning Commission meeting of July 6, 2022, no one appeared in opposition of the Conditional Use Permit request for an Even Center. The Board unanimously voted to disapprove with a favorable recommendation. There were six members present and voting. At the City Commission meeting of July 25, 2022, after discussion the Board voted to approve the Conditional Use Permit for an Event Center for a year.</p> <p>***Zoning Ordinance: Article V</p>	Applied
PARKS	
* Land dedication in lieu of fee. As per application dated August 30,2022 proposed land use is commercial, commercial developments do not apply to Parks.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application dated August 30,2022 proposed land use is commercial, commercial developments do not apply to Parks.	NA
* Pending review by the City Manager's Office. As per application dated August 30,2022 proposed land use is commercial, commercial developments do not apply to Parks.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation Approved, no TIA required.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
** As per Traffic Department, Trip Generation Approved, no TIA required.	
COMMENTS	
<p>Comments:</p> <p>*Must comply with City's Access Management Policy.</p> <p>***Any amendment of existing contractual agreement must be finalized prior to recording.</p> <p>***Existing plat notes regarding contractual agreement, setbacks, etc. from original Trevino's Acre Subdivision plat must be reflected on plat, a Vacating plat applicable if any restrictions, etc. are proposed to be removed from existing recorded plat , finalize prior to recording.</p>	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

E. SAVANNAH AVE.

S "M" ST.

PROPOSED LOTS 10A & 11A
RDIGER PLAZA SUBDIVISION
SUBD.

LOCATION

JACKSON RD



PROPOSED HACIENDA LOS CANTU
SUBDIVISION
100-110'S ACRE SUBD
2000

-10 2020
HACIENDA
TREVINO
LOT 1
-01 2100

2120
LOT 2A
SAN ISIDRO
ESTATES

LOT 1A
2128

STREET APARTMENTS
VISION

RD
RD

-05 2216

-00 2300

-04 2116

2204

2

00 rear

RD

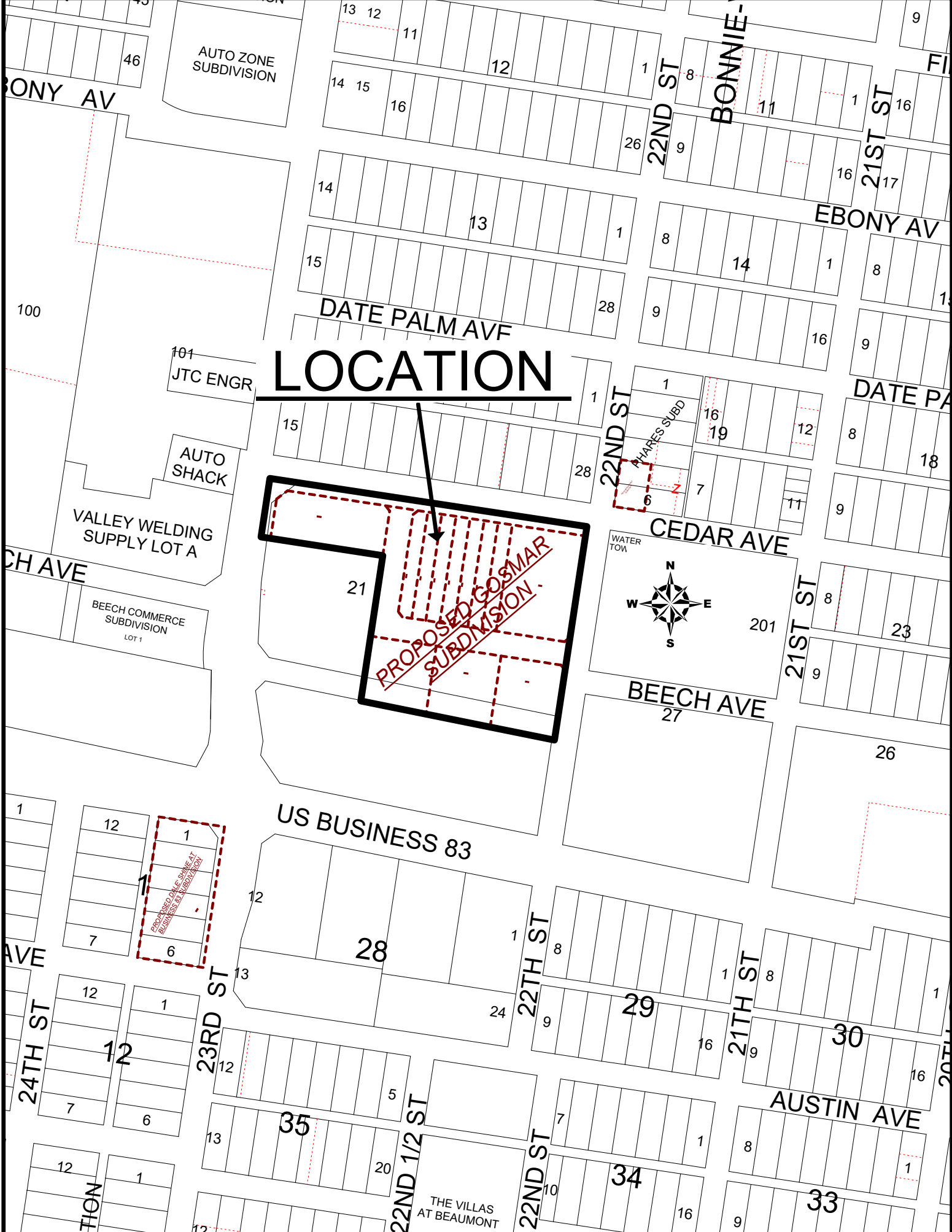


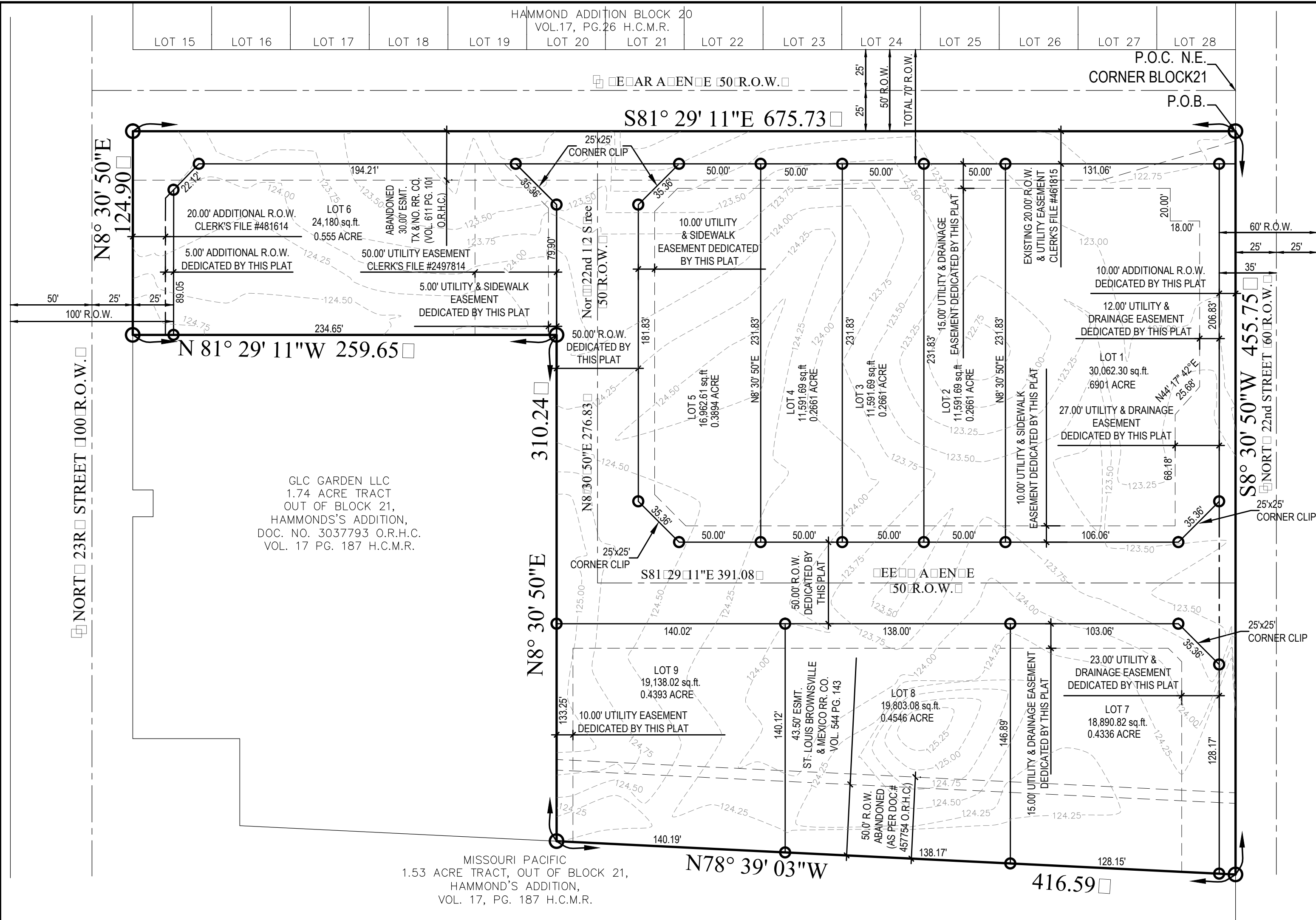
City of McAllen
Planning Department
APPLICATION FOR
SUBDIVISION PLAT REVIEW

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

Project Description	Subdivision Name <u>Gosmar Subdivision</u> Location <u>Southwest corner of Cedar Ave & 22nd St.</u> City Address or Block Number <u>201 N. 22ND ST</u> Number of lots <u>12</u> Gross acres <u>4.99</u> Net acres _____ Existing Zoning <u>C3</u> Proposed <u>C3</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>Vac</u> Proposed Land Use <u>Business</u> Irrigation District # <u>1</u> Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>0.</u> Parcel No. _____ Tax Dept. Review _____ Legal Description <u>A 4.99 acre tract of land, Being 3.84 acres out of 5 acres, out of Block 21, Hammonds Addition, City of McAllen, Vol 17 pgs 187-188</u>
Owner	Name <u>Gosmar, LLC</u> ^{Lois Carlos Gonzalez} Phone <u>956. 994. 8334</u> Address <u>201 N. 10th St.</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> E-mail <u>gosmarllc@hotmail.com</u>
Developer	Name <u>J Pena Construction</u> Phone <u>956. 971. 8705</u> Address <u>5808 N. 23rd St.</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u> Contact Person <u>Jose Pena</u> E-mail <u>JoseP@JPenaConstruction.com</u>
Engineer	Name <u>CLH Engineering, Inc.</u> Phone <u>956. 222. 5423</u> Address <u>701 S. 15th Street</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>Cloromiro Hinojosa Jr.</u> E-mail <u>chinojosa@clhengineeringinc.com</u>
Surveyor	Name <u>Ivan Garcia</u> Phone <u>956. 380. 5152</u> Address <u>910 S. 10th Ave.</u> City <u>Edinburg</u> State <u>TX</u> Zip <u>78539 NM</u> <div style="text-align: right;">JUL 30 2021</div>

LOCATION





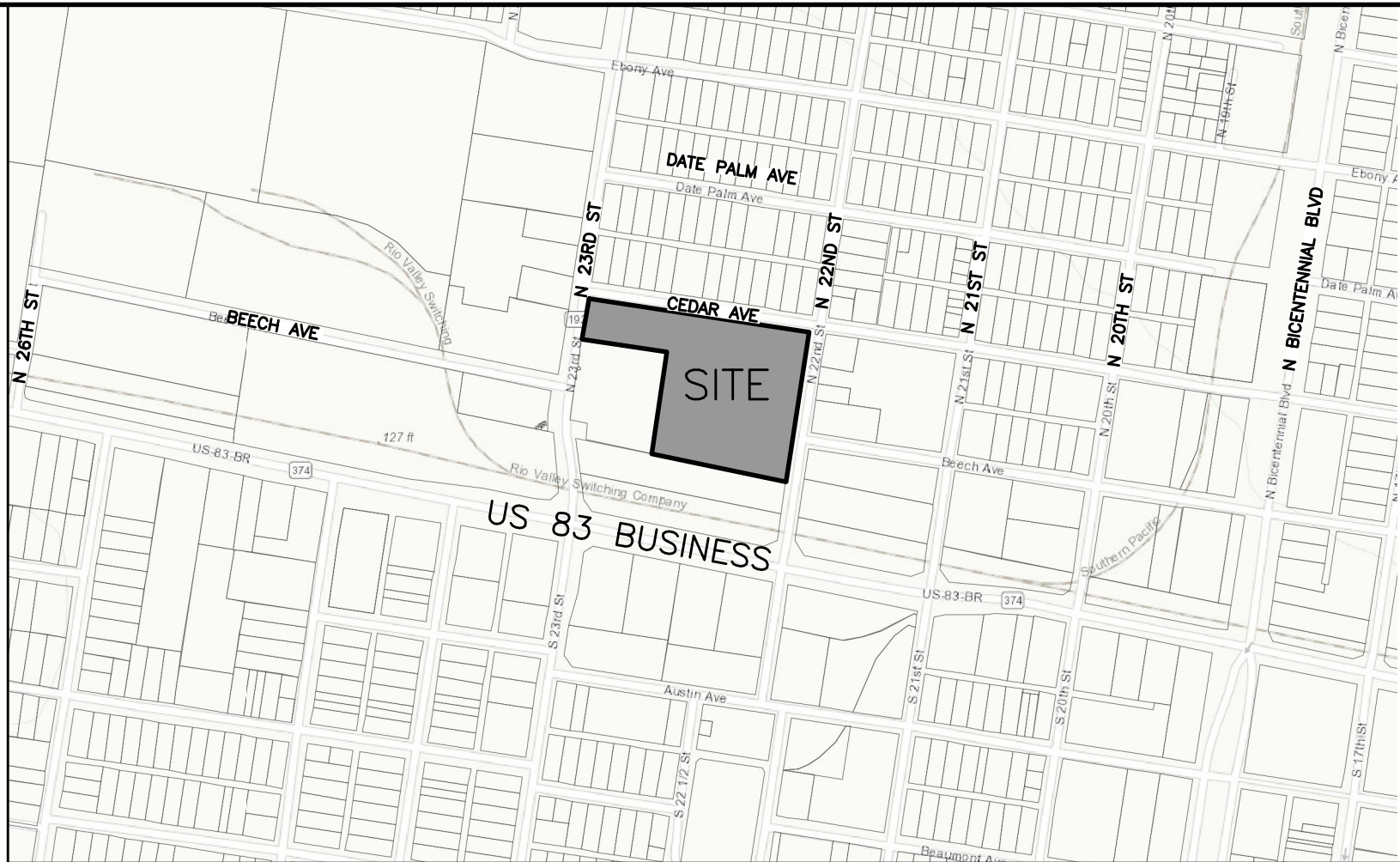
METES & BOUNDS:

BEING A 4.99-ACRE TRACT OF LAND, MORE OR LESS, BEING 3.84 ACRES OUT OF A 5.00-ACRE TRACT OF LAND, MORE OR LESS, OUT OF BLOCK 21, HAMMOND'S ADDITION, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGES 187-188, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND A PORTION OF ABANDONED 50 FOOT STREET RIGHT-OF-WAY ADJACENT TO THE SOUTH OF SAID BLOCK; SAID TRACT CONVEYED TO ICE HOUSE RANCH, LLC, IN SPECIAL WARRANTY DEED DOCUMENTS NUMBER 2611174, OFFICIAL RECORDS HIDALGO COUNTY, TEXAS; SAID 5.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A PK NAIL SET AT THE NORTHEAST CORNER OF SAID BLOCK 21, THENCE, SOUTH 08 DEGREES 31 MINUTES 21 SECONDS WEST, WITH THE EAST LINE OF SAID BLOCK 21 AND THE WEST RIGHT-OF-WAY LINE OF NORTH 22nd STREET, A DISTANCE OF 25.00 FEET TO A CALCULATED POINT (N:16600868.0975, E:1068558.9565), FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND, AND THE POINT OF BEGINNING;

THENCE, SOUTH 81 DEGREES 31 MINUTES 21 SECONDS WEST, WITH THE EAST LINE OF SAID BLOCK 21, AND THE WEST RIGHT-OF-WAY LINE OF SAID NORTH 22nd STREET, AT 20.00 FEET PASSED THE SOUTH RIGHT-OF-WAY LINE OF CEDAR AVENUE, CONTINUING A TOTAL DISTANCE OF 455.49 FEET TO A PK NAIL FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF AN ABANDON 50.00 FOOT ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 78 DEGREES 40 MINUTES 08 SECONDS WEST, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID ABANDON 50.00 FOOT ROAD, A DISTANCE OF 416.52 FEET TO A HALF 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A 1.74 ACRE TRACT OF LAND



CERTIFICATION OF THE MAYOR OF THE CITY OF MCALLEN, 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.

MAYOR, CITY OF MCALLEN 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 WHERE IN MY APPROVAL IS REQUIRED

CHAIRMAN, PLANNING AND ZONING COMMISSION, CITY OF MCALLEN DATE:

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

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

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID#1 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 THEIR 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, (SURVEYOR), 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

REGISTERED PROFESSIONAL SURVEYOR (SEAL)
IVAN GARCIA
REGISTERED PROFESSIONAL PUBLIC SURVEYOR No. 6496
921 SOUTH 10TH AVENUE EDNBURG, TEXAS 78539

No. STATE OF TEXAS.

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

REGISTERED PROFESSIONAL ENGINEER (SEAL)
CLOROMIRO HINOJOSA, JR.
CHLH ENGINEERING, LLC
701 S. 15TH STREET, MCALLEN, TX 78501
(CELL)956-222-5423 (TEL)956-687-5560

No. STATE OF TEXAS.

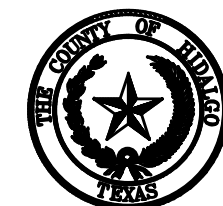
DATE OF PREPARATION: MARCH 22, 2023

SUBDIVISION PLAT OF
"GOSMAR" SUBDIVISION
MCALLEN, TEXAS

BEING A 4.99-ACRE TRACT OF LAND, MORE OR LESS, BEING 3.84 ACRES OUT OF A 5.00-ACRE TRACT OF LAND, MORE OR LESS, OUT OF BLOCK 21, HAMMOND'S ADDITION, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGES 187-188, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND A PORTION OF ABANDONED 50 FOOT STREET RIGHT-OF-WAY ADJACENT TO THE SOUTH OF SAID BLOCK

- GENERAL NOTES:
- FINISHED FLOOR ELEVATION TO BE 18" INCHES ABOVE TOP OF CURB OR BASE FLOOD ELEVATION, WHICHEVER IS HIGHER.
 - THIS PROPERTY IS LOCATED IN: FLOOD ZONE "C"
AREAS BETWEEN LIMITS OF THE 100-YR & 500-YR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YR FLOODING WITH AVERAGE DEPTHS LESS THAN (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY PANEL No. 480343 0005 C, MAP REVISED NOVEMBER 2 1982.
 - A 5 FT WIDE MINIMUM SIDEWALK REQUIRED ON NORTH 23RD STREET, AND 4 FT WIDE MINIMUM SIDEWALK REEQUIRED ALONG CEDAR AVE, & NORTH 22ND STREET, AND BOTH SIDES OF ALL INTERIOR STREETS.
 - MIN. BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: IN ACCORDANCE WITH ZONING ORDINANCE, GREATER FOR EASEMENTS, APPROVED SITE PLAN, OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER.
REAR: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
SIDES: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENT.
CORNER SIDE: 10 FT. OR GREATER FOR EASEMENTS, OR APPROVED SITE PLAN, WHICHEVER IS GREATER.
 - BENCHMARK: CITY OF MCALLEN BENCHMARK (MC77) SET BY ARANDA & ASSOCIATES A 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP. LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF BUS. 83 & 23RD ST. NORTHING: 16600407.27882 EASTING: 1067660.71500 ELEV: 126.53 HORIZONTAL DATUM: NAVD 83, VERTICAL DATUM: NAVD 88
 - MAINTENANCE OF ALL LANDSCAPE AND DETENTION AREAS IS THE RESPONSIBILITY OF THE LOT OWNER.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
 - ADDITIONAL FIRE PROTECTION MAY BE REQUIRED AT BUILDING PERMIT STAGE INCLUDING NECESSARY EASEMENTS.
 - NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN, UTILITY EASEMENTS, GAS EASEMENTS, OR IRRIGATION EASEMENTS AND LOT LINES.
 - AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - DRAINAGE DETENTION REQUIRED FOR THIS PROPERTY IS AS FOLLOWS:
TOTAL 35,044.70 CF (0.805 AC-FT)
LOT 1: 6,888.84 CF LOT 2-4: 2,563.48 CF LOT 5: 3,211.35 CF LOT 6: 3,940.84 CF LOT 7: 4,103.80 CF LOT 8: 3,175.36 CF LOT 9: 5,937.07 CF
 - NO STRUCTURES SHALL BE BUILT OVER ANY EASEMENTS.
 - SERVICE DRIVE EASEMENT FOR ALL LOTS WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
 - 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.
 - COMMON AREAS, SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
 - 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 IMPERIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
 - MINIMUM 25 FT x 25 FT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND A MINIMUM 10 FT x 10 FT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL ALLEY/STREET INTERSECTIONS..
 - ONLY THE SOUTH 25' OF LOT 6 SHALL BE USED FOR CURB CUT/ACCESS FROM 23RD STREET.

PRINCIPAL CONTACTS	ADDRESS	PHONE
ENGINEER: CHLH ENGINEERING, LLC	CLOROMIRO HINOJOSA, JR.	701 S. 15TH STREET, MCALLEN, TX 78501 (956) 687-5560
SURVEYOR: RIO DELTA ENGINEERING	IVAN GARCIA	910 SOUTH 10TH AVENUE, EDINBURG, TX 78539 (956) 380-5152



FILE 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

STATE OF TEXAS
COUNTY OF HIDALGO

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

GOSMAR, LLC
LUIS CARLOS GONZALEZ & ROSBY EDITH MAYORGA ARRATIA
201 N. 10TH STREET
MCALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 20

NOTARY PUBLIC

HIDALGO COUNTY, TEXAS

NOTARY PUBLIC

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 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 FORCLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SECURITY INTEREST HOLDER: DATE:
TEXAS NATIONAL BANK
4908 S. JACKSON RD., EDINBURG, TX 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE PERSON OR PERSONS, 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 THE DAY OF , 20

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



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 3/31/2023

SUBDIVISION NAME: GOSMAR SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. 23rd Street (FM 1926): 25 ft. of additional ROW dedication required for 50 ft. from centerline for 100 ft. total ROW

Paving: by the state Curb & gutter: by the state

****City of McAllen Thoroughfare Plan

N. 22nd Street: 10 ft. ROW required for 60 ft. ROW

Paving: 40 ft. Curb & gutter: both sides

**City of McAllen Thoroughfare Plan

Cedar Avenue: min. 60 ft. ROW

Paving: 40 ft. Curb & gutter: both sides

**Revised plat shows "20 ft. ROW and Utility Easement" to complete 70 ft. of existing ROW.

*** "30 ft. easement Vol. 611 PG. 101" shown as abandoned. Provide the document number on the plat and a copy for staff review prior to recording.

***City of McAllen Thoroughfare Plan

Interior streets: Proposed 50 ft. ROW

Paving: 40 ft. Curb & gutter: both sides

**Sidewalk easements along both side of internal streets will be required to be shown on plat as proposed by the engineer in lieu of 60 ft. ROW prior to recording.

**City of McAllen Thoroughfare Plan

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

* 600 ft. Maximum Cul-de-Sac

**Subdivision Ordinance: Section 134-105

Applied

Applied

Required

Required

NA

Applied

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

*Service drive easement will be required/reviewed at time of site plan for all lots, since an alley is not being proposed. A plat note will be required on plat prior to recording including that the service drive must be maintained by lot owners and not the City of McAllen.

**Subdivision Ordinance: Section 134-106

Applied

SETBACKS

* Front: In accordance with Zoning Ordinance, greater for easements, approved site plan, or in line with existing structures, whichever is greater

**Zoning Ordinance: Section 138-356

* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan

***Zoning Ordinance: Section 138-356

* Sides: In accordance with the zoning ordinance or greater for approved site plan or easement

**Zoning Ordinance: Section 138-356

* Corner side: 10 ft. or greater for easements, or approved site plan, whichever is greater

**Zoning Ordinance: Section 138-356

Applied

Applied

Applied

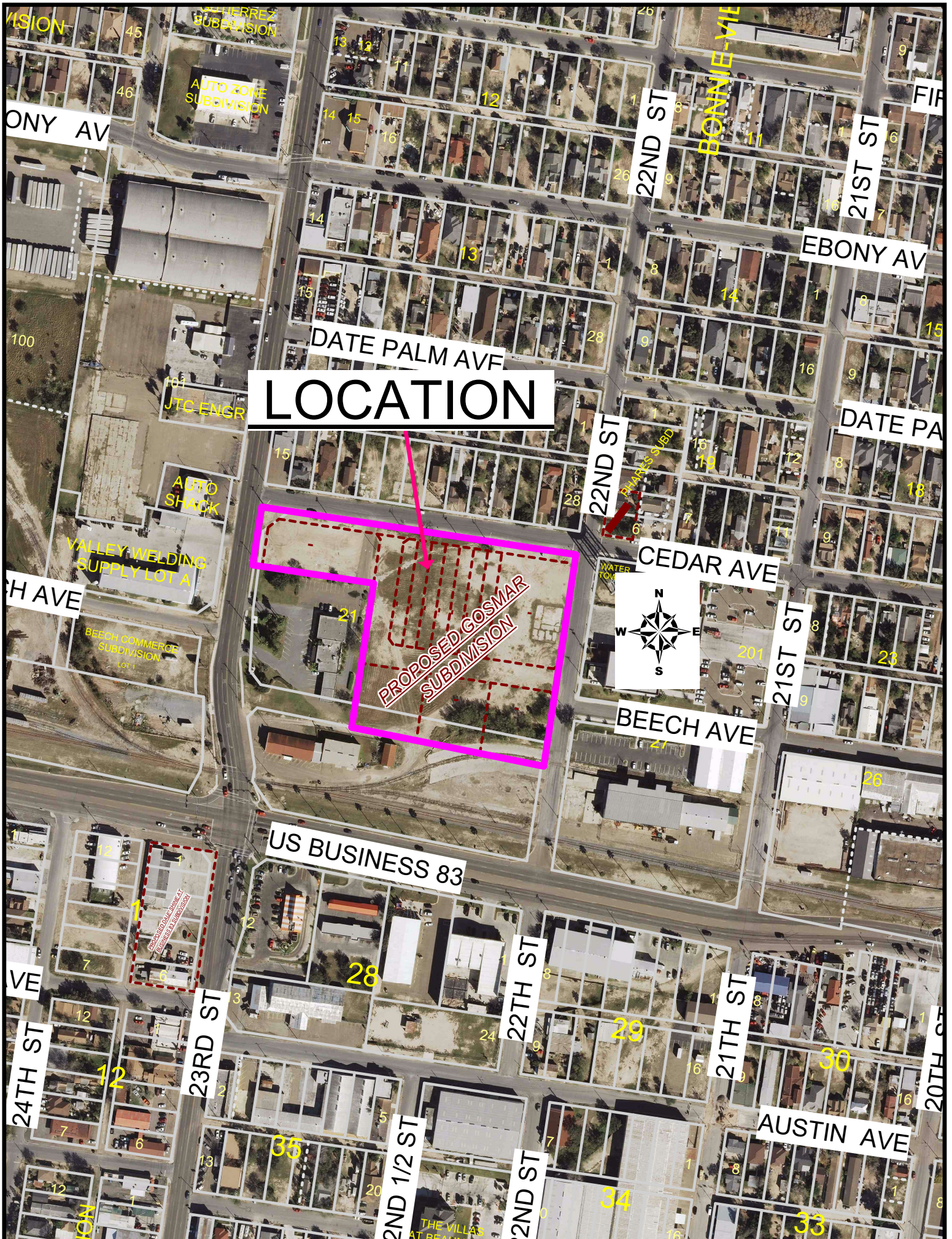
Applied

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

* Garage _____	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
*Proposed: 5 ft. wide minimum sidewalk required on N. 23rd Street, and a 4 ft. wide minimum sidewalk required along Cedar Avenue, N. 22nd Street, and both sides of all interior streets **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	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
No curb cut, access, or lot frontage permitted along North 23rd Street -Any requests for curb cuts on N. 23rd Street must comply with City Access management policy and needs to be approved by the Traffic Department prior to recording. -Wording for plat note must be finalized prior to recording. **City of McAllen Thoroughfare Plan	Required
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	Required
* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. -Proposed as commercial development	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. -Proposed as commercial development	NA
LOT REQUIREMENTS	
* Lots fronting public streets	Required
* Minimum lot width and lot area	Applied
ZONING/CUP	
* Existing: C-3 Proposed: C-3	Applied
* Rezoning Needed Before Final Approval	NA

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

PARKS	
* Land dedication in lieu of fee -Proposed as commercial development. As per Parks Dept. park fees do not apply to commercial properties.	NA
* Park Fee of \$_____ to be paid prior to recording -Proposed as commercial development. As per Parks Dept. park fees do not apply to commercial properties.	NA
* Pending review by the City Management Office.	NA
TRAFFIC	
* Trip Generation approved. As per Traffic Department, TIA is not required.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: - Label any ROW being dedicated as being dedicated by plat (if applicable) prior to recording. - Verify and show all easements depicted on the survey on the subdivision plat and if abandoned, provide the document number and a copy of it for staff review prior to recording. *Must comply with City's Access Management Policy	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



LOCATION

PROPOSED GOSMAR
SUBDIVISION



SUB2022-0022

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>Suarez Subdivision</u>	
	Location <u>East side of N. 24th Street approximately 300 feet south of Harvey Avenue.</u>	
	City Address or Block Number <u>2624 N. 24th Street</u>	
	Number of Lots <u>2</u> Gross Acres <u>2.89</u> Net Acres <u>2.89</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-3T</u> Proposed Zoning <u>C-3</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____	
	Existing Land Use <u>Open</u> Proposed Land Use <u>Warehouse</u> Irrigation District # <u>3</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u> </u>	
	Parcel # _____ Tax Dept. Review <u> </u>	
	Water CCN <input type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>2.89 acres being a 0.93 acre tract out of Whitewing Addition No. 2 as recorded in Volume 18, Page 16 Map Records of Hidalgo County, Texas and a 1.96 acre tract out of a portion of Block 1 Whitewing Addition Unit 1 as recorded in Volume 17, Page 2 Map Records of Hidalgo County, Texas.</u>		
Owner	Name <u>Suarez Brothers, LLC</u>	Phone <u>956-827-5656</u>
	Address <u>6100 N. 10th Street</u>	E-mail <u>albertsuarezjr@outlook.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>Suarez Brothers, LLC</u>	Phone <u>956-827-5656</u>
	Address <u>6100 N. 10th Street</u>	E-mail <u>albertsuarezjr@outlook.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Albert Suarez</u>	
Engineer	Name <u>Javier Hinojosa Engineering</u>	Phone <u>956-668-1588</u>
	Address <u>416 E. Dove Avenue</u>	E-mail <u>javier@javierhinojosaeng.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Javier Hinojosa, P.E.</u>	
Surveyor	Name <u>C.V.Q. Land Surveyors, LLC</u>	Phone <u>956-618-1551</u>
	Address <u>517 Beaumont Avenue</u>	E-mail <u>cvq@cvqlandsurvey.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	

ENTERED

MAR 13 2023

Initial:

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

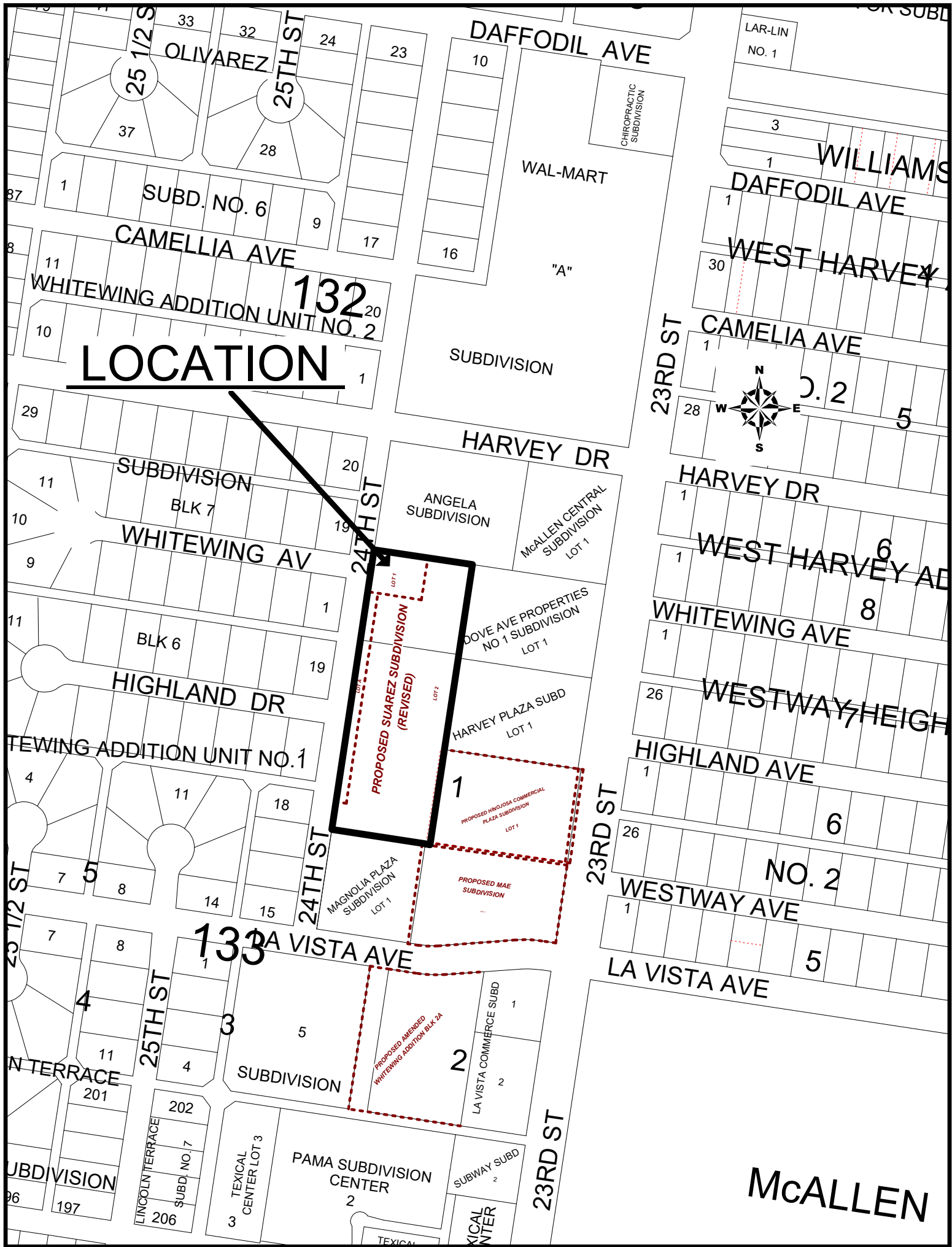
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 3/9/23

Print Name Albert Suarez

Owner ☒ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application

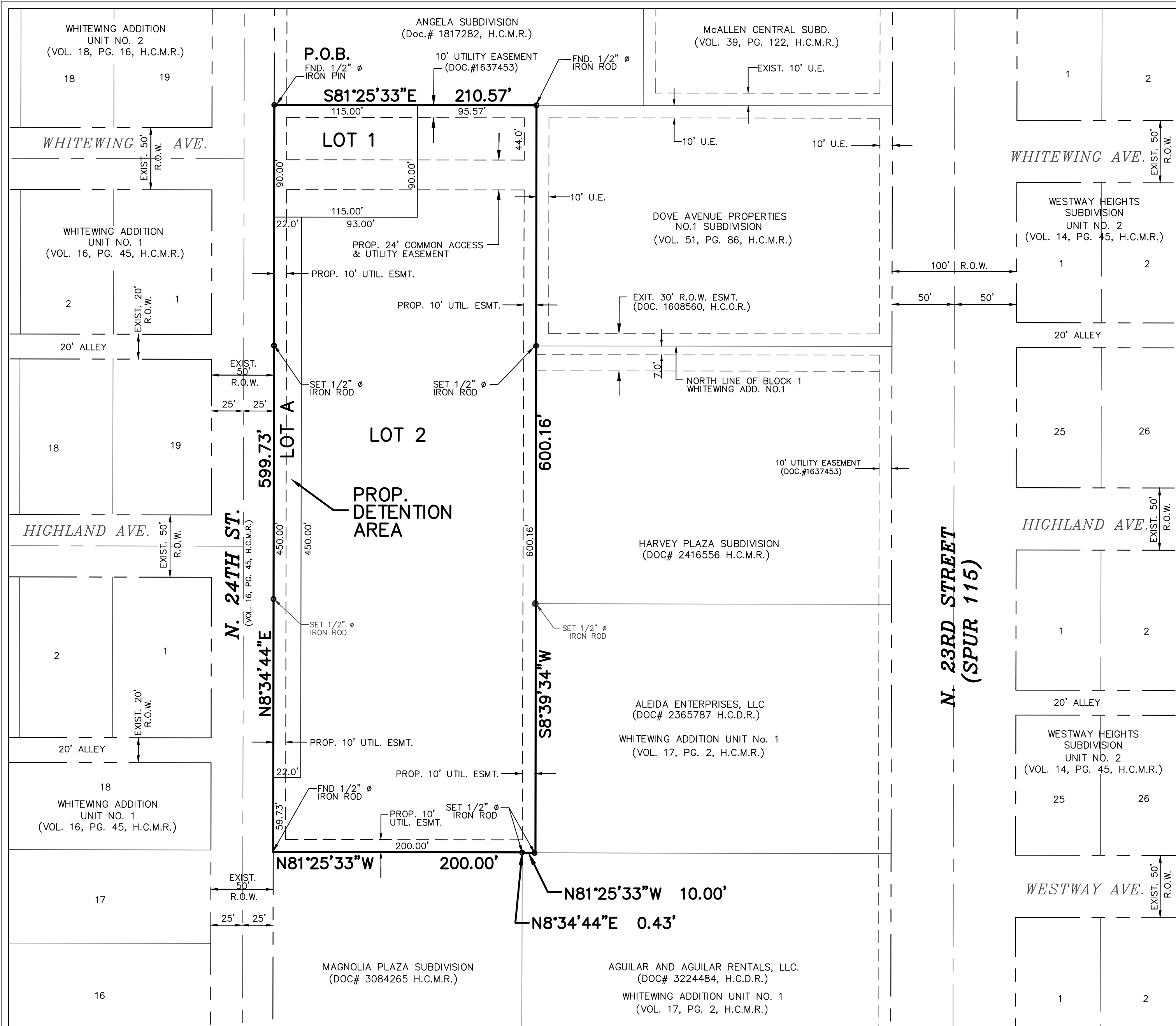


LOCATION

132

133

McALLEN



SCALE: 1" = 60'
BASIS OF BEARING AS PER
TEXAS STATE PLANE
COORDINATE SYSTEM
NAD 83, SOUTH ZONE

GENERAL NOTES

- THIS FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "B" WITH ARE "AREAS OF MINIMAL FLOODING", AS PER F.E.M.A.s FLOOD INSURANCE RATE MAP PANEL No.: 480343 0005 C DATED NOVEMBER 2, 1982.
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF THIS LOT.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT:IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN OR IN LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER.
REAR:IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN SIDEIN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN
- A 5' SIDEWALK SHALL BE REQUIRED ALONG THE EAST SIDE OF N. 24TH STREET.
- A TOTAL OF 0.00 ACRE FEET (0.00 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. AN ENGINEERED DETENTION AREA SHALL BE CONSTRUCTED AS SHOWN ON THE APPROVED SITE PLAN.
- BENCHMARK: TOP OF CURB INLET LOCATED AT THE SOUTHEAST CORNER OF N. 24TH STREET AND HARVEY AVENUE. ELEV. = 118.13. REFERENCE: (MC-65: ELEV. = 120.15 LOCATED AT THE NORTHWEST CORNER OF 23RD STREET AND DAFFODIL ST. - 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP).
- ALL LOT CORNERS 1/2" Ø IRON ROD SET, OR AS NOTED ON THIS PLAT.
- 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.
- NO STRUCTURES PERMITTED OVER ANY EASEMENTS.

METES AND BOUNDS

A TRACT OF LAND CONTAINING 2.89 ACRES, MORE OR LESS, BEING A 0.93ACRE TRACT OUT OF WHITEWING ADDITION No. 2 AS RECORDED IN VOLUME 18, PAGE 16, MAP RECORDS OF HIDALGO COUNTY, TEXAS AND A 1.96 ACRE TRACT OUT OF A PORTION OF BLOCK 1, WHITEWING ADDITION UNIT No. 1 AS RECORDED IN VOLUME 17, PAGE 2, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 2.89 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH CAPPED IRON ROD FOUND AT THE NORTHWEST CORNER OF BLOCK 1, WHITEWING ADDITION UNIT No. 1, RECORDED IN VOLUME 17, PAGE 2, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE SOUTH LINE OF THE SAID WHITEWING ADDITION UNIT No. 2, SAND SAME BEING A POINT ON THE EXISTING EAST RIGHT-OF-WAY LINE OF N. 24th STREET (AN EXISTING 50 FOOT RIGHT-OF-WAY), FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE S 81°25'33" E ALONG THE NORTH LINE OF THE SAID BLOCK 1, WHITEWING ADDITION UNIT No. 1, TO A POINT ON THE WEST SAID BOUNDARY LINE OF A CALLED DOVE AVENUE PROPERTIES No. 1 SUBDIVISION, RECORDED IN VOLUME 51, PAGE 86, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 210.57 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 08°39'34" W ALONG THE WEST BOUNDARY LINE OF THE SAID DOVE AVENUE PROPERTIES No. 1, AND SAME BEING IN PART ALONG THE WEST BOUNDARY LINE OF A CALLED HARVEY PLAZA SUBDIVISION, RECORDED IN DOCUMENT #2416556, MAP RECORDS OF HIDALGO COUNTY, TEXAS, PASSING AT 7.00 FEET THE COMMON WEST CORNER BETWEEN THE SAID DOVE AVENUE PROPERTIES No. 1 SUBDIVISION AND HARVEY PLAZA SUBDIVISION A CONTINUING A DISTANCE OF 196.50 TO A 1/2 INCH IRON ROD SET FOR THE SOUTH WEST CORNER OF HARVEY PLAZA AND THE NORTH WEST CORNER OF A CALLED 1.34 ACRE TRACT CONVEYED TO AGUILAR AND AGUILAR RENTALS, LLC, RECORDED IN DOCUMENT # 3224484 OFFICIAL RECORDS OF HIDALGO COUNTY AND CONTINUING ALONG THE WEST BOUNDARY LINE OF OF SAID 1.38 ACRE TRACT A TOTAL DISTANCE OF 600.16' FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°25'33" W ACROSS THE SAID BLOCK 1, WHITEWING ADDITION UNIT No. 1, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID 1.34 ACRES AGUILAR AND AGUILAR RENTALS TRACT, TO A POINT ON THE EAST BOUNDARY LINE OF A CALLED MAGNOLIA PLAZA SUBDIVISION, RECORDED IN DOC. # 3084265, MAP RECORDS OF HIDALGO COUNTY, TEXAS SAME POINT BEING THE NORTHWEST CORNER OF THE SAID 1.34 ACRES AGUILAR AND AGUILAR RENTALS TRACT, A DISTANCE OF 10.00 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 08°34'44" E ACROSS THE SAID BLOCK 1, WHITEWING ADDITION UNIT No. 1, SAME BEING ALONG THE EAST BOUNDARY LINE OF THE SAID MAGNOLIA PLAZA SUBDIVISION, TO THE NORTHEAST CORNER OF OF THE SAID MAGNOLIA PLAZA SUBDIVISION, A DISTANCE OF 0.43 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°25'33" W ACROSS THE SAID BLOCK 1, WHITEWING ADDITION UNIT No. 1, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID MAGNOLIA PLAZA SUBDIVISION, TO A POINT ON THE WEST LINE OF THE SAID BLOCK 1, WHITEWING ADDITION UNIT No.1, SAME BEING A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF N. 24TH STREET (AN EXISTING 50.00 FOOT WIDE RIGHT OF WAY), A DISTANCE OF 200.00 FEET TO A 1/2 INCH IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 8°34'44" E ALONG THE WEST LINE OF THE SAID BLOCK 1, WHITEWING ADDITION UNIT No. 1, SAME BEING ALONG THE EXISTING EAST RIGHT OF WAY LINE OF N. 24TH STREET, A DISTANCE OF 599.73' FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 2.89 ACRES OF LAND, MORE OR LESS.

SUBDIVISION PLAT OF SUAREZ SUBDIVISION

A TRACT OF LAND CONTAINING 2.89 ACRES, MORE OR LESS, BEING A 0.93 ACRE TRACT OUT OF WHITEWING ADDITION No. 2 AS RECORDED IN VOLUME 18, PAGE 16, MAP RECORDS OF HIDALGO COUNTY, TEXAS AND A 1.96 ACRE TRACT OUT OF A PORTION OF BLOCK 1, WHITEWING ADDITION UNIT No. 1 AS RECORDED IN VOLUME 17, PAGE 2, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO

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

SUAREZ BROTHERS, LLC.
6100 N. 10th ST.
MCALLEN, TEXAS 78504
BY: ALBERT SUAREZ, PRESIDENT

DATE:

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY THE OWNER PERSONALLY APPEARED ALBERT SUAREZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE ____ DAY OF _____, 2023 A.D.

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

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

CHAIRMAN, 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

STATE OF TEXAS COUNTY OF HIDALGO

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

JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808

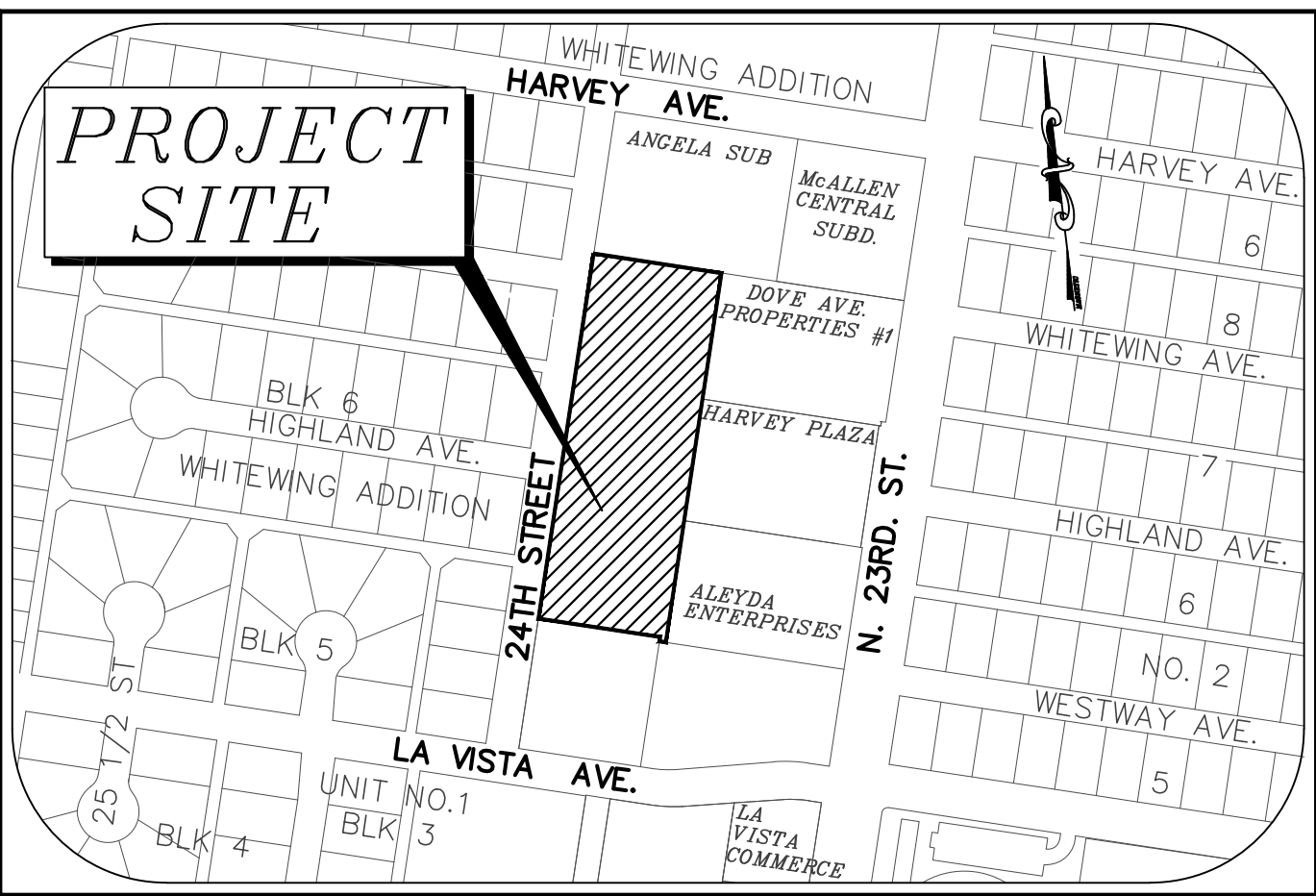
DATE

STATE OF TEXAS COUNTY OF HIDALGO

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPER-VISION ON THE GROUND.

CARLOS VASQUEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C.V.Q. LAND SURVEYORS, LLC
517 BEAUMONT AVE.
MCALLEN, TEXAS 78501
TEL. (956) 618-1551 DATE SURVEYED: MAY 12, 2022
TBPELS FIRM NO. 10119600

DATE



LOCATION MAP SCALE: 1"=500'

DATE OF PREPARATION: MARCH, 2023

DRAWN BY: A. GAUNA



JAVIER HINOJOSA ENGINEERING CONSULTING ENGINEERS

416 E. DOVE AVENUE McALLEN, TEXAS 78504

PHONE (956) 668-1588

javier@javierhinojosaeng.com

TBPELS FIRM NUMBER F-1295

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

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: ALBERT SUAREZ	6100 N. 10th ST.	MCALLEN, TX 78504	(956) 827-5656
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	MCALLEN, TX 78504	(956) 668-1588
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	MCALLEN, TX 78501	(956) 618-1551



FILE 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: 3/31/2023

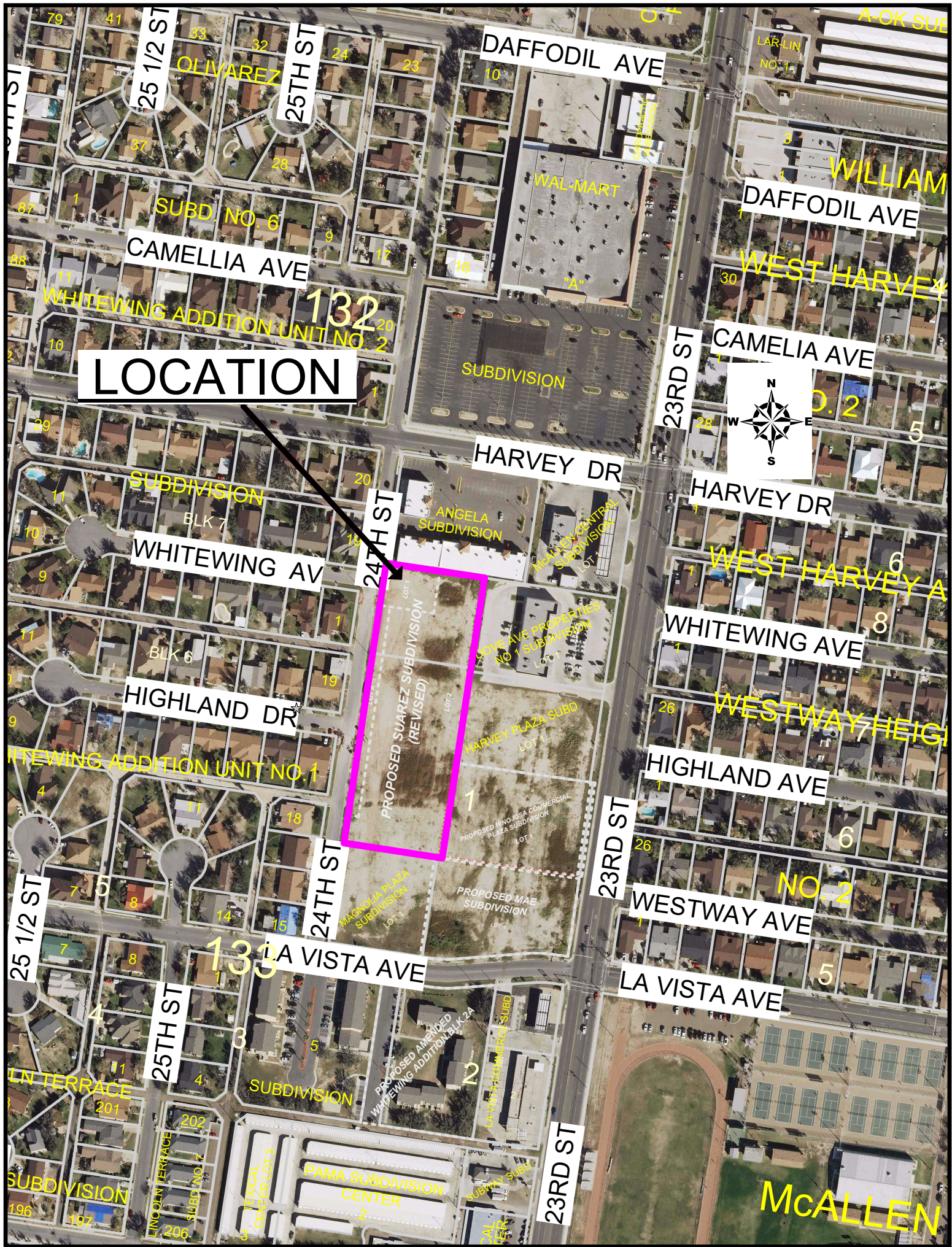
SUBDIVISION NAME: SUAREZ SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>N. 24th Street: 25 ft. from centerline for 50 ft. total ROW Paving: 32 ft. Curb & gutter: Both Sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are not constructed prior to recording. ***COM Thoroughfare Plan</p>	Applied
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	NA
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p>	Compliance
<p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	NA
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties and multi-family properties. Revisions Needed: -Provide for alley or service drive easement on the plat prior to recording. Alley or service drive easement cannot dead-end. If proposing a note deferring service drive in lieu of alley to site plan stage note wording must be finalized prior to final. **Private Access Service Drive Easement must be minimum 24 ft. with 24 ft. of paving and in compliance with Fire and Public Works Department requirements ***Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>*Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. Revisions Needed: -Revise note as shown above prior to final. **Proposed: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater. ***Zoning Ordinance: Section 138-356</p>	Non-compliance

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

<p>*Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Revise note as shown above prior to final. **Proposed: In accordance with zoning ordinance, or greater for easements or approved site plan ***Zoning Ordinance: Section 138-356</p> <p>* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Revise note as shown above prior to final. **Proposed: In accordance with zoning ordinance, or greater for easements or approved site plan. ***Zoning Ordinance: Section 138-356</p> <p>* Corner: Interior Lot **Zoning Ordinance: Section 138-35</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>	Non-compliance
	Non-compliance
	NA
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on N. 24th Street **Proposing: A 5' Sidewalk shall be required along the east side of N.24th Street. ***Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize note wording 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, and along N. 24th Street. **Buffer requirement on N. 24th Street will be finalized prior to final **Finalize plat note wording for note #8 once buffer requirements have been finalized, 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. **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Non-compliance
	Applied
	Required
NOTES	
<p>**Must comply with City Access Management Policy ***As per Traffic Department, please show proposed driveway locations for review for compliance with spacing.</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	TBD
	Required

<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: -Include note as shown above, prior to final. **Note subject to change once subdivision requirements have been finalized. Finalize wording 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. **Section 110-72 applies if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **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. **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>	Non-compliance
	Applied
	NA
	NA
LOT REQUIREMENTS	
<p>* Lots fronting public streets **Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area. Revisions Needed: -Lot square footages must be included on plat prior to final.(Table or detail on lots is acceptable.) **Zoning Ordinance: Section 138-356</p>	Compliance
	Non-compliance
ZONING/CUP	
<p>Lot 1: * Existing:C-3 (General Business)District Proposed:C-3 (General Business) District *At the City Commission meeting of April 25,2022 the City Commission voted to approve the rezoning from R-3T to C-3. Lot 2:Existing: R3-T(Townhouse residential) District Proposed: C-3 (General Business) District Pending Items: -Rezoning to C-3 scheduled for the Planning and Zoning Commission meeting of March 21, 2023 and City commission meeting of April 10, 2023.</p> <p>**Engineer must verify if proposed subdivision and use is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ***As per application dated March 13,2023 proposed land use is commercial, please review intended use as it may require a conditional use permit ***Zoning Ordinance: Article V</p>	Non-compliance

<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval Pending Items: -Rezoning for lot 2 to C-3 scheduled for the Planning and Zoning Commission meeting of March 21, 2023 and City commission meeting of April 10, 2023, rezoning must be finalized prior to final **Engineer must verify if proposed subdivision and use is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ***As per application dated March 13,2023 proposed land use is commercial, please review intended use as it may require a conditional use permit. ***Zoning Ordinance: Article V	Required
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. **If property is rezoned to commercial, park land dedication not applicable.	TBD
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording **If property is rezoned to commercial, park fee not applicable.	TBD
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording and/or land dedication. **If property is rezoned to commercial, park fee/land dedication not applicable.	TBD
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Updated 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	
Comments: *Must comply with City's Access Management Policy. *Any abandonments must be done by separate process, not by plat. *The Subdivision was previously approved in final form at the Planning and Zoning Commission meeting of May 17th,2022 as a 1-lot commercial subdivision, as per application date March 13th,2023 2-lot commercial subdivision proposed.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECTS TO CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVALS.	Applied



LOCATION



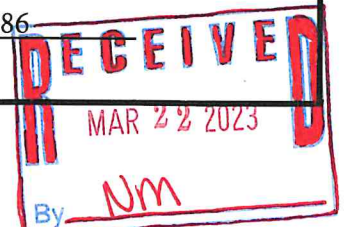


City of McAllen

Planning Department

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

Project Information	Subdivision Name	<u>Silver Oak Subdivision</u>		
	Location	<u>Southwest corner Hobbs Avenue and Bicentennial Blvd.</u>		
	City Address or Block Number	<u>9229 N BICENTENNIAL BLVD</u>		
	Number of Lots	<u>5</u>	Gross Acres	<u>2.92</u>
			Net Acres	<u>2.84</u>
			ETJ	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Existing Zoning	<u>R-1</u>	Proposed Zoning	<u>R-1</u>
			Rezoning Applied for	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____
			Single Family	
	Existing Land Use	<u>Open</u>	Proposed Land Use	<u>Residential</u>
		Irrigation District #	<u>3</u>	
Replat	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Commercial	_____ Residential _____	
Agricultural Exemption	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Estimated Rollback Tax Due	<u>1071.72</u>	
Parcel #	_____	Tax Dept. Review	<u>ag</u>	
Water CCN	<input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC	Other	_____	
Legal Description	<u>2.92 acres of land out of Lot Number Nine (9) of the E.M. Card Survey Number One (1) Subdivision as recorded in Volume 8, Page 1 Hidalgo County Map Records, Hidalgo County, Texas.</u>			
Owner	Name	<u>Cameron Family Trust</u>	Phone	_____
	Address	<u>9301 N 10th Street</u>	E-mail	_____
	City	<u>McAllen</u>	State	<u>TX</u> Zip <u>78504</u>
Developer	Name	<u>RD Silver Oak, LLC</u>	Phone	<u>(956) 451-6390</u>
	Address	<u>P.O. Box 6105</u>	E-mail	<u>jason@wtcementers.com</u>
	City	<u>McAllen</u>	State	<u>TX</u> Zip <u>78502</u>
	Contact Person	<u>Jason E. Garza, President</u>		
Engineer	Name	<u>Javier Hinojosa Engineering</u>	Phone	<u>(956) 668-1588</u>
	Address	<u>416 E. Dove Avenue</u>	E-mail	<u>javier@javierhinojosaeng.com</u>
	City	<u>McAllen</u>	State	<u>TX</u> Zip <u>78504</u>
	Contact Person	<u>Javier Hinojosa, P.E.</u>		
Surveyor	Name	<u>Rios Surveying, LLC</u>	Phone	<u>(956) 361-9179</u>
	Address	<u>221 S. Williams Road</u>	E-mail	<u>rios_surveying@sbcglobal.net</u>
	City	<u>San Benito</u>	State	<u>TX</u> Zip <u>78586</u>
	Contact Person:	<u>Francisco Rios, R.P.L.S.</u>		



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

Date

Print Name Javier Hinojosa, P.E.

Owner ☐

Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application

LOCATION

**PROPOSED SILVER OAK
SUBDIVISION**

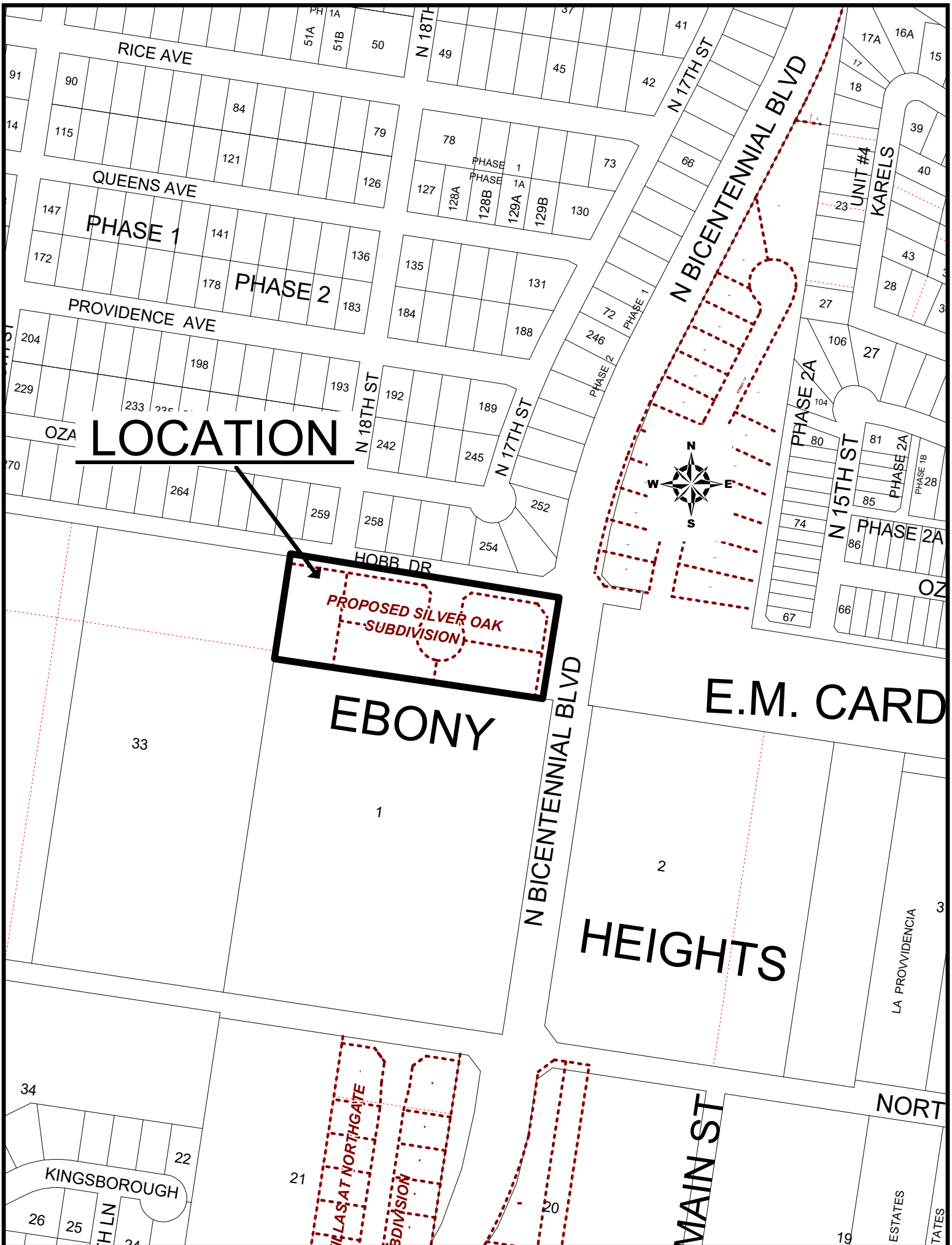
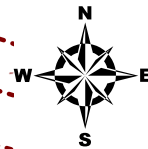
EBONY

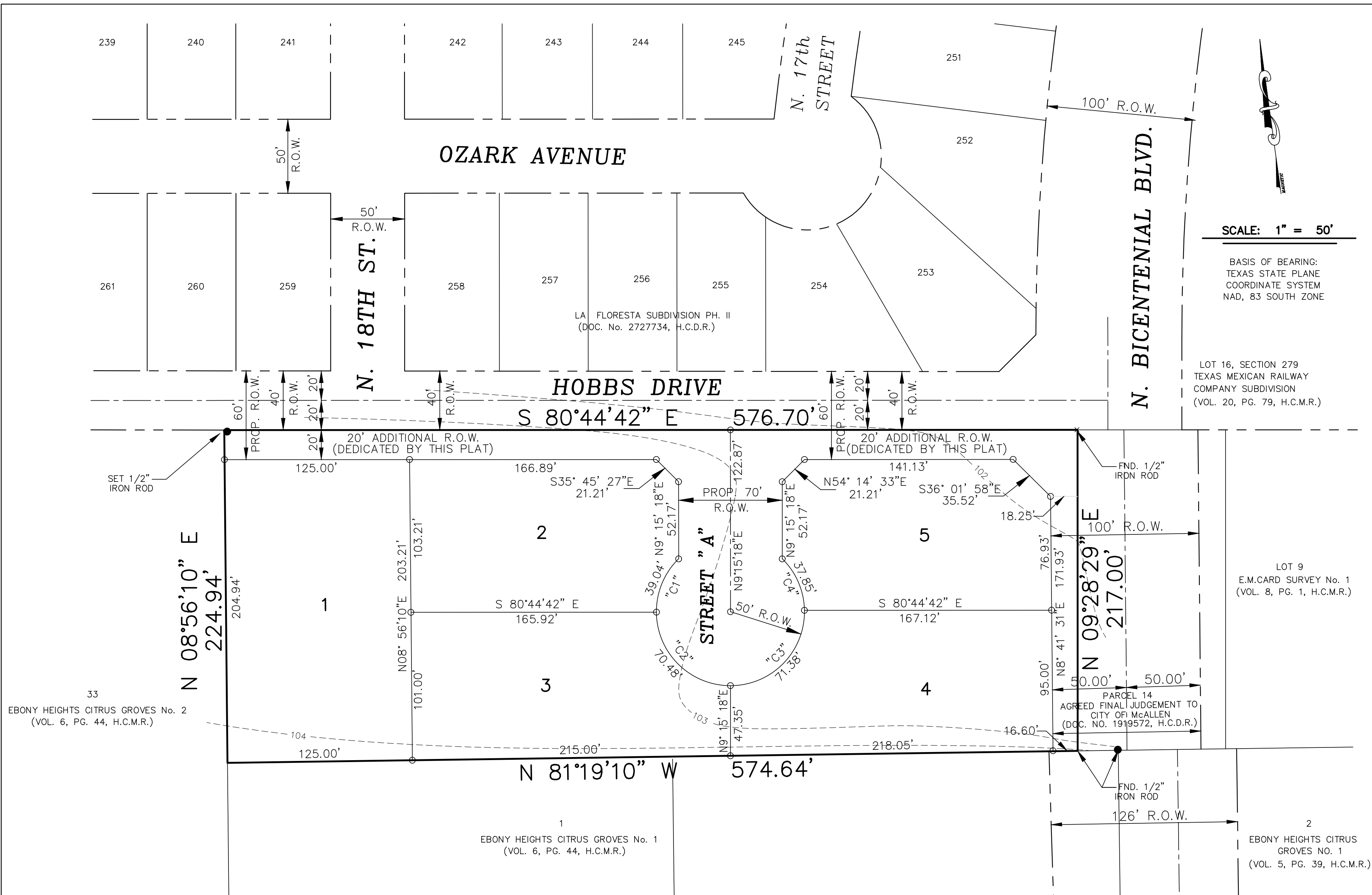
HEIGHTS

E.M. CARD

MAIN ST

NORT





GENERAL NOTES

- THE FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "X", WHICH IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN" AS PER F.E.M.A.'s FLOOD INSURANCE RATE MAP PANEL No.: 480334 0325 D, REVISED JUNE 6, 2000.
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF THE LOT.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: 25 FEET OR GREATER FOR EASEMENTS
REAR: 10 FEET OR GREATER FOR EASEMENTS
INTERIOR SIDE: 6 FEET OR GREATER FOR EASEMENTS
CORNER SIDE: 10 FEET OR GREATER FOR EASEMENTS
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
- NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
- A TOTAL OF 9,253 CUBIC FEET (0.212 ACRE FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. EACH LOT WILL BE REQUIRED TO DETAIN 1,851 CUBIC FEET (0.042 ACRE FEET) OF DETENTION. AN ENGINEERED DETENTION PLAN WILL BE SUBMITTED AT THE BUILDING PERMIT STAGE.
- BENCHMARK: TOP OF STORM DRAIN MANHOLE LOCATED AT THE NORTH EAST CORNER OF THIS INTERSECTION OF N. 18th. STREET AND HOBBS DRIVE ELEVATION = 101.99. REFERENCE (MC 49 ELEVATION = 110.82 NORTHING: 16625729.24430 EASTING: 1071492.40907) TYPE OF MARK: 30" ALUMINUM PIPE WITH A 3 1/4" BRASS MONUMENT CAP ON TOP LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF 23rd STREET AND MILE 5 (AUBURN AVE.) (GRID ZONE - TEXAS SOUTH (4205), HORIZ. DATUM: NAD 83, DATUM: NAVD 88.
- A 4 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES ALL INTERIOR STREETS. A 5 FOOT WIDE SIDEWALK REQUIRED ALONG THE SOUTH SIDE OF HOBBS AVENUE AND WEST SIDE OF BICENTENNIAL BLDR.
- FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG AUBURN AVENUE AND N. WARE ROAD.
- 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. BICENTENNIAL BLVD. AND ALONG HOBBS DRIVE FOR LOTS 2 AND 5
- A 25 FOOT X 25 FOOT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- ALL EASEMENTS SHOWN ARE DEDICATED BY THIS PLAT UNLESS OTHERWISE SHOWN AS DEDICATED BY SEPARATE INSTRUMENT.
- NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAY OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SILVER OAK SUBDIVISION, RECORDED AS DOCUMENT No. _____ HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-07 OF THE CODE OF ORDINANCES OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO THE COMMON AREAS, ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.

METES AND BOUNDS DESCRIPTION

BEING A TRACT CONTAINING 2.92 ACRES OF LAND SITUATED OUT OF LOT NUMBER NINE (9) OF THE E. M. CARD SURVEY NUMBER ONE (1) SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 1 OF THE HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS: SAID 2.92 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" INCH IRON ROD SET FOR THE NORTHWEST CORNER OF SAID LOT 9 AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF HOBBS DRIVE (NOT IN USE), AS SHOWN ON THE PLAT OF LA FLORESTA SUBDIVISION, PHASE 2, AS RECORDED IN VOLUME 0, PAGE 2721134 OF THE HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 80 DEGREES 31 MINUTES 32 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HOBBS DRIVE AND ALONG THE NORTH LINE OF SAID LOT 9 OF THE E. M. CARD SUBDIVISION, A DISTANCE OF 576.70 FEET TO A 1/2" INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF A CERTAIN 0.50 ACRE TRACT AS RECORDED IN DOCUMENT NUMBER 3392402 OF THE HIDALGO COUNTY OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF BICENTENNIAL BOULEVARD;

THENCE, DEPARTING THE NORTH LINE OF SAID LOT 9, SOUTH 09 DEGREES 28 MINUTES 29 SECONDS WEST, ALONG THE WEST LINE OF SAID 0.50 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID BICENTENNIAL BOULEVARD; A DISTANCE OF 217.00 FEET TO A 1/2" INCH IRON ROD FOUND (STAMPED CVO) FOR THE SOUTHWEST CORNER OF SAID 0.50 ACRE TRACT, THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING ON THE NORTH LINE OF LOT NUMBER 1 OF THE EBONY HEIGHTS CITRUS GROVES SUBDIVISION, NUMBER 1, AS RECORDED IN VOLUME 5, PAGE 39 OF THE HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS;

THENCE, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID BICENTENNIAL BOULEVARD, NORTH 81 DEGREES 19 MINUTES 10 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 574.64 FEET TO A 1/2" INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1 FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING ON THE EAST LINE OF THE EBONY HEIGHTS CITRUS GROVES SUBDIVISION, UNIT NUMBER 2, AS RECORDED IN VOLUME 6, PAGE 44 OF THE HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS;

THENCE, NORTH 08 DEGREES 56 MINUTES 10 SECONDS EAST, ALONG THE EAST LINE OF SAID EBONY HEIGHTS CITRUS GROVES SUBDIVISION, NUMBER 2, A DISTANCE OF 224.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.92 ACRES OF LAND.

SUBDIVISION PLAT OF
SILVER OAK SUBDIVISION

BEING A TRACT CONTAINING 2.92 ACRES OF LAND SITUATED OUT OF LOT NUMBER NINE (9) OF THE E. M. CARD SURVEY NUMBER ONE (1) SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 1 OF THE HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGN, OWNER OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS SILVER OAK SUBDIVISION AN ADDITION TO THE CITY OF MCALLEN AND WHOSE NAME IS SUBSCRIBED HERETO DO HEREBY GRANT AN EASEMENT TO 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 UTILITIES UNDER FRANCHISE TO SAID CITY AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. ADDITIONAL PUBLIC RIGHT OF WAY FOR HOBBS DRIVE IS BEING DEDICATED BY THIS PLAN.

RD SILVER OAK, LLC.
P.O. BOX 6105
MCALLEN, TEXAS 78502
BY: JASON E. GARZA, PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY THE OWNER PERSONALLY APPEARED JASON E. GARZA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE _____ DAY OF _____, 2023 A.D.

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

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 _____

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 _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808

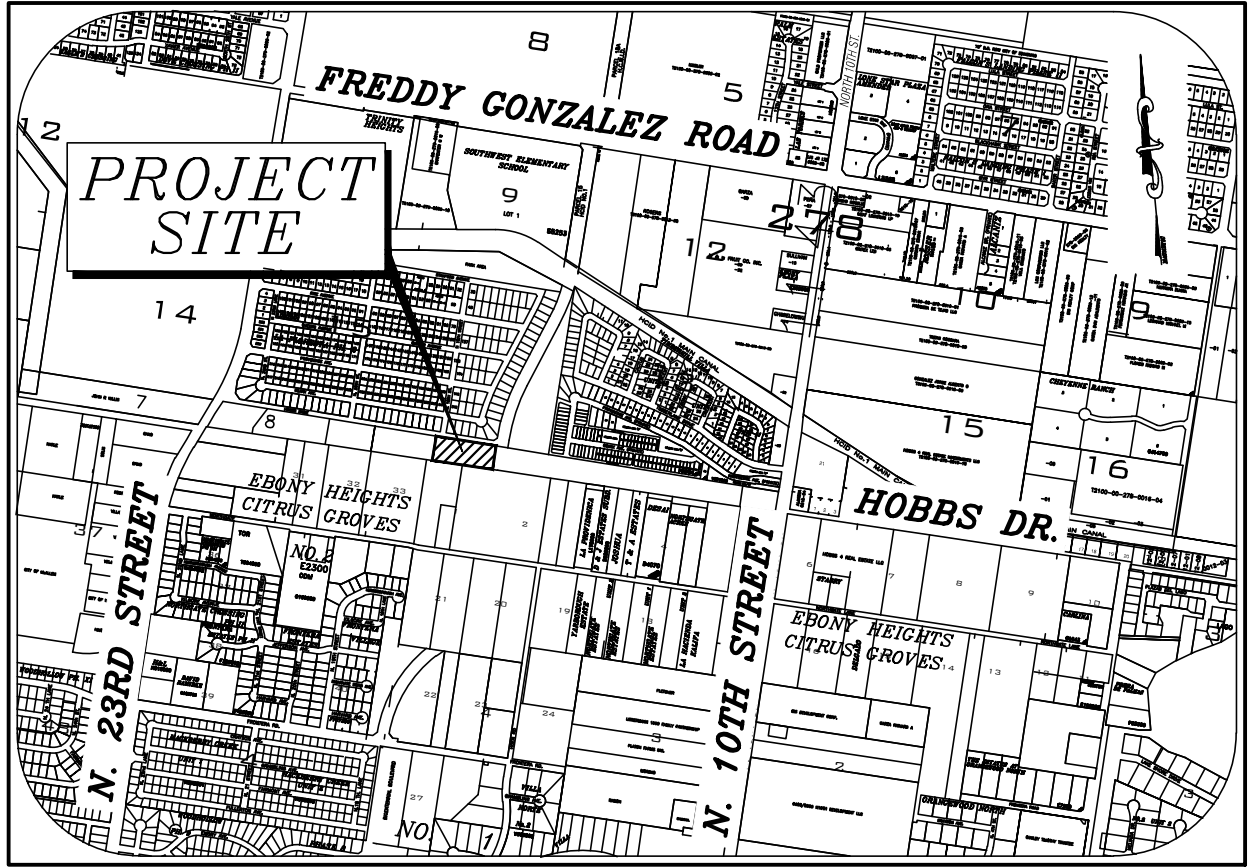
STATE OF TEXAS
COUNTY OF HIDALGO

I, FRANCISCO RIOS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

FRANCISCO RIOS, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4642
RIOS SURVEYING, LLC
221 S. WILLIAMS ROAD
SAN BENITO, TEXAS 78586
TEL. (956) 361-9179/1858
FAX (956) 361-9254
TBPELS FIRM No. 10117600

IRREGULAR LOTS		
LOT #	SQ. FT.	ACRES
1	25,510	0.59
2	17,348	0.39
3	18,235	0.44
4	19,049	0.44
5	17,731	0.41

CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING
"C1"	45°57'15"	50.00'	21.20'	39.04'	S 08°51'41" W
"C2"	89°37'08"	50.00'	49.67'	70.48'	S 80°37'08" E
"C3"	81°05'22"	50.00'	50.96'	71.38'	N 08°09'11" E
"C4"	44°29'00"	50.00'	20.45'	37.25'	N 36°19'50" W



LOCATION MAP
N.T.S.



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

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

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

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: JASON E. GARZA	P.O. BOX 6105	MCALLEN, TX 78502	(956) 451-6390
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	MCALLEN, TX 78504	(956) 668-1588
SURVEYOR: FRANCISCO RIOS	221 S. WILLIAMS ROAD	SAN BENITO, TX 78586	(956) 361-9179

DATE OF PREPARATION: FEBRUARY, 2023

DRAWN BY: P. GONZALEZ



JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

416 E. DOVE AVENUE MCALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
TBPELS FIRM NUMBER F-1295



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 3/31/2023

SUBDIVISION NAME: SILVER OAK SUBDIVISION

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 were applicable, prior to final.
- Verify alignment of existing N. Bicentennial Blvd to the North and South prior to final.
- Label centerline for N. Bicentennial Blvd, to determine ROW 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. Current subdivision layout does not comply with required ROW dedication requirements, please revise accordingly prior to final. If no changes please submit variance request for ROW dedication for N. Bicentennial Blvd.

***Subdivision Ordinance: Section 134-105

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

****COM Thoroughfare Plan

Non-compliance

Hobbs Drive: Dedication as needed for 40 ft. from centerline for 80 ft. total ROW.

Paving: 52 ft. Curb & gutter: Both Sides

Revisions Needed:

- Revise street name as shown above were applicable, prior to final.
- Label centerline for Hobbs Drive, to determine ROW 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 Hobbs Drive.
- 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, please revise accordingly prior to final. If no changes please submit variance request for ROW dedication for Hobbs Drive.

**Subdivision Ordinance: Section 134-105

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

****COM Thoroughfare Plan

Non-compliance

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

<p>Interior Street: Dedication as needed for 50 ft. total ROW. Paving: 32 ft. Curb & gutter: Both Sides Revisions Needed: -Plat proposes 70 ft. of total ROW dedication. -Remove "Prop" labeling from plat were applicable, 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, finalize prior to final and submit gate details as applicable. -Paving requirements are subject to change if boulevard islands are proposed 20ft. of paving from face to face is required on both sides. Submit paving layout to verify compliance, Boulevards on public streets require license agreement, clarify street layout 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, finalize prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are not constructed 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>	NA
<p>* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118</p>	Compliance
<p>* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac. Revisions Needed: -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, finalize prior to final. **Subdivision Ordinance: Section 134-105</p>	Non-compliance
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106</p>	NA
SETBACKS	
<p>* Front :Lot 1: 45 FEET OR GREATER FOR EASEMENTS. Lots 2-5: 25 FEET OR GREATER FOR EASEMENTS. Revisions needed: Revise front setback note as shown above, prior to final. Proposing: 25 FEET OR GREATER FOR EASEMENTS. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear:10 FEET OR GREATER FOR EASEMENTS. **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Sides:6 FEET OR GREATER FOR EASEMENTS **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Corner :10 FEET OR GREATER FOR EASEMENTS. **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>	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 along N. Bicentennial Blvd, Hobbs Drive, and both sides of all interior streets.</p> <p>Revisions Needed:</p> <p>-Please revise plat note # 7 as shown above prior to final, note subject to change once ROW requirements have been established, finalize note wording prior to final.</p> <p>**Proposing: A 4 foot wide minimum sidewalk required on both sides of al interior streets. A 5 foot wide sidewalk required along the south side of Hobbs Avenue and west side of Bicentennial Blvd.</p> <p>**Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize 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.</p> <p>Revisions Needed:</p> <p>-Revise note #8 as shown above, finalize note wording prior to final.</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>	Non-compliance
	Applied
	Required
NOTES	
<p>* Proposing: No curb cut, access, or lot frontage permitted along N. Bicentennial Blvd. and along Hobbs Drive for Lots 2 and 5.</p> <p>Revisions needed:</p> <p>-Clarify note wording note #10,note wording must be finalized 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.</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 Needed:</p> <p>-Include note as shown, note subject to change once subdivision requirements have been finalized. Finalize 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>	Non-compliance
	NA
	Non-compliance
	<p>NA</p> <p>Required</p>

<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 	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. Pending Items: <ul style="list-style-type: none"> -Clarify if subdivision is private or public prior to final. **Subdivision Ordinance: Section 134-1 	Required
<ul style="list-style-type: none"> * Minimum lot width and lot area. **Zoning Ordinance: Section 138-356 	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential ***Zoning Ordinance: Article V 	Applied
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. Must comply with Parkland dedication ordinance requirements prior to recording. 	Required
<ul style="list-style-type: none"> * Park Fee of \$3,500 (\$700 X 5 lot/dwelling unit) to be paid prior to recording. Fees are payable prior to recording and can go up or down; as they are dependent on the amount of lots/dwelling units. Must comply with Parkland dedication ordinance requirements prior to recording. 	Required
<ul style="list-style-type: none"> * Pending review by the City Manager's Office. Must comply with Parkland dedication ordinance requirements prior to recording. 	Required
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. 	TBD
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	TBD
COMMENTS	
<ul style="list-style-type: none"> Comments: <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. *HOA's need to be reviewed prior to recording *Clarify if subdivision is private or public prior to final as it may trigger changes on plat. *Submit gate details for staff to review prior to final, if private. 	Applied
RECOMMENDATION	
<ul style="list-style-type: none"> Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS. 	Applied

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



LOCATION



PROPOSED SILVER OAK
SUBDIVISION

EBONY

E.M. CAFE

HEIGHTS

KINGSBOROUGH

MAIN ST

SUB 2023-0027



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>Ware Hotel Group LP</u>	
	Location <u>S. Ware Rd.</u>	
	City Address or Block Number <u>401 S. WARE RD</u>	
	Number of Lots <u>2</u> Gross Acres <u>5</u> Net Acres <u>5</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>C-3</u> Proposed Zoning <u>C-3</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>VACANT</u> Proposed Land Use <u>HOTEL</u> Irrigation District # <u>1</u>	
	Replat <input type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>23,194.76</u>	
	Parcel # <u>204836</u> Tax Dept. Review <u>My</u>	
	Water CCN <input checked="" type="checkbox"/> MGPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>5.00 acres being all of Lot 10 King's Highway Subdivision, Volume 3, Page 8, H.C.M.R., City of McAllen, Hidalgo County Texas</u>		
Owner	Name <u>Ware Hotel Group LP</u> Phone <u>956-381-0981</u>	
	Address <u>5807 N. 3rd Lane</u> E-mail _____	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>SAME AS OWNER</u> Phone _____	
	Address _____ E-mail _____	
	City _____ State _____ Zip _____	
	Contact Person _____	
Engineer	Name <u>Melden and Hunt Inc.</u> Phone <u>956-381-0981</u>	
	Address <u>115 W. 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 REYNA</u>	
Surveyor	Name <u>SAME AS ENGINEER</u> Phone _____	
	Address _____ E-mail _____	
	City _____ State _____ Zip _____	

MAR 17 2023

BY: CW

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

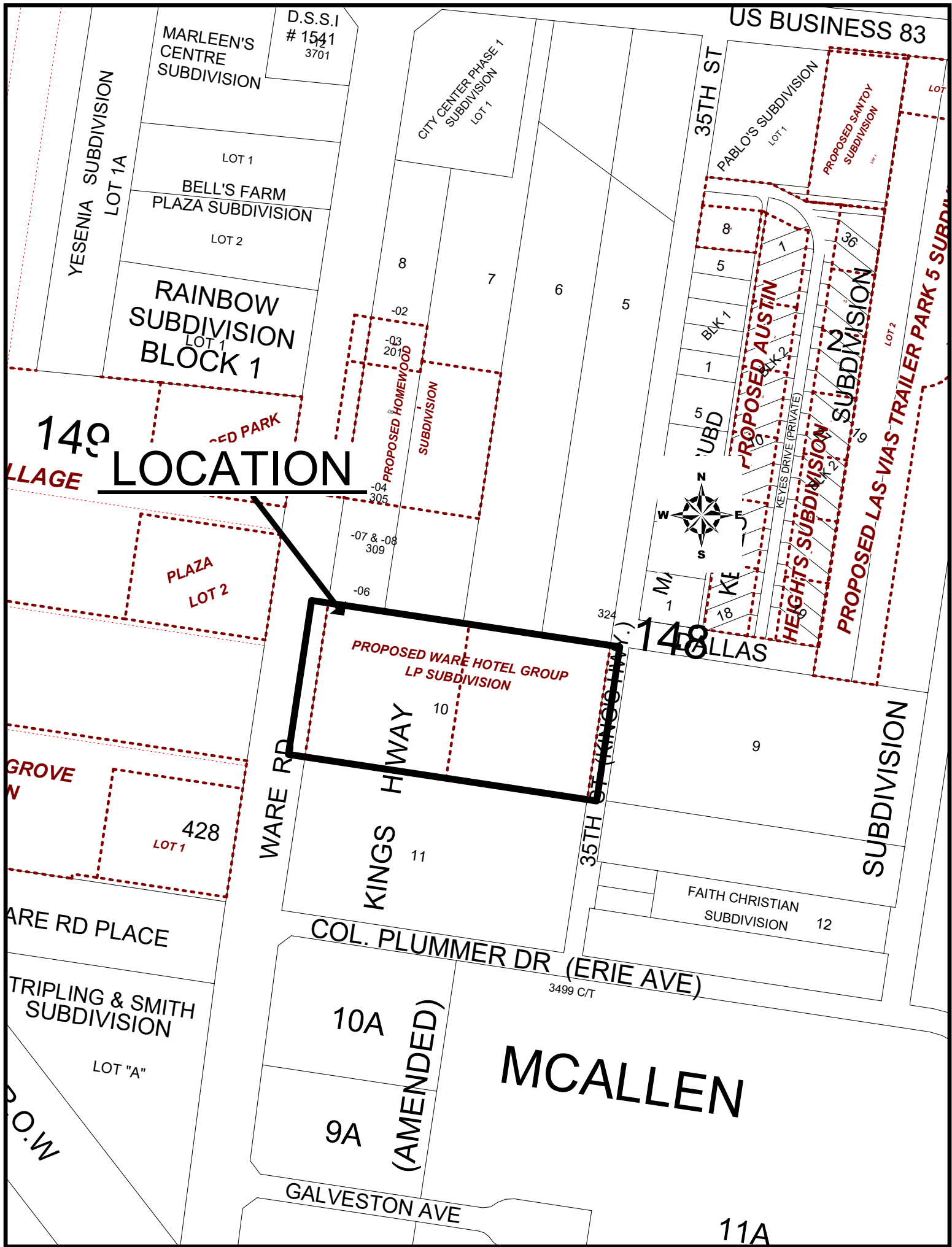
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 3-17-23

Print Name Mario Reyna

Owner ☐ Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application



US BUSINESS 83

35TH ST

MARLEEN'S
CENTRE
SUBDIVISION

D.S.S.I
1541
3701

CITY CENTER PHASE 1
SUBDIVISION
LOT 1

PABLO'S SUBDIVISION
LOT 1

PROPOSED SANTOY
SUBDIVISION
LOT 1

YESENIA SUBDIVISION
LOT 1A

LOT 1
BELL'S FARM
PLAZA SUBDIVISION
LOT 2

RAINBOW
SUBDIVISION
LOT 1
BLOCK 1

8

7

6

5

8

5

1

5

1

5

UBD

5

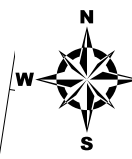
1

5

KE

18

324



KEYES DRIVE (PRIVATE)

PROPOSED AUSTIN
SUBDIVISION

HEIGHTS SUBDIVISION

PROPOSED LAS VIAS TRAILER PARK 5 SUBDIVISION

LOT 2

149 LOCATION

PLAZA
LOT 2

PROPOSED WARE HOTEL GROUP
LP SUBDIVISION

148

WARE RD

KINGS HWY

10

11

9

SUBDIVISION

GROVE

428
LOT 1

ARE RD PLACE

TRIPLING & SMITH
SUBDIVISION

LOT "A"

COL. PLUMMER DR (ERIE AVE)
3499 C/T

FAITH CHRISTIAN
SUBDIVISION
12

MCALLEN

10A

9A

(AMENDED)

GALVESTON AVE

11A

SUBDIVISION MAP OF
**WARE HOTEL GROUP
SUBDIVISION**

BEING A SUBDIVISION OF 5.000 ACRES
BEING ALL OF LOT 10
KING'S HIGHWAY SUBDIVISION
VOLUME 3, PAGE 8, H.C.M.R.
CITY OF MCALLEN,
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 5.000 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 10, KING'S HIGHWAY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 8, HIDALGO COUNTY MAP RECORDS, SAID 5.000 ACRES OUT OF A CERTAIN TRACT CONVEYED TO OSCAR SOTELO, M.D., P.A. PROFIT SHARING PLAN BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1371234, HIDALGO COUNTY OFFICIAL RECORDS, SAID 5.000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 10, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 08° 34' 09" W ALONG THE EAST LOT LINE OF LOT 10 AND WITHIN THE EXISTING RIGHT-OF-WAY OF S. 35TH STREET, A DISTANCE OF 330.00 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, S 81° 25' 51" W ALONG THE SOUTH LINE OF SAID LOT 10, AT A DISTANCE OF 20.00 FEET PASS A NO. 5 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF S. 35TH STREET, AT A DISTANCE OF 624.14 FEET PASS A NO. 4 SET AT THE EAST RIGHT-OF-WAY LINE OF S. WARE ROAD, CONTINUING A TOTAL DISTANCE OF 660.00 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 34' 09" E ALONG THE WEST LOT LINE OF SAID LOT 10 AND WITHIN THE EXISTING RIGHT-OF-WAY OF S. WARE ROAD, A DISTANCE OF 330.00 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 25' 51" E ALONG THE NORTH LINE OF SAID LOT 10, AT A DISTANCE OF 35.86 FEET PASS A NAIL FOUND ON THE EAST LINE OF SAID S. WARE ROAD, AT A DISTANCE OF 640.00 FEET PASS A NO. 5 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF S. 35TH STREET, CONTINUING A TOTAL DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.000 ACRES GROSS, OF WHICH 0.272 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF S. WARE ROAD AND 0.192 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF S. 35TH STREET, LEAVING A NET OF 4.576 ACRES OF LAND, MORE OR LESS

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

THIS PLAT APPROVED BY THE 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-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.
GENERAL MANAGER

DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE WARE HOTEL GROUP 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.

WARE HOTEL GROUP L.P., A TEXAS LIMITED PARTNERSHIP

NAME
5807 NORTH 3RD LANE
MCALLEN, TEXAS 78504

DATE

THE 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 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

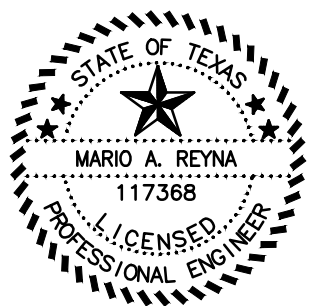
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

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: 03/10/2023
ENGINEERING JOB # 23048.00

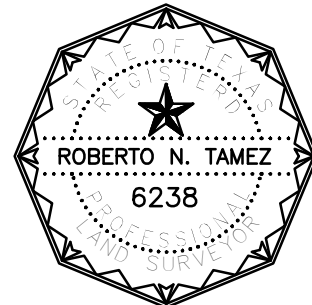


STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF WARE HOTEL GROUP SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 07-18-2022, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 07-18-2022
SURVEY JOB NO. 22645.08

DATE



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

ON: _____ AT _____ AM/PM

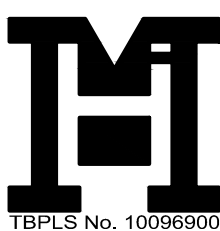
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

GENERAL NOTES :

- THIS SUBDIVISION IS IN FLOOD ZONE "C"
AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NUMBER: 480343 0005 C MAP REVISED: NOVEMBER 2, 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 (S. WARE ROAD) 75 FT. OR GREATER FOR EASEMENTS
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
- CITY OF MCALLEN BENCHMARK #1: NUMBER MC 76, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF BUS 83 & WARE RD. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2008) N=16601127.0028, E=1062624.19162, ELEV.=
BENCHMARK #2: SET 60D NAIL IN POWER POLE LOCATED ON THE EAST SIDE OF S. WARE ROAD R.O.W. N=16589644.6010, E=1062309.3150, ELEV.= 142.42
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 49,775 C.F.
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.
- 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON S. WARE ROAD.
- 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.
- PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISIONS IMPROVEMENTS.
- 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 X 25 SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
- COMMON AREAS, PRIVATE STREETS, SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
- COMMON AREAS FOR COMMERCIAL DEVELOPMENTS PROVIDE FOR COMMON PARKING, ACCESS, SETBACKS, LANDSCAPING, ETC.

DRAWN BY: EM DATE 03-08-2023
SURVEYED, CHECKED DATE
FINAL CHECK DATE



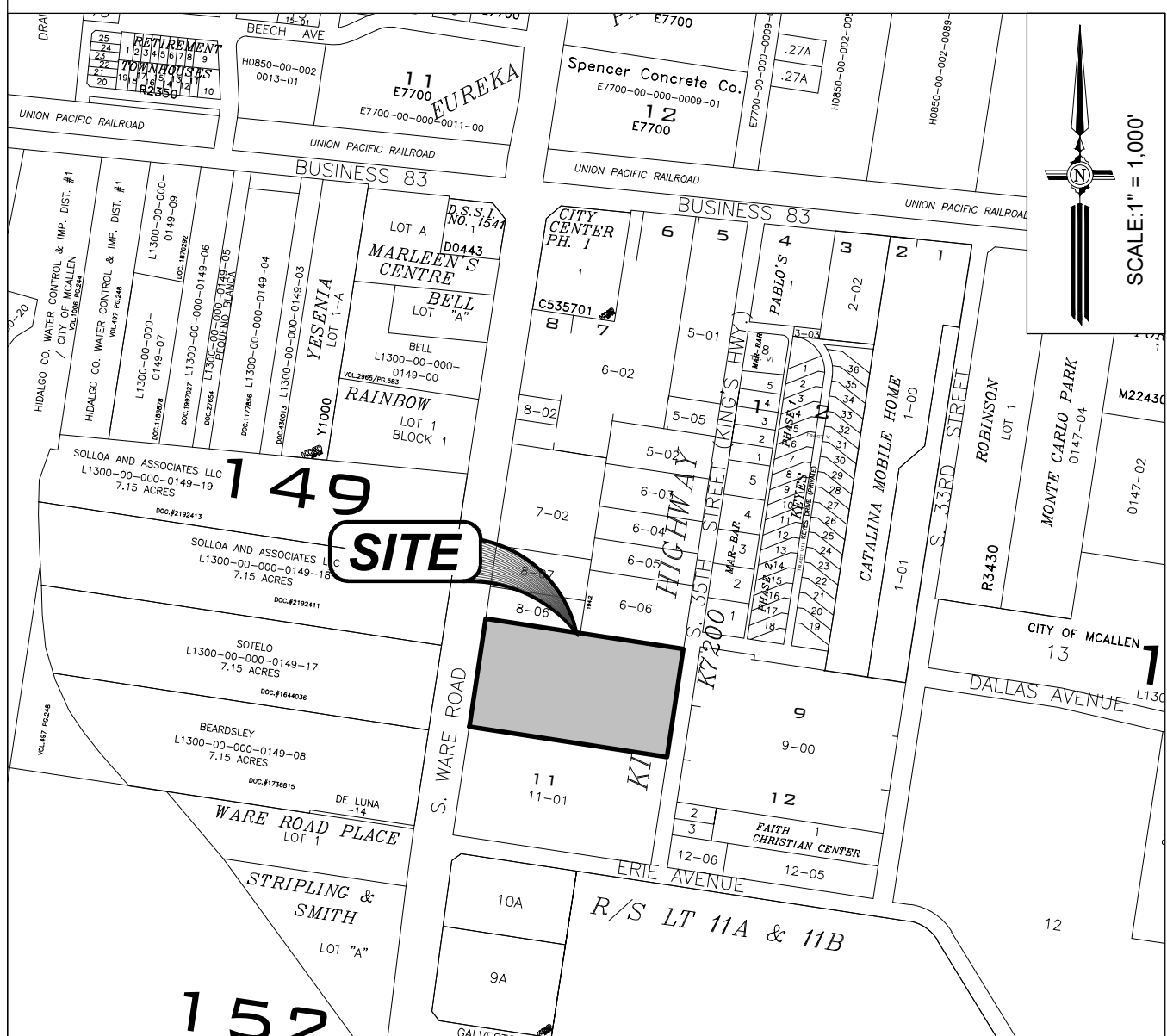
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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

LEGEND

- FOUND NO.4 REBAR
- FOUND NO.5 REBAR
- ▲ FOUND PK NAIL
- SET 60D 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
- N.E. COR. - NORTHEAST CORNER
- Ac. - OF ONE ACRE
- SF. - SQUARE FEET

LOCATION MAP





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 3/31/2023

SUBDIVISION NAME: WARE HOTEL GROUP, LP

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

S. Ware Road: 60 ft. from centerline for 120 ft. Total ROW.

Paving: by the state Curb & gutter: by the state

Revisions Needed:

-Please provide how existing ROW was dedicated on plat and a copy of any referenced document for staff review, prior to final.

-Label centerline to establish ROW requirements, prior to final.(See ROW requirements above)

-Label ROW dedications by this plat as applicable, prior to final, once existing dedication have been finalized

**Subdivision Ordinance: Section 134-105

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

***COM Thoroughfare Plan

S.35th Street: Dedication as needed for 30 ft. from centerline for 60 ft. total ROW

Paving: 40 ft. Curb & gutter: Both Sides

Revision needed:

-Please provide how existing ROW was dedicated on plat and a copy of any referenced document for staff review, prior to final.

-Label centerline to establish ROW requirements, prior to final.(See ROW requirements above)

-Label ROW dedications by this plat as applicable, prior to final, once existing dedication have been finalized

-Label existing ROW dedications, from centerline, total, existing, etc. on both sides, prior to final.

**Subdivision Ordinance: Section 134-105

***Monies must be escrowed if improvements are not constructed 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 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

NA

Compliance

NA

NA

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

ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties 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. **Private Access Service Drive Easement must be minimum 24 ft. with 24 ft. of paving and in compliance with Fire and Public Works Department requirements ***Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>*Front(S. Ware Road/ S.35th Street) : In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. Revisions Needed: -Revise note as shown above prior to final. **Proposed: S. Ware Road: 75 ft. or greater for easements. ***Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>*Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Revise note as shown above prior to final. **Proposed: In accordance with the Zoning Ordinance or greater for easements ***Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Revise note as shown above prior to final. **Proposed: In accordance with the Zoning Ordinance or greater for easements ***Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: Interior Lot **Zoning Ordinance: Section 138-356</p>	NA
<p>* Garage: Commercial Development. **Zoning Ordinance: Section 138-356</p>	NA
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 5 ft. wide minimum sidewalk required along S. Ware Road and 4 ft. wide minimum sidewalk required along S. 35th Street. Revisions needed: -Revise note #7 as shown above, prior to final. **5 ft. Sidewalk requirements as per Engineering Department requirements. **Subdivision Ordinance: Section 134-120 * 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>	Applied

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

<ul style="list-style-type: none"> * 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. Revisions Needed: -Remove plat note #10 as it is a requirement not a required plat note, prior to final. 	Applied
	Non-compliance
NOTES	
<ul style="list-style-type: none"> **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, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. **Note subject to change once subdivision requirements have been finalized. Finalize wording prior to final. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Revisions needed: -Remove note #14 as it is a requirement not a required plat note, prior to final. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **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 	Applied
	Required
	Required
	Required
	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 (General Business)District Proposed:C-3 (General Business) District **Engineer must verify if proposed subdivision and use is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ***As per application dated March 17,2023 proposed land use is commercial, please review intended use as it may require a conditional use permit. ****Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Applied
	NA

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

PARKS	
* Land dedication in lieu of fee. As per application dated March 17,2023 proposed land use is commercial, commercial developments do not apply to Parks.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application dated March 17,2023 proposed land use is commercial, commercial developments do not apply to Parks.	NA
* Pending review by the City Manager's Office. As per application dated March 17,2023 proposed land use is commercial, commercial developments do not apply to Parks.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: -Must comply with City's Access Management Policy. -Any abandonments must be done by separate process, not by plat. -Vacating plat applicable if any restrictions, etc. are proposed to be removed or changed from existing recorded plat , finalize prior to recording. -Clarify subdivision name, as the name on the plat and application don't appear to match, finalize prior to final.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied

MARLEEN'S
CENTRE
SUBDIVISION

BELL'S FARM
PLAZA SUBDIVISION

RAINBOW
SUBDIVISION
BLOCK 1

CITY CENTER PHASE 1
SUBDIVISION

US BUSINESS

PABLOS SUBDIVISION

PROPOSED SANTOYO
SUBDIVISION

149 LOCATION



PROPOSED WARE HOTEL GROUP
LP SUBDIVISION

148 DALLAS

WARE RD

KINGS HWY

35TH ST (KING'S HWY)

SUBDIVISION

THE GROVE
VISION

LOT 1 428

WARE RD PLACE

STRIPLING & SMITH
SUBDIVISION

LOT "A"

COL. PLUMMER DR (ERIE AVE)

FAITH CHRISTIAN
SUBDIVISION

MCALLEN

GALVESTON AVE

11A

SUB2023-0023



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

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

Project Description	Subdivision Name <u>Fenix Estates (PRIVATE SUBDIVISION)</u> Location <u>1000 EL RANCHO RD. (1000 E. EL RANCHO RD)</u> City Address or Block Number <u>1000 E. EL RANCHO RD</u> Number of lots <u>6</u> Gross acres <u>4.0</u> Net acres <u>3.9</u> Existing Zoning <u>R-1</u> Proposed <u>R-1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>Vacant</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>2</u> Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exempt Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>NONE 1401.16</u> Parcel No. <u>2902105</u> Tax Dept. Review <u>MF</u> Legal Description <u>4.0 Acre (Gross), 3.9 Acre (Net) Tract of Land out of Lot 1, Block 17,</u> <u>Steele & Pershing Subdivision. Map Recorded in Volume 8, Page 114-115. Hidalgo County Records.</u>
Owner	Name <u>Miguel Angel Mata and Angelica Mata</u> Phone <u>956-778-4598</u> Address <u>6214 N 46 LN</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u> E-mail <u>mmata2021@gmail.com</u>
Developer	Name <u>Mata G. Construction Inc.</u> Phone <u>956-458-9910</u> Address <u>3601 Tom Gill Rd.</u> City <u>Penitas</u> State <u>TX</u> Zip <u>78576</u> Contact Person <u>Ivan Mata</u> E-mail <u>ivan@matagconstruction.com</u>
Engineer	Name <u>OIM ENGINEERING PLLC</u> Phone <u>956-458-9910</u> Address <u>3613 S H ST.</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u> Contact Person <u>Ivan Mata</u> E-mail <u>ivan@oimrgv.com</u>
Surveyor	Name <u>Sames Engineering & Surveying</u> Phone <u>956-702-8880</u> Address <u>200 S 10th St. , Suite 1500</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> <div style="text-align: right;"> ENTERED MAR 13 2023 Initial: <u>WM</u> </div>

Initial: _____

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- _____ \$225 Preliminary Review Fee and \$75 Final Approval Fee
- _____ Title Report
- _____ 8 ½" by 11" Original Sealed Survey showing existing structures/ easements or 3 blueline copies
- _____ 2 Location Maps
- _____ 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- _____ 6 Folded blueline prints of the proposed plat
- _____ 2 Warranty Deeds (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 unplatted tracts
- ✓ Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- ✓ North arrow, scale and vicinity map
- ✓ Name & dimension of adjoining street ROWs (total width & width from centerline)

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

Owner's Signature

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

Signature Miguel A. Mata Angelica Mata Date 03-08-23

Print Name Miguel A Mata Angelica Mata

Owner ☒

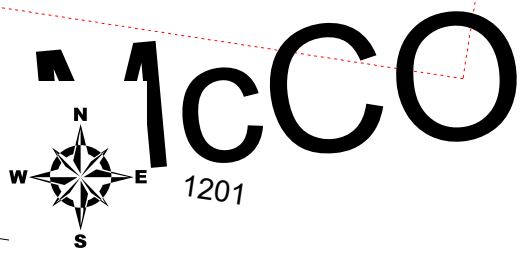
Authorized Agent ☐

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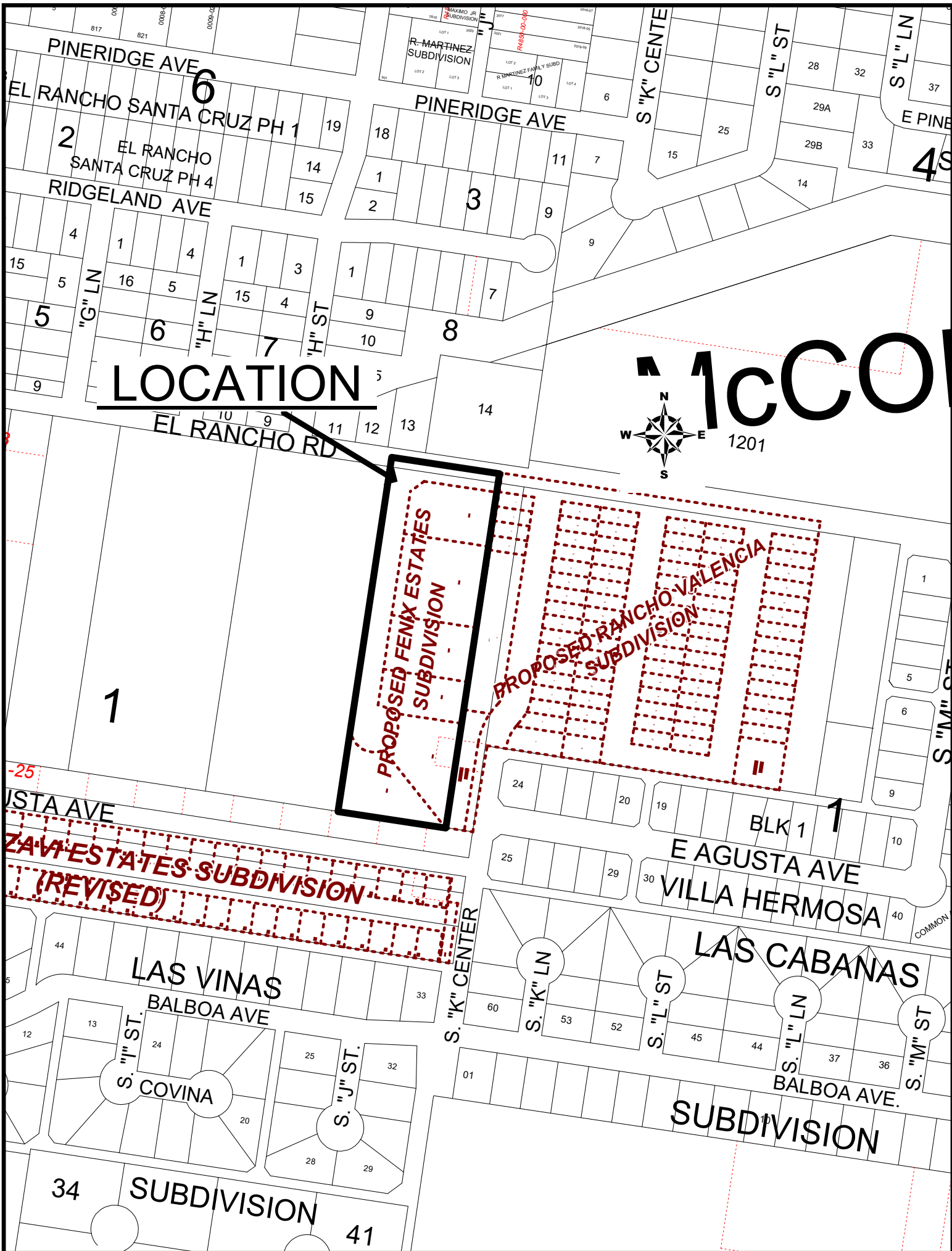
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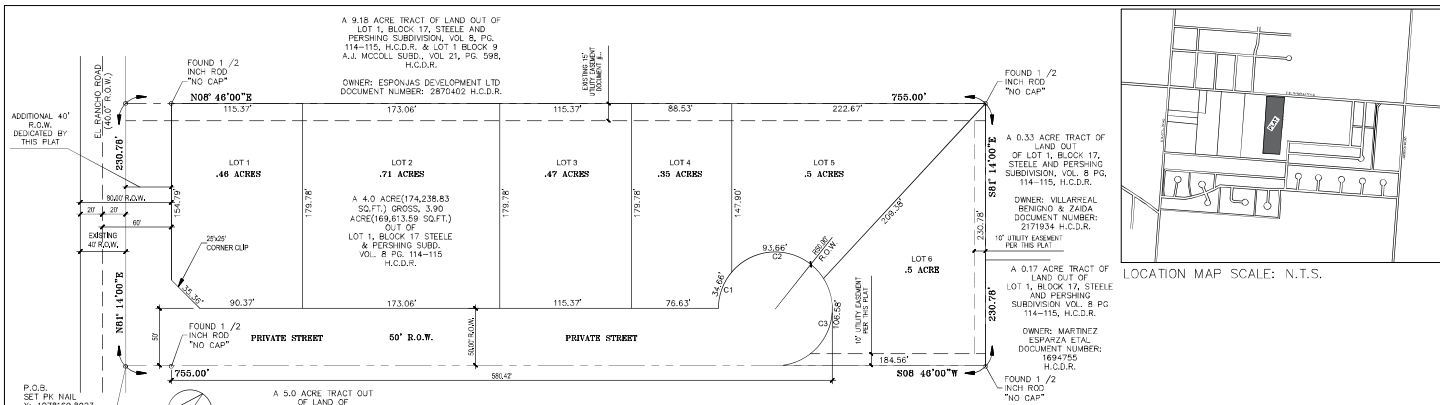
LOCATION



PROPOSED FENIX ESTATES
SUBDIVISION

PROPOSED RANCHO VALENCIA
SUBDIVISION





- GENERAL NOTES
1. FINISHED FLOOR ELEVATION TO BE 18" INCHES ABOVE TOP OF CURB OR BASE FLOOD ELEVATION, WHICHEVER IS HIGHER.
 2. THIS PROPERTY IS LOCATED IN FLOOD ZONE "0" AREAS BETWEEN LIMITS OF THE 100-YR & 500-YR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YR FLOODING WITH AVERAGE DEPTHS LESS THAN (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 ACRES, MALL, OR AREAS PROTECTED BY LEASE FROM THE BASE FLOOD. COMMUNITY PANEL NO. 490434 2010 C.
 3. A 5 FT WIDE MINIMUM SIDEWALK REQUIRED ON EAST SIDE OF ROW.
 4. MIN. BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: IN ACCORDANCE WITH ZONING ORDINANCE, GREATER FOR EASEMENTS, APPROVED SITE PLAN, OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER. REAR: IN ACCORDANCE WITH ZONING ORDINANCE, GREATER FOR EASEMENT OR APPROVED SITE PLAN. SIDES: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENT. CORNER SIDE: 10 FT. OR GREATER FOR EASEMENT, ON APPROVED SITE PLAN, WHICHEVER IS GREATER.
 5. BENCHMARK:
 6. MAINTENANCE OF ALL LANDSCAPE AREAS IS THE RESPONSIBILITY OF THE LOT OWNER.
 7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
 8. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED AT BUILDING PERMIT STAGE INCLUDING NECESSARY EASEMENTS.
 9. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENT, GAS EASEMENTS, OR IRRIGATION EASEMENTS AND LOT LINES.
 10. AN ENGINEER DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 11. DRAINAGE DETENTION REQUIRED FOR THIS PROPERTY IS AS FOLLOWS:
LOT 1: 11,084.28 OF LOT 2: 1,626.44 OF LOT 3: 1,084.26 OF LOT 4: 818.52 OF LOT 5: 1,144.68 OF LOT 6: 419.39 OF LOT 7: 1,084.28 OF LOT 8: 1,626.44 OF LOT 9: 1,084.26 OF LOT 10: 818.52 OF LOT 11: 1,144.68 OF LOT 12: 419.39 OF LOT 13: 1,084.28 OF LOT 14: 1,626.44 OF LOT 15: 1,084.26 OF LOT 16: 818.52 OF LOT 17: 1,144.68 OF LOT 18: 419.39 OF LOT 19: 1,084.28 OF LOT 20: 1,626.44 OF LOT 21: 1,084.26 OF LOT 22: 818.52 OF LOT 23: 1,144.68 OF LOT 24: 419.39 OF LOT 25: 1,084.28 OF LOT 26: 1,626.44 OF LOT 27: 1,084.26 OF LOT 28: 818.52 OF LOT 29: 1,144.68 OF LOT 30: 419.39 OF LOT 31: 1,084.28 OF LOT 32: 1,626.44 OF LOT 33: 1,084.26 OF LOT 34: 818.52 OF LOT 35: 1,144.68 OF LOT 36: 419.39 OF LOT 37: 1,084.28 OF LOT 38: 1,626.44 OF LOT 39: 1,084.26 OF LOT 40: 818.52 OF LOT 41: 1,144.68 OF LOT 42: 419.39 OF LOT 43: 1,084.28 OF LOT 44: 1,626.44 OF LOT 45: 1,084.26 OF LOT 46: 818.52 OF LOT 47: 1,144.68 OF LOT 48: 419.39 OF LOT 49: 1,084.28 OF LOT 50: 1,626.44 OF LOT 51: 1,084.26 OF LOT 52: 818.52 OF 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City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 3/30/2023

SUBDIVISION NAME: FENIX ESTATES

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

E. El Rancho Road: Proposed additional 40 ft. dedication for 60 ft. from centerline for a total of 80 ft. ROW

Paving: 52 ft. Curb & gutter: Both Sides

Revisions Needed:

- The property boundaries on plat and submitted survey seem to contradict. Please verify and adjust as required to finalize the ROW dedication requirements, prior to final.
- Centerline must be labeled.

- Correct the street name to "E. El Rancho Road"

- Provide the document number on the plat and a copy of the document for the existing ROW.

- All requirements must be addressed prior to final.

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

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

****COM Thoroughfare Plan**

Interior Street: Proposed 50 ft. total ROW

Paving: 32 ft. Curb & gutter: Both Sides

Revisions needed:

- Gate details are required to verify compliance. ROW is subject to increase based on the gate details prior to final.

- Provide the name of the street on the plat.

- Submit the paving layout to show compliance with 96 ft. of paving face to face in the Cul-de-Sac. Minimum 10 ft. ROW is required from back of the curb around the Cul-de-Sac.

- Revise the Cul-de-Sac ROW to comply with paving and sidewalk requirements prior to final.

- All requirements must be addressed prior to final.

*Paving requirement is subject to increase to 40 ft. if a variance is requested to exceed maximum 600 ft. Cul-de-Sac length.

*ROW is based on R-1; if it changes, ROW and paving may increase accordingly.

****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 for single-family residential development.

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

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

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

Non-compliance

Non-compliance

Applied

Applied

NA

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. - The property boundaries on plat and submitted survey seem to contradict. Please verify and revise as required to determine compliance with maximum length prior to final. - Submit the paving layout to show compliance with 96 ft. of paving face to face in the Cul-de-Sac. Minimum 10 ft. ROW is required from back of the curb around the Cul-de-Sac prior to final. - Revise Cul-de-Sac ROW to determine compliance with maximum Cul-de-Sac length prior to final. <p>**Subdivision Ordinance: Section 134-105</p>	Non-compliance
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft.</p> <ul style="list-style-type: none"> -Proposed as single-family development which does not require as alley/service drive, unless changed to multifamily or commercial. <p>*Alley/service drive easement required for commercial properties</p> <p>**Subdivision Ordinance: Section 134-106</p>	NA
SETBACKS	
<ul style="list-style-type: none"> * Front: 25 ft. or greater for easements. <p>Proposed: In accordance with the Zoning Ordinance, Greater for easements, approved site plan, or in line with existing structures, whichever is greater</p> <ul style="list-style-type: none"> -The proposed setback is used for commercial properties. Please revise as shown above prior to final. <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<ul style="list-style-type: none"> * Rear: 10 ft. or greater for easements. <p>Proposed: In accordance with Zoning Ordinance, Greater for easement or approved site plan.</p> <ul style="list-style-type: none"> -The proposed setback is used for commercial properties. Please revise as shown above prior to final. <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<ul style="list-style-type: none"> * Interior Sides: 6 ft. or greater for easements. <p>Proposed: In accordance with Zoning Ordinance, Greater for approved site plan or easement.</p> <ul style="list-style-type: none"> -The proposed setback is used for commercial properties. Please revise as shown above prior to final. <p>*Zoning Ordinance: Section 138-356</p>	Non-compliance
<ul style="list-style-type: none"> *Corner: 10 ft. or greater for easements <p>Proposed: 10 ft. or greater for easement, or approved site plan, whichever is greater.</p> <ul style="list-style-type: none"> -Site plan review is not required for single-family residential developments. Please revise as shown above prior to final. <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<ul style="list-style-type: none"> * Garage: 18 ft. except where greater setback is required, greater setback applies. <ul style="list-style-type: none"> -Please add garage setback prior to final. <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
*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 along E. El Rancho Road and both sides of interior streets. <ul style="list-style-type: none"> -Engineering Department may require 5 ft. prior to final. -Please revise plat note #3 as shown above prior to final. <p>**Subdivision Ordinance: Section 134-120</p>	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied

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

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. El Rancho Road. -Add the buffer requirement as shown above as a plat note on the plat prior to final. -Remove note #13 or discuss with staff as it is not required by the City, prior to final. **Landscaping Ordinance: Section 110-46 	Non-compliance
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. -Add the buffer requirement as shown above as a plat note on the plat prior to final. -Remove note #13 or discuss with staff as it is not required by the City, prior to final. **Landscaping Ordinance: Section 110-46 	Non-compliance
*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 E. El Ranch Road. -Add a note to the plat as shown above prior to final. **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. -Subdivision is proposed as single-family residential development which does not require site plan review, unless changed. 	NA
<ul style="list-style-type: none"> * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. -Please revise note #14 as shown above prior to final. 	Non-compliance
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. -Proposed as residential development. 	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 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 	Required
<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 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. -Subdivision is proposed as private subdivision. Lots are fronting a private street. **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: R-1 Proposed: R-1 ***Zoning Ordinance: Article V 	Compliance

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	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. -Based on the application submitted on 3/13/2023, six single-family lots are proposed. As per Parks Dept., park fee of \$4200 is required prior to recording.	Required
* Pending review by City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation is waived for 6 single-family lots.	NA
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: -Revise the subdivision title to "Plat of Fenix Estates Subdivision" -Please move the legal description of the whole property, i.e. "A 4.0 acre..." from Lot 2 to under the subdivision name. -Please use a bolder line for the original property boundary (prior to ROW dedication) -Please include the document number for the existing Utility Easement on the plat and provide a copy of the document. -Please verify if the pins locations on the plat match the ones on the survey. Based on the submitted survey, it seems that the current property boundary includes a portion of the ROW. Please verify and revise if necessary. -Please show the P.O.C. on the plat. *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL.	Applied

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



Sub 2023 - 0026



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>Wellness on Wheelz</u></p> <p>Location <u>Approx. 1,170 Lf South of Pecan/Ware Intersection</u></p> <p>City Address or Block Number <u>901 N. WARE RD.</u></p> <p>Number of lots <u>1</u> Gross acres <u>1.815</u> Net acres _____</p> <p>Existing Zoning <u>C-3</u> Proposed <u>C-3</u> Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>VACANT</u> Proposed Land Use <u>Commercial</u> Irrigation District # <u>HCID 1</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>to</u></p> <p>Parcel No. <u>294509</u> Tax Dept. Review <u>Monterrosa</u> <u>3/15/23</u></p> <p>Legal Description <u>That part of the South 1/2 of Lot 1, Mrs. G.M. Terrell Subdivision, Hidalgo County, TX</u> <u>Recorded in Vol. 5, PG. 14, M/R</u></p>
Owner	<p>Name <u>Justin Valinski</u> Phone _____</p> <p>Address <u>6204 N 17th Street</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u></p> <p>E-mail _____</p>
Developer	<p>Name <u>Same as Owner</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Contact Person _____</p> <p>E-mail _____</p>
Engineer	<p>Name <u>M2 Engineering, PLLC</u> Phone <u>956-600-8628</u></p> <p>Address <u>1810 E. Griffin Parkway</u></p> <p>City <u>Mission</u> State <u>Texas</u> Zip <u>78572</u></p> <p>Contact Person <u>Emigdio Salinas and/or Hector Moreno</u></p> <p>E-mail <u>milo@m2-engineers.com & hector@m2-engineers.com</u></p>
Surveyor	<p>Name <u>Michael Fabian Surveying, Inc</u> Phone _____</p> <p>Address <u>1203 E. Hackberry Ave</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p>

MAR 15 2023

BY: _____

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Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- ☒ \$225 Preliminary Review Fee and \$75 Final Approval Fee
- ☒ Title Report
- ☒ 8 ½" by 11" Original Sealed Survey showing existing structures/ easements or 3 blueline copies
- ☒ 2 Location Maps
- ☒ 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- ☒ 6 Folded blueline prints of the proposed plat
- ☒ 2 Warranty Deeds (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 unplatted tracts
- ✓ Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- ✓ North arrow, scale and vicinity map
- ✓ Name & dimension of adjoining street ROWs (total width & width from centerline)

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

Owner's Signature

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

Signature  Date 1-17-2023

Print Name Emigdio Salinas, PE

Owner ☐

Authorized Agent ☒

C.E.

SALINAS WHEEL
ESTATES #2
"A"

WARE ROAD H.E.
SUBDIVISION LOT

TERRELL SUBDIVISION

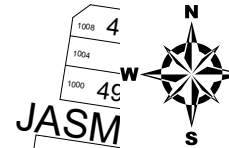
WARE RD

LOCATION

ATTIC THREE SUBD
LOT 1

PROPOSED WELLNESS ON WHEELZ
SUBDIVISION

M.S. G.M.



JASM

PHASE 1

VILLA BONITA

HACKBERRY AV

PHASE 1

HACKBERRY AV

WARE RD

GOLDEN ACRES

PATIO HOMES

CAROLYN

FIR AVE

EUREKA PARK

GOLDEN

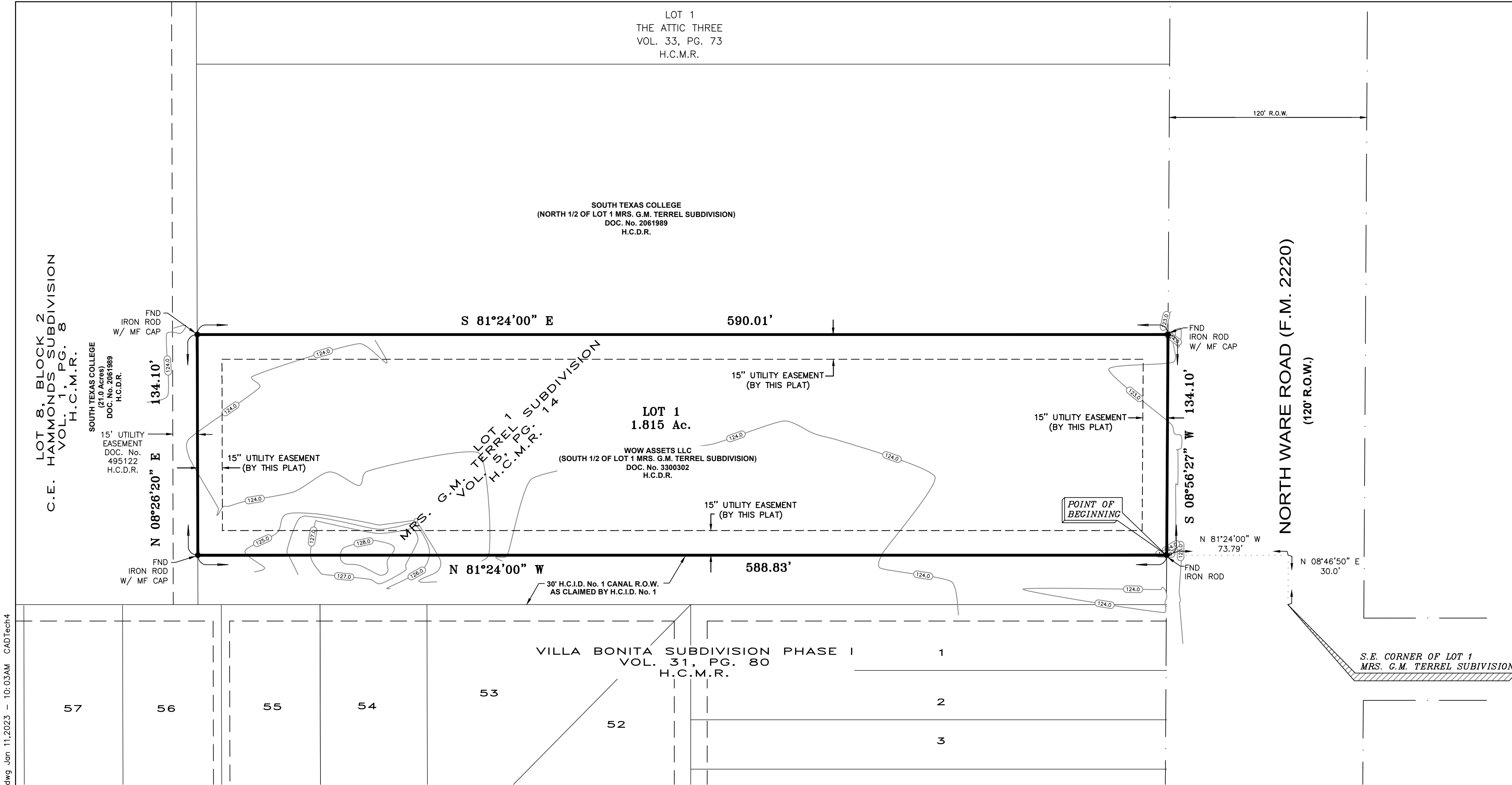
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METES AND BOUNDS

BEGINNING, at an iron rod found at the intersection of the West right-of-way line of 120-foot wide North Ware Road (F.M. 2220), with the north line of 30-foot canal right-of-way as claimed by Hidalgo County Irrigation District No. 1, for the Southeast corner of the following described tract of land, said point located North 08° 26' 20" East, 30 feet and North 81° 24' 00" West, 73.79 feet from the Southeast corner of Lot 1;

THENCE, with the North line of said Hidalgo County Irrigation District No. 1 canal right-of-way, parallel to the South line of Lot 1 North 81° 24' 00" West, 588.83 feet to an iron rod with MF cap found at the intersection with the West line of Lot 1, for the Southwest corner hereof;

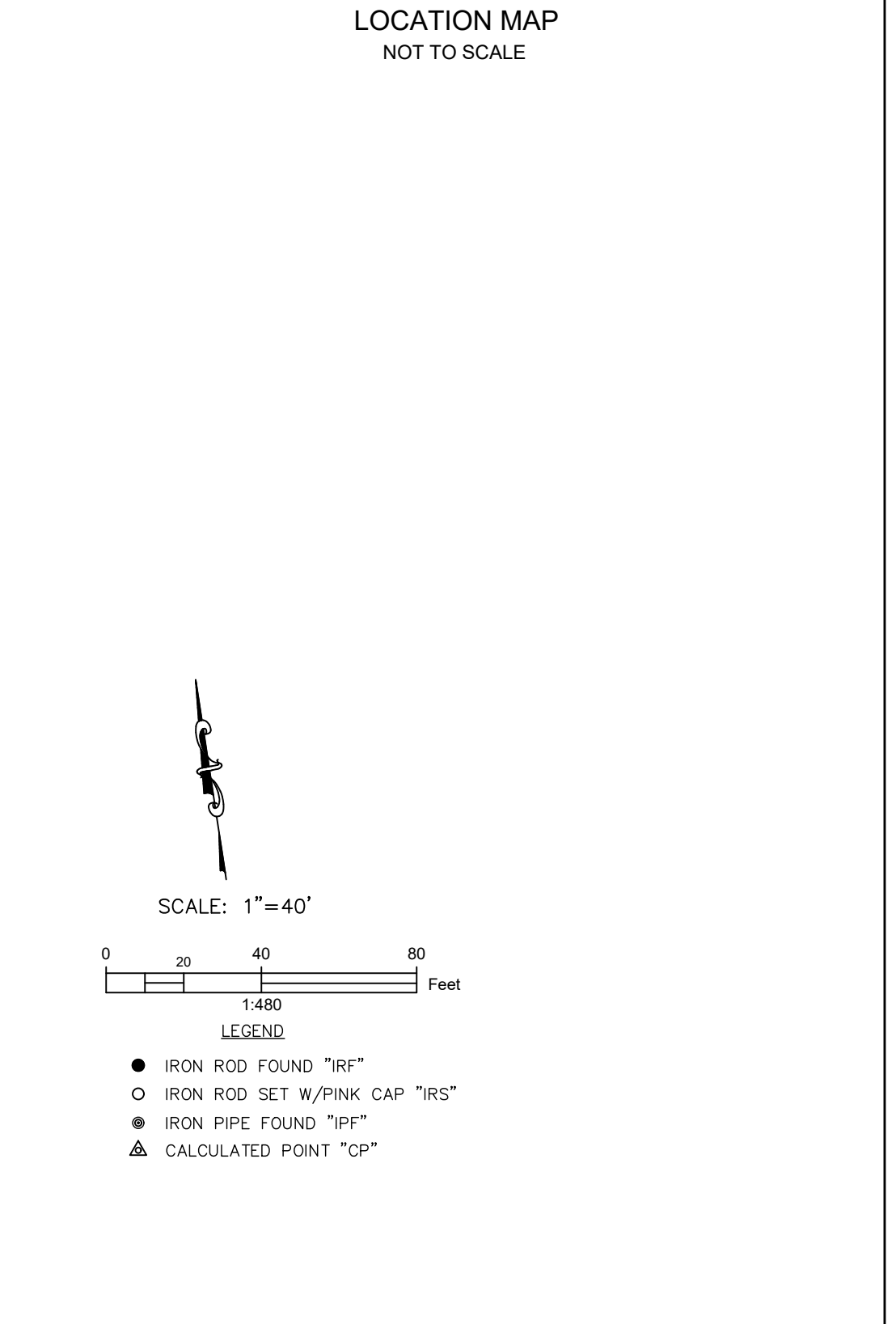
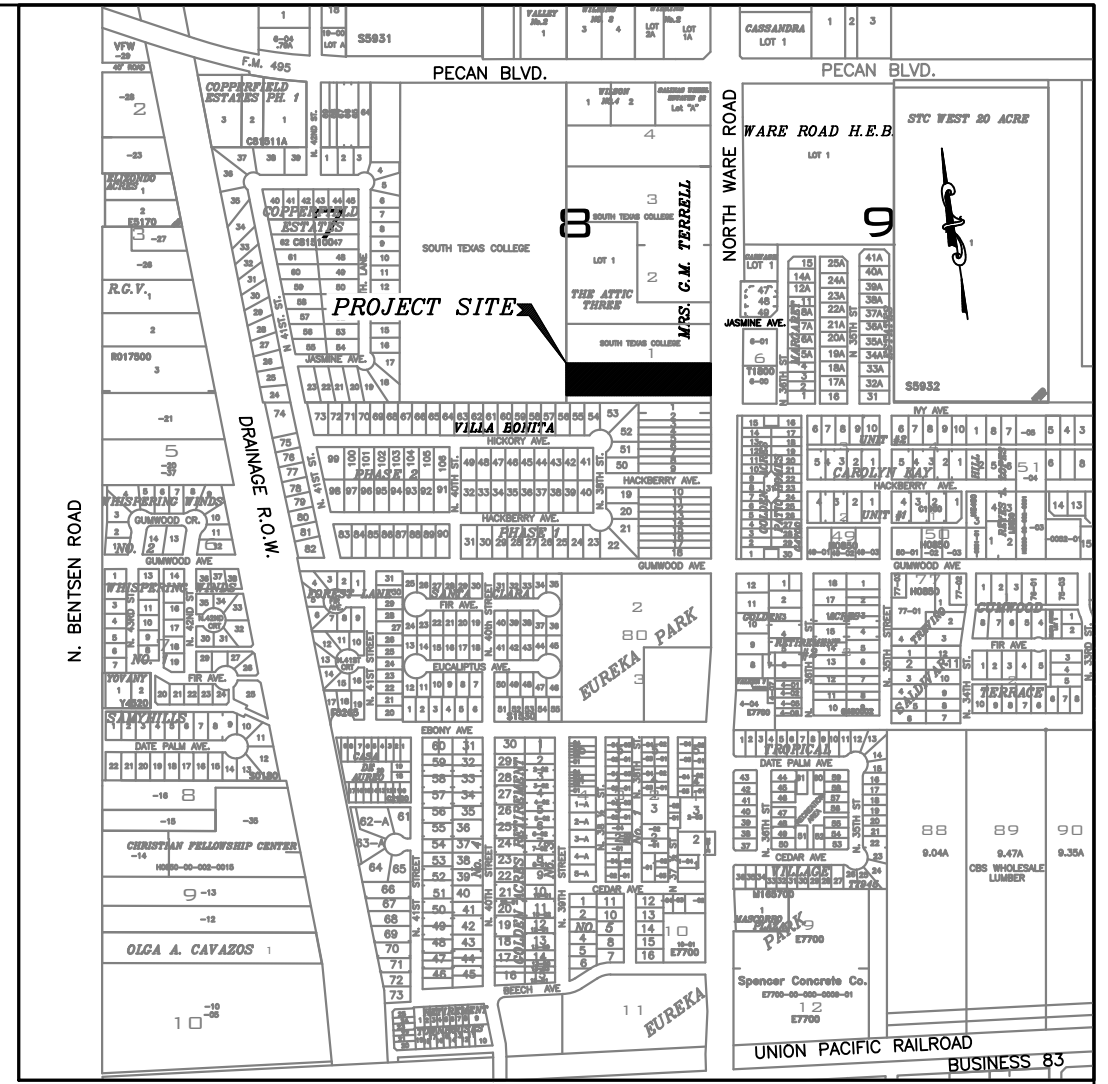
THENCE, with the west line of Lot 1, North 08° 26' 20" East, 134.10 feet to an iron rod with MF cap found at the Northwest corner of the South 1/2 of Lot 1, for the northwest corner hereof, said point also being the Southwest corner of the North 1/2 of said Lot 1;

THENCE, with the North line of said South 1/2 of Lot 1, and south line of the North 1/2 of said lot, South 81° 24' 00" East, 590.01 feet to an iron rod with MF cap found at the intersection with the West right-of-way line of 120-foot wide North Ware Road (F.M. 2220), for the Northeast corner hereof;

THENCE, with the West right-of-way line of 120-foot wide North Ware Road (F.M. 2220), South 08° 26' 20" West, 134.10 feet to the POINT OF BEGINNING Containing 1.815 acres of land more or less.

GENERAL NOTES:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C"
- SETBACKS:
FRONT: 60.00 FEET.
REAR: 10.00 FEET GREATER FOR SITE PLAN (APPROVED)
SIDE: PER ZONING ORDINANCE OR SITE PLAN (APPROVED)
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF NORTH WARE ROAD AND NO LOWER THAN THE HIGHEST FINISH FLOOR IN THE SURROUNDING NEIGHBORING PROPERTY, WHICHEVER IS GREATER.
- BENCH MARK NOTE:
HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
TEXAS STATE PLAN SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET
TOP OF FIRE HYDRANT ELEV=126.12
EASTING = 1062827.96 NORTHING = 16603899.18
- IN ACCORDANCE WITH THE CITY OF McALLEN AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 23,694 CUBIC-Feet OR 0.54 ACRE-Feet OF STORM WATER RUNOFF.
- A 4 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON NORTH WARE ROAD.
- A 6 FOOT HIGH BUFFER REQUIRED BETWEEN COMMERCIAL AND RESIDENTIAL. PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- EASEMENTS NOTE:
NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS OR FLOWERS), AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- LANDSCAPING AS PER CITY OF McALLEN UNIFIED DEVELOPMENT CODE.
- ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE FOR COMMERCIAL AREAS.
- SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.
- PROPOSED DETENTION AREAS SHALL BE MAINTAINED BY THE LOT OWNER.
- ALL COMMON ACCESS, PARKING AND LANDSCAPE AREAS SHALL BE MAINTAINED BY THE LOT OWNER.
- A MINIMUM LANDSCAPE RATIO FOR THIS LOT IS 15% OF THE TOTAL SITE AREA.
- A BUFFER FENCE IS REQUIRED BETWEEN COMMERCIAL AND RESIDENTIAL DEVELOPMENTS.
- PROPOSED FENCE SHALL BE APPROVED AND PERMITTED BY THE CITY OF McALLEN PRIOR TO INSTALLMENT.



STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, WOW ASSETS LLC, AS OWNER(S) OF THE 1.815 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED WELLNESS ON WHEELZ, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.

I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134--61 (a)(5) OF THE SUBDIVISION ORDINANCE, THAT

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;

(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS; AND

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

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

OWNER _____ DATE: _____
ADDRESS _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUSTIN VALINSKI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2023

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

DATE MY COMMISSION EXPIRES _____

STATE OF TEXAS
CITY OF McALLEN
PLANNING AND ZONING COMMISSION

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

DATED THIS ____ DAY OF _____, 2023

CHAIRMAN OF PLANNING AND ZONING COMMISSION _____

STATE OF TEXAS
CITY OF McALLEN
MAYOR APPROVAL

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

MAYOR, CITY OF McALLEN _____ DATE: _____
ATTESTED BY: _____

CITY SECRETARY _____ DATE: _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 _____

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

HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS, THE ____ DAY OF _____, 20____, SUBJECT TO RIGHTS OF WAY/EASEMENTS AS PER RECORD(S) IN VOLUME _____, PAGE _____, MAP RECORDS, HIDALGO COUNTY, TEXAS

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #1 RIGHTS OF WAYS OR EASEMENTS.

PRESIDENT _____ ATTEST _____ SECRETARY _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

FOR PRELIMINARY REVIEW ONLY


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

STATE OF TEXAS
COUNTY OF HIDALGO

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

FOR PRELIMINARY REVIEW ONLY

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

 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

WELLNESS ON WHEELZ

BEING A 1.815 ACRE TRACT OF LAND OUT OF LOT 1, MRS. G.M. TERRELL SUBDIVISION, AS RECORDED IN VOLUME 5, PAGE 14, MAP RECORDS HIDALGO COUNTY, TEXAS.



M2 Engineering, PLLC

TBPELS FIRM REGISTRATION F-19545

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

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: WOW ASSETS LLC	3483 S. 19th ST.	GRAND FORK, ND 58201	(---) ---
ENGINEER: EMIGDIO "MILO" SALINAS, P.E.	1810 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 600-8628
SURVEYOR: HOMERO LUIS GUTIERREZ, R.P.L.S.	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 369-0988



- GENERAL NOTES:
1. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVE GROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
 2. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION. (1-800-DIG-TESS)
 3. ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
 4. ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

BENCHMARKS

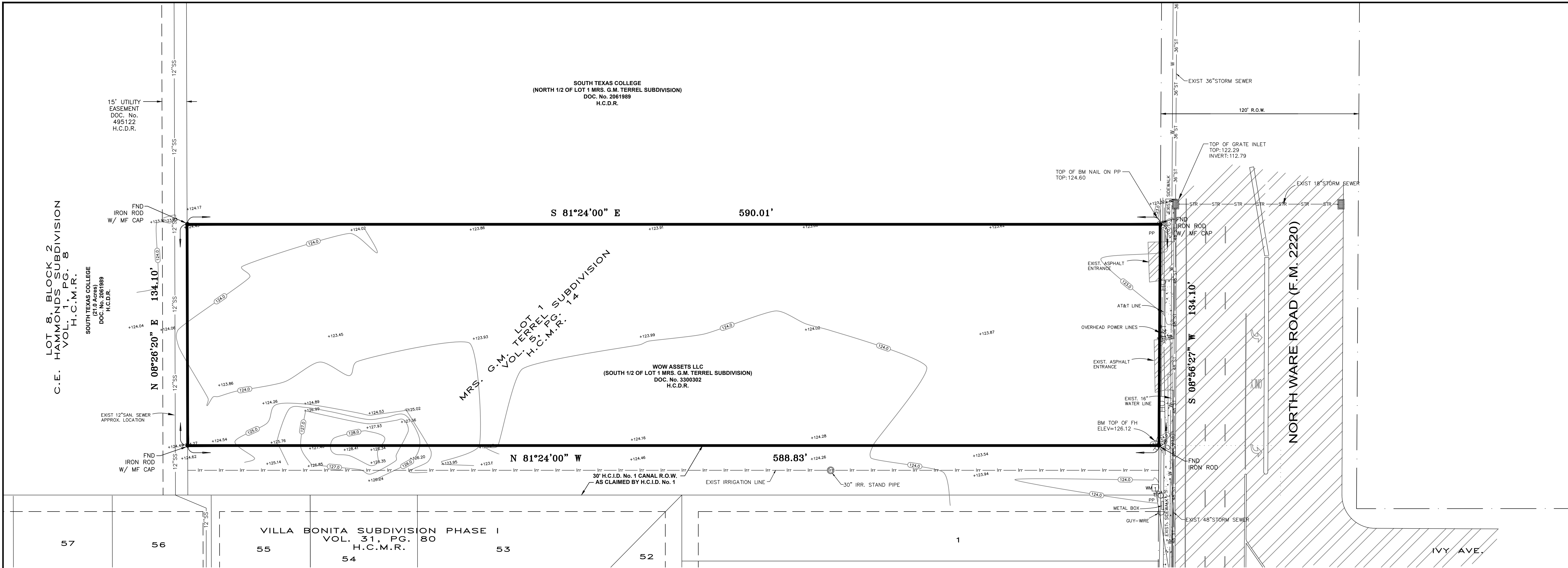
TBM#1:
TOP OF BM NAIL ON PP.
N: 16604030.00
E: 1062849.76
ELEV. 124.60

BM#2:
BM TOP OF FH
N: 16603899.18
E: 1062827.96
ELEV. 126.12

LEGEND	
●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD
●	FOUND 60-D NAIL
○	SET 60-D NAIL
▲	SET CPS
■	POWER POLE
+	GUY WIRE
□	TELEPHONE PEDESTAL
□	GAS MARKER
□	ELECTRICAL BOX
□	WATER VALVE
□	WATER METER
□	FIRE HYDRANT
□	SANITARY SEWER MANHOLE
□	STORM DRAIN MANHOLE
□	STORM DRAIN INLET
□	STORM DRAIN GRATED INLET
□	IRRIGATION STAND PIPE
□	IRRIGATION GATE VALVE
□	SIGN
□	FENCE
□	DRAINAGE NATURAL FLOW
ELEVATIONS	
~	NATURAL GROUND
~	EDGE OF PAVEMENT (TOP)
~	TOP OF ASPHALT

SCALE: 1"=30'

0 30 60 Feet



EXISTING CONDITIONS

WELLNESS ON WHEELZ
MCALLEN, TEXAS

REVIEW SET

THIS DOCUMENT IS
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PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
EMIGDIO "MILO" SALINAS
P.E. 107703 ON
01/11/23
IT IS NOT TO BE USED
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SCALE:
DRAWN BY: DI
CHECKED BY: MS
SURVEYED BY:
SHEET:
1 OF -



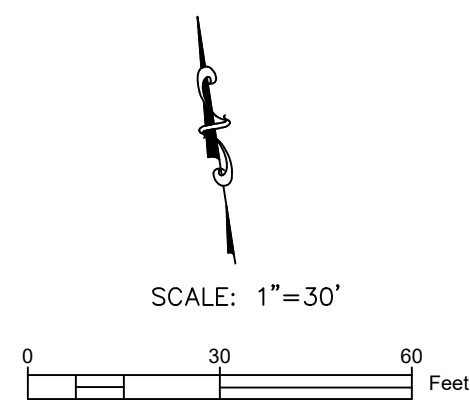
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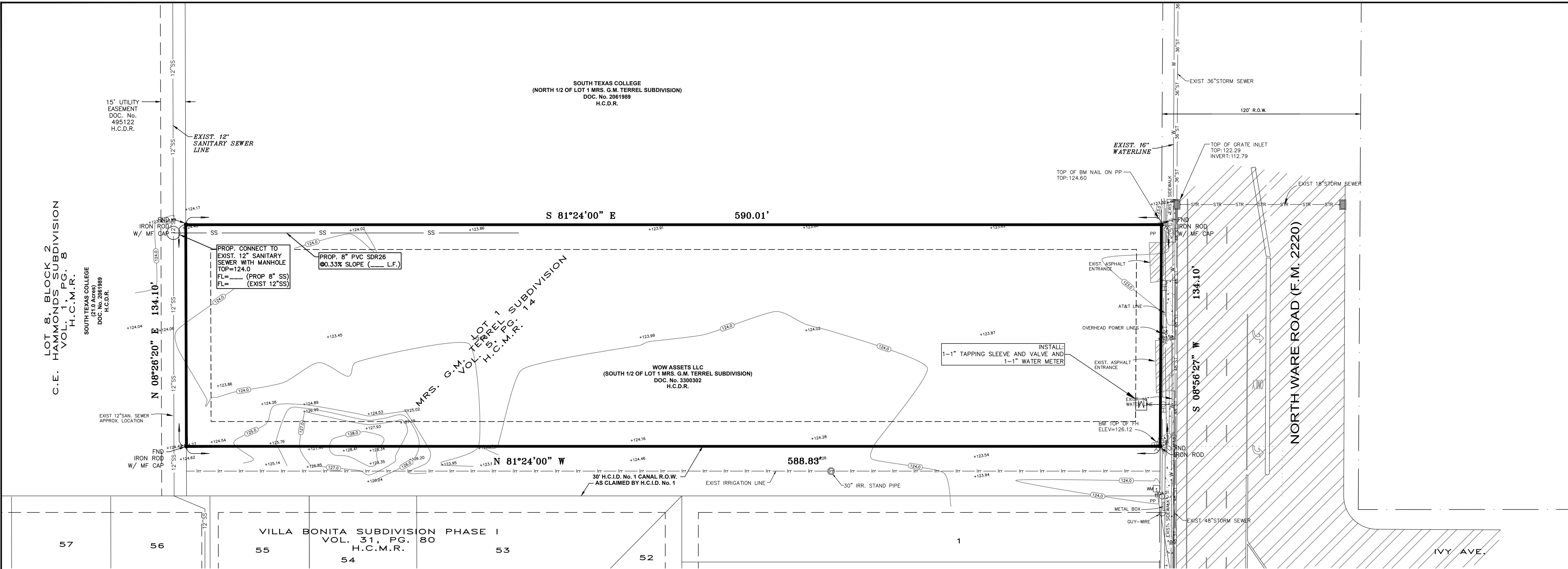
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BENCHMARKS

TBM#1:	
TOP OF BM NAIL ON PP.	
N: 16604030.00	
E: 1062849.76	ELEV. 124.60
BM#2:	
BM TOP OF FH	
N: 16603899.18	
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LEGEND	
●	- FOUND 1/2" IRON ROD
○	- SET 1/2" IRON ROD
●	- FOUND 60-D NAIL
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▲	- SET CPS
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+	- GUY WIRE
□	- TELEPHONE PEDESTAL
□	- GAS MARKER
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□	- STORM DRAIN GRATED INLET
□	- IRRIGATION STAND PIPE
□	- IRRIGATION GATE VALVE
□	- SIGN
□	- FENCE
□	- DRAINAGE NATURAL FLOW
ELEVATIONS	
~	- NATURAL GROUND
—	- EDGE OF PAVEMENT (TOP)
—	- TOP OF ASPHALT



PROPOSED UTILITY PLAN

WELLNESS ON WHEELZ MCALLEN, TEXAS

REVIEW SET

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF EMIGDIO "MILO" SALINAS P.E. 107703 ON 01/11/23
IT IS NOT TO BE USED FOR CONSTRUCTION.

SCALE:
DRAWN BY: DI
CHECKED BY: MS
SURVEYED BY:
SHEET:
1 OF -

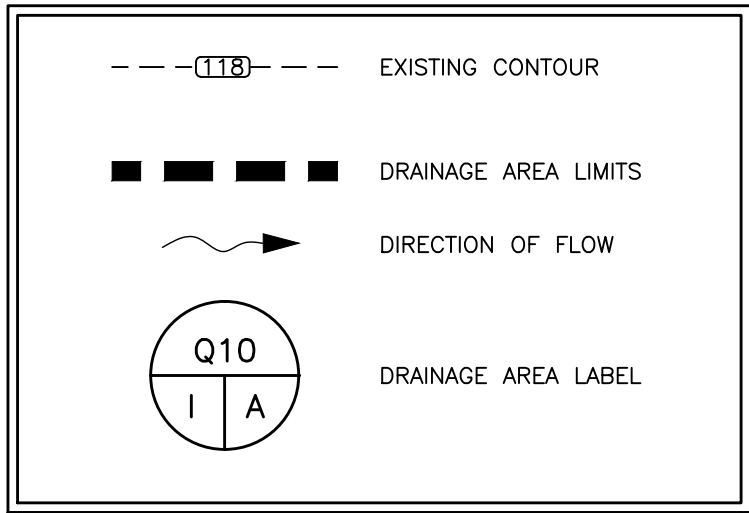


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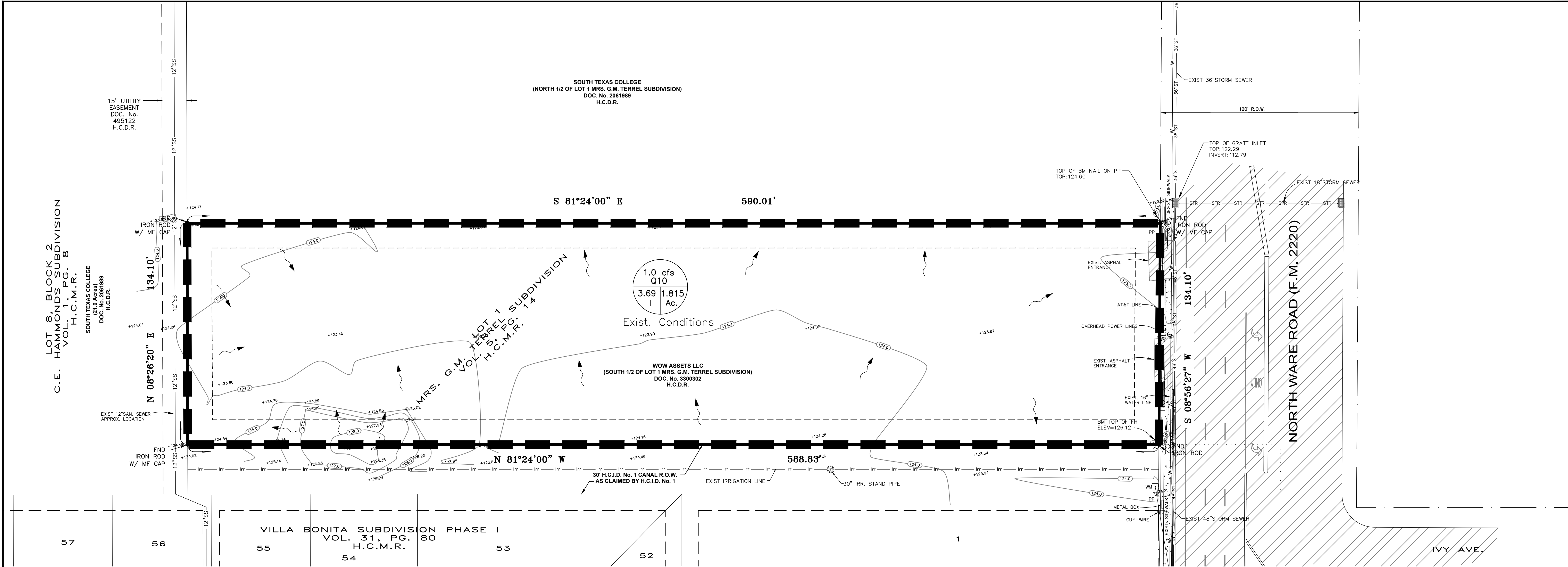
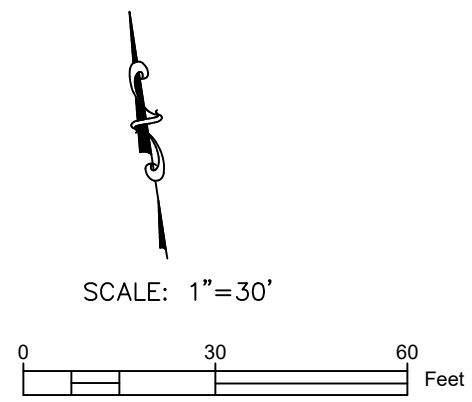
LEGEND



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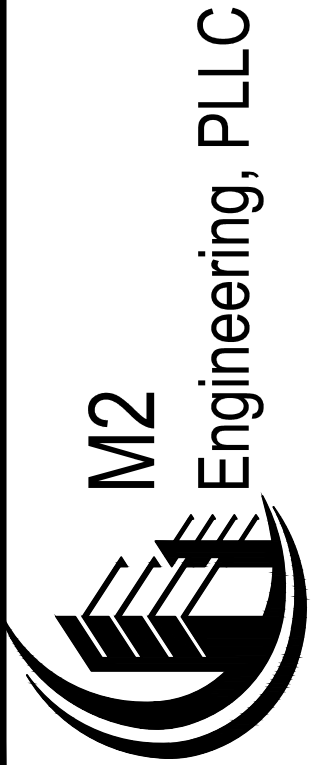
EXISTING DRAINAGE AREA

WELLNESS ON WHEELZ
MCALLEN, TEXAS

REVIEW SET

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City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 3/31/2023

SUBDIVISION NAME: WELLNESS ON WHEELZ

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Ware Road: 60 ft. ROW dedication required from centerline for 120 ft. of total ROW.

Paving: by State Curb & gutter: by State

Revisions needed:

- Please add label as required: Existing, total, etc. prior to final.
- Show and label centerline and the existing ROW on both sides of the centerline prior to final.
- Once the centerline is established, the ROW requirement will be determined.
- Provide the document number on the plat for existing ROW on the plat and a copy of the document for staff review.
- All ROW requirements must be addressed prior to final.
- **Subdivision Ordinance: Section 134-105
- **Monies must be escrowed if improvements are required prior to final
- **COM Thoroughfare Plan

Non-compliance

Paving _____ Curb & gutter _____

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

Applied

* 1,200 ft. Block Length for single-family development.

**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

NA

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

- Alley/service drive easement required for commercial properties.
- If a private service drive easement is proposed, minimum 24 ft. paved width is required and cannot be dead-end. Maintenance of such service drive is by the property owner and not the City of McAllen.
- Alley/service drive requirement must be addressed prior to final.
- **Subdivision Ordinance: Section 134-106

Non-compliance

SETBACKS

* Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies.

Proposed: 60 ft.

Revisions Needed:

-Revise plat note as shown above prior to final.

**Zoning Ordinance: Section 138-356

Non-compliance

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

<p>* Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Proposed: 10 ft. or greater for site plan (approved) Revisions Needed: -Revise note as shown above prior to final. **Zoning Ordinance: Section 138-356</p> <p>* Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Proposed: As per zoning ordinance or site plan (approved) Revisions Needed: -Revise note as shown above prior to final. **Zoning Ordinance: Section 138-356</p> <p>* Corner _____ **Zoning Ordinance: Section 138-356</p> <p>* Garage _____ **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Non-compliance
	Non-compliance
	NA
	NA
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on North Ware Road prior to final. -Engineering Department may require 5 ft. **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. - Revise plat note #7 to above 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. -Add the above as a new plat note after the other buffer note (currently note #7) and remove plat note #17 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
	Applied
NOTES	
<p>* No curb cut, access, or lot frontage permitted along _____ **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. -Remove plat note #13 as it is required but not a required plat note.</p> <p>* Common Areas, any private service drive, 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>	NA
	Non-compliance
	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 private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
	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 private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 	Compliance
	Compliance
<ul style="list-style-type: none"> * Minimum lot width and lot area. **Zoning Ordinance: Section 138-356 	
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V 	Compliance
	NA
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval -Submitted application proposes C-3 and the property is zoned C-3. ***Zoning Ordinance: Article V 	
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. -Submitted application proposes commercial development. As per Parks Dept. park fees do not apply to commercial subdivision, unless changed. 	NA
	NA
	NA
<ul style="list-style-type: none"> * Pending review by the City Management's Office. -Submitted application proposes commercial development. As per Parks Dept. park fees do not apply to commercial subdivision, unless changed. 	
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. 	Required
	TBD
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none">-Please provide documents number for the 30 ft. H.C.I.D. No.1 Canal ROW on the plat and a copy of the document for staff review prior to final.-Verify if the H.C.I.D. No.1 Canal ROW is outside the plat boundary prior to final.-Need to submit ownership map of the surrounding properties prior to final to assure that no landlocked property exists which may require additional streets as applicable.-The name of the owner/developer on the subdivision application does not match the warranty deed. Revised application is needed prior to final.*Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied

LOCATION

TERRELL SUBDIVISION

PROPOSED WELLNESS ON WHEELZ
SUBDIVISION



PHASE 1

HICKORY AVE

VILLA BONITA

HACKBERRY AV



HACKBERRY AVE

PHASE 1

FIR AVE

An aerial photograph of a park area. A paved path or road runs diagonally from the top left towards the bottom right. To the right of this path is a parking lot with several marked spaces. Further to the right are some trees and a grassy area. The text "EUREKA PARK" is overlaid in large, bold, yellow capital letters, slanted diagonally across the upper portion of the image.

WARE RD

JASM

36TH ST

IVY AVE

WARE RD

GOLDEN ACCENT



PATIO HOMES

CAROLYN

GOLDEN

ACRES









PLANNING DEPARTMENT

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



2023 CALENDAR

Meetings:





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

Deadlines:





D- Zoning/CUP Application N - Public Notification

* **Holiday** - Office is closed





JANUARY 2023

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





FEBRUARY 2023

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





MARCH 2023

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





APRIL 2023

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

MAY 2023

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



JUNE 2023

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

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

2023 CALENDAR








Meetings:

-  City Commission
-  Public Utility Board
-  Planning & Zoning Board
-  Zoning Board of Adjustment
- HPC - Historic Pres Council









Deadlines:

- D- Zoning/CUP Application
- N - Public Notification
- * **Holiday** - Office is closed









JULY 2023

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









AUGUST 2023

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










SEPTEMBER 2023

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






OCTOBER 2023

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

NOVEMBER 2023

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

DECEMBER 2023

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