

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, AUGUST 20, 2024 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

- a) Minutes for the August 6, 2024 will be on the September 11, 2024 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Mario Gutierrez on behalf of 3BU Family Limited Partnership, for a Conditional Use Permit, for one year, for an Event Center and Food Truck at Lot A, Arapaho Subdivision, Hidalgo County, Texas, 4108 North 10th Street Ste. 900-1000. **(CUP2024-0079)**
2. Request of Moises Martinez De La Cruz, for a Conditional Use Permit, for one year, and adoption of an ordinance for an automotive service and repair shop (mechanic shop), at Lot 5, Block 13, Young's Subdivision, Hidalgo County, Texas; 218 South 23rd Street. **(CUP2024-0081)**
3. Request of Rogelio Garza III on behalf of Pamm Family Properties, LLC., for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop (Hemp Dispensary), at North ½ of Lot 19, Block 1, Eltus Subdivision, Hidalgo County, Texas; 1631 North 10th Street. **(CUP2024-0082)**
4. Request of Efraim T. Vela on behalf of Dev Harvey, LLC. for a Conditional Use Permit, for life of use, and adoption of an ordinance for parking facility, at Lot 2, Rosa Linda Subdivision, Hidalgo County, Texas; 3616 Harvey Drive. **(CUP2024-0084)**
5. Request of Jessica Aguilar on behalf of Jose A. Chanin, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Suerte Bar & Grill Uptown), at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 W. Nolana Avenue, Suites N1-N2. **(CUP2024-0086)**
6. Request of Jessica Aguilar, for a Conditional Use Permit, for one year, for a Bar & Grill, at a Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite Q. **(CUP2024-0087)**

**b) REZONING:**

1. Rezone from C-3L (light commercial) District to C-3 (general business) District: Block 4-A, Blocks 4-A & 5-A North Park Estates Unit No. 2 Subdivision, Hidalgo County, Texas; 1701 Dove Avenue. **(REZ2024-0043)**

**3) SUBDIVISIONS:**

- a) Valencia Marketplace Lots 6D and 6E Subdivision, 1300 Trenton Road, Chapa Blue Management, LLC **(SUB2024-0046) (FINAL) IEG**
- b) McAllen City Center Subdivision, 1300 South 10th Street, McAllen City Center, Ltd. **(SUB2023-0032) (REVISED PRELIMINARY) SEC**
- c) El Tacolote Subdivision, 1701 Monte Cristo Road, Juan P. Lopez & Faviola V. Castro **(SUB2024-0082) (PRELIMINARY) STIG**
- d) Vista Paloma Subdivision, 5200 North Taylor Road, Robert A. Dyer **(SUB2024-0084) (PRELIMINARY) SWGE**
- e) Triple "B" Mobile Park II Subdivision, 10505 North 10th Street, FWW Inc. **(SUB2024-0055) (REVISED PRELIMINAR) BDE**
- f) Taylor Villas Subdivision, 2021 South Taylor Road, Synergy a Real Estate Alliance LLC **(SUB2024-0089) (PRELIMINARY) M&H**
- g) Balboa Acres Subdivision, The East Half of Lot 19, Block 27, 3508 Elmira Avenue, Rocio Granados and Jorge Jimenez **(SUB2024-0086) (PRELIMINARY) ASE**
- h) Oaks at Northgate Subdivision, 1921 Northgate Lane, Oscar and Rosie V. Sotelo Living Trust **(SUB2024-0087) (PRELIMINARY) REGA**
- i) Orangewood South Lots 19A & 20A Subdivision, 3800 Burns Drive, Juan & Leticia Pena **(SUB2024-0083) (PRELIMINARY) SEC**
- j) Habitat at Ware Subdivision, 6201 North Ware Road, Habitat Development Group LLC **(SUB2024-0001) (REVISED PRELIMINAR) SEC**
- k) Estancia at Tres Lagos Phase IV Subdivision, 4900 Town Lake Drive, Rhodes Development, Inc. **(SUB2024-0088) (PRELIMINARY) M&H**
- l) Taj Plaza Storage Subdivision, 4108 North 10th Street, 3BU Family Limited Partnership **(SUB2024-0081) (PRELIMINARY) M&H**
- m) Taylor Valley Estates Subdivision, 1300 North Taylor Road, GOTU Development, LLC **(SUB2024-0072) (FINAL) M&H**
- n) The District Phase III Subdivision, 1301 Auburn Avenue, Domain Development Corp. **(SUB2024-0048) (FINAL) M&H**

**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.

**08/06/2024 MEETING  
MINUTES**

**WILL BE UPLOADED ON  
THE NEXT P&Z MEETING.**

**Memo**

**TO:** Planning and Zoning Commission

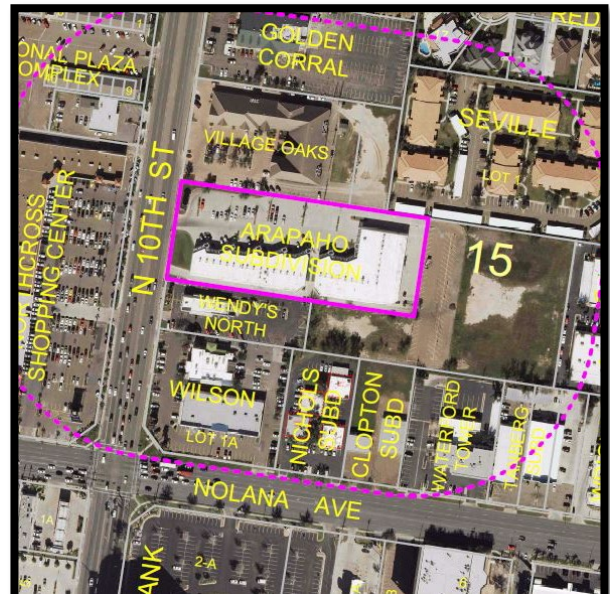
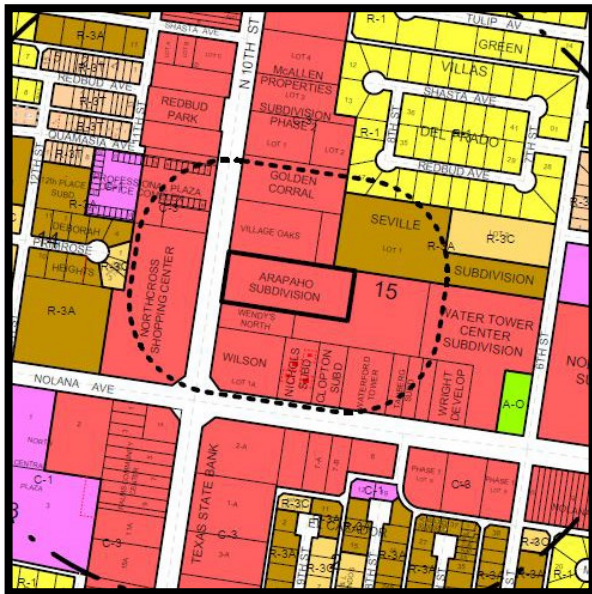
**FROM:** Planning Staff

**DATE:** August 8, 2024

**SUBJECT: REQUEST OF MARIO GUTIERREZ ON BEHALF OF 3BU FAMILY LIMITED PARTNERSHIP, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR AN EVENT CENTER AND FOOD TRUCK AT LOT A, ARAPAHO SUBDIVISION, HIDALGO COUNTY, TEXAS, 4108 NORTH 10TH STREET STE. 900-1000. (CUP2024-0079)**

**BRIEF DESCRIPTION:**

The property is located on the east side of North 10<sup>th</sup> Street, approximately 380 ft. north of Nolana Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions, and R-3A (multifamily residential apartments) District to the northeast. Surrounding land uses include the Seville apartments, restaurants, retail and offices. An event center is permitted in a C-3 zone with a Conditional Use Permit and in compliance with requirements.



**HISTORY:**

The initial conditional use permit was approved for one year by the City Commission on appeal to the distance requirement on February 22, 2016. The last approval was on July 13, 2020 for one year, by the City Commission with a variance to the distance requirement for suite 1000 only. The current application for the event center was submitted July 12, 2024.

**REQUEST/ANALYSIS:**

The applicant is proposing to operate an event center from two existing suites totaling about

13,000 sq. ft. of lease space. Currently, there is a multi-tenant commercial building of approximately 39,585 sq. ft. on the property. The building is a mix of retail, a restaurant, event centers, a child daycare, and a vacant suite. The proposed hours of operation are from 5:00 p.m. to 2:00 a.m. Monday through Sunday. Attached is a police report, which indicates service calls from August 2023 till present.

The Health and Fire Departments have not conducted their inspections at this time. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- a) 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 Seville Apartments are adjacent to the establishment;
- b) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment is located on North 10<sup>th</sup> Street, and does not generate traffic into residential areas;
- c) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. The multi-tenant building is a mix of commercial businesses; a restaurant (foodamed) 3,100 sq. ft., a 3,100 sq. ft. boxing gym, a 4,146 sq. ft. restaurant (daitung), a 2,160 sq. ft. Beauty Spa, a 3,050 sq. ft. daycare (lumens), and The flavor compound which totals 7,000 sq. ft., and a vacant suite of 3,614 sq. ft. There are 224 parking spaces on site including the rear parking lot; 310 are required for all the establishments to operate at the same time. The daycare operation hours (7:30 a.m. to 6:00 p.m.), both restaurants, the boxing gym and the Flavor Compound all interfere with the operation hours of the event center on suite 900 -1000.
- d) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- e) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- f) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- g) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

**RECOMMENDATION:**

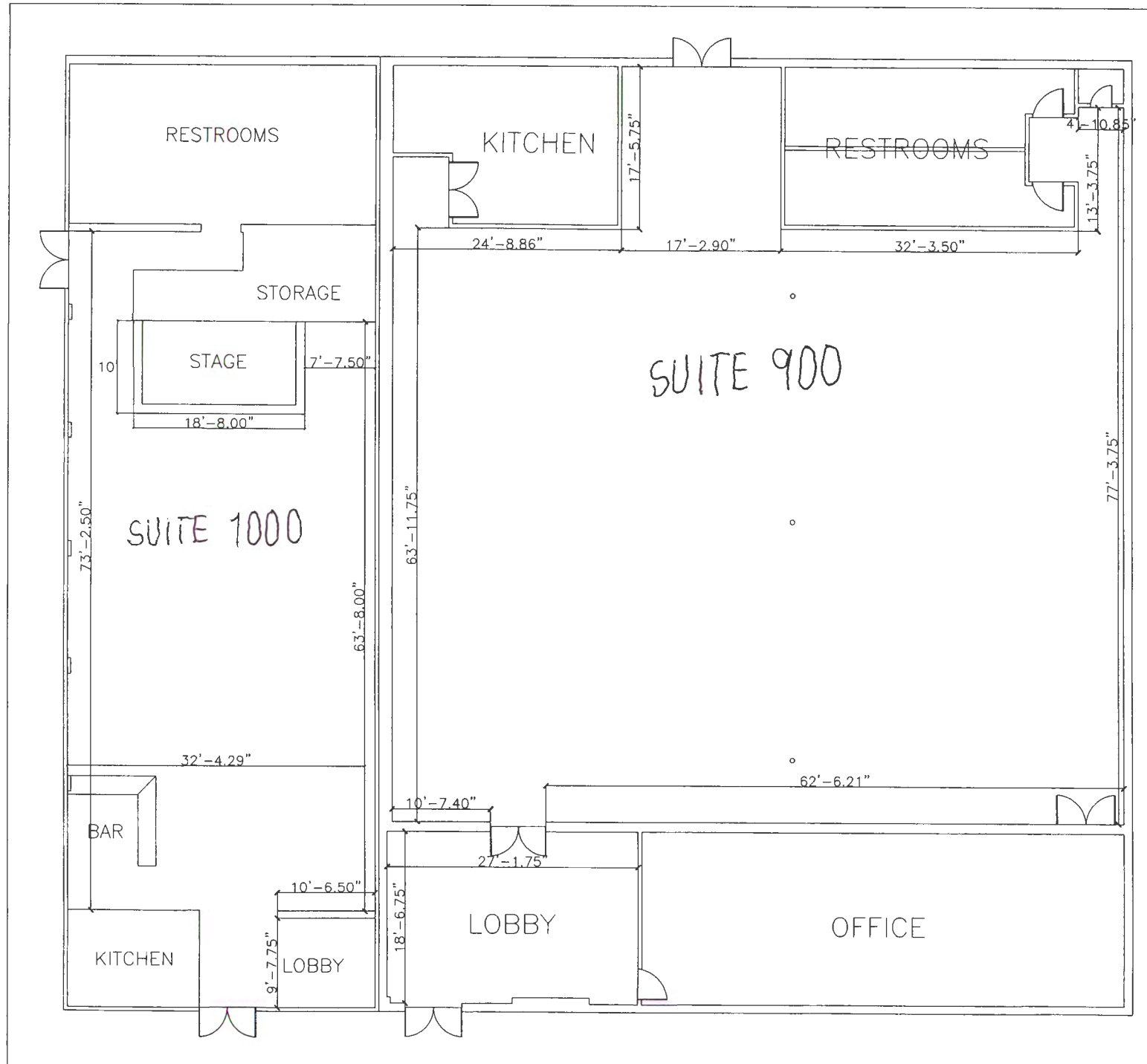
Staff recommends disapproval of the request due to non-compliance with requirement A (distance to a residence or residentially zoned property) and requirement C (parking requirement) of Section 138-118(4)(a)(c) of the Zoning Ordinance.



ORCHIDÉE  
SOCIÉTÉ EN  
LIMITÉE

THE MASSOR  
COMPOUND

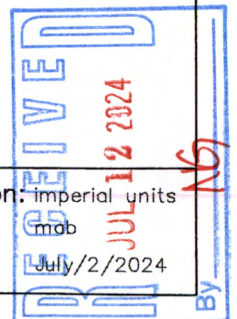


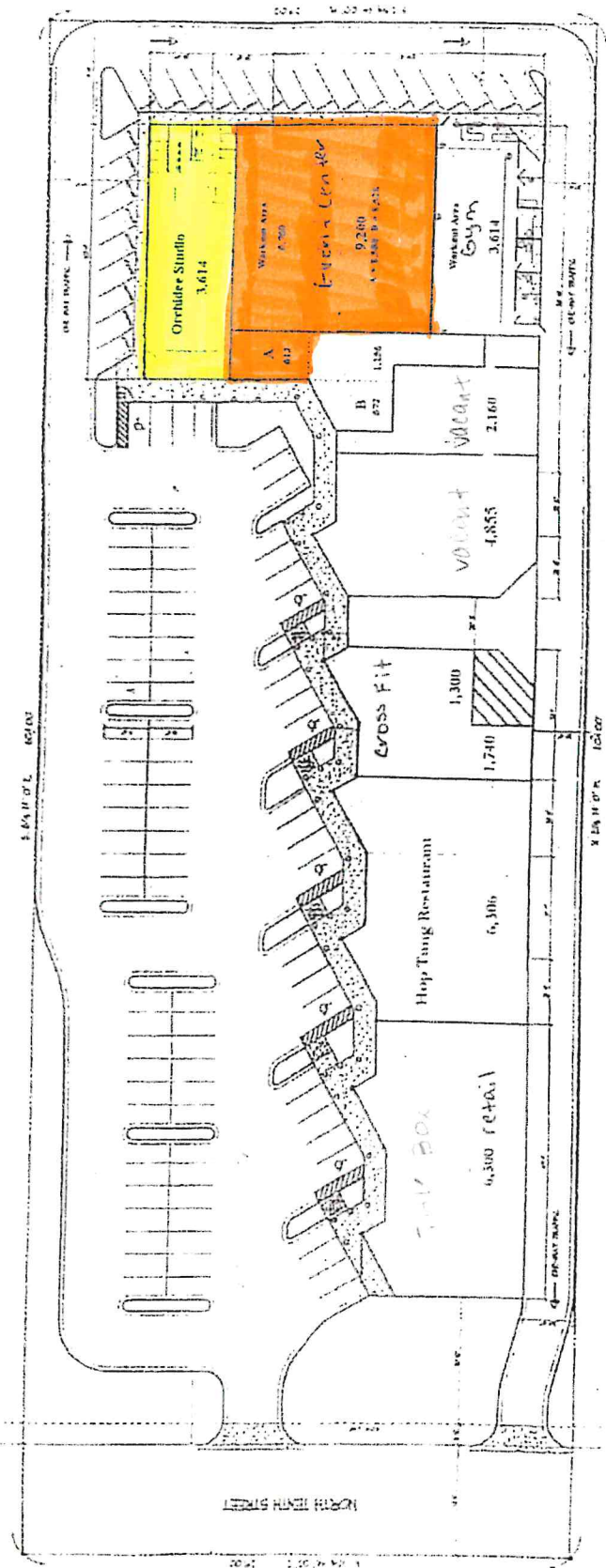


project:  
ORCHIDÉE

detail:

dimension: imperial units  
 draw: mob  
 date: July/2/2024





**N NORTH TENTH STREET RETAIL CENTER**

GROSS BUILDING AREA = 34,585 SF  
 TOTAL PARKING = 113 SPACES (MIN. REQ'D = 103)

TOTAL LOT AREA = 2,122,000 SF  
 TOTAL LANDSCAPED AREAS = 10,000 SF (REQ'D = 12,000 SF)





★ Spanish Curriculum  
★ Neuro-Language Program SPA-ENG  
★ Baby-Lu Music Stimulation  
★ After School Program-Transportation  
★ Lumen-Mania Summer Camp



**THE GRAND**  
SOCIAL CLUB

**Leasing Information**  
LAURA LIZA PAZ 956-227-8000



**NOTICE  
EVENT CENTER  
FOR  
THIS PROPERTY  
CUP 2024 - 0079**

CITY OF MCALLEN PLANNING DEPT.  
956-941-1250  
WWW.MCALLEN.NET





# McALLEN POLICE DEPARTMENT

## CALLS FOR SERVICE REPORT

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**From Date/Time:** 06/01/2023 0:00  
**To Date/Time:** 08/08/2024 23:59

**Incident Type:** All  
**Location:** 4108 N 10<sup>th</sup> St #900-1000, McAllen

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Call Date	Time	Incident Number	Incident Type
7/9/2023	2:00	2023-00049246	Disturbance - Non Domestic

- **Disclaimer:** The figures reflected above are 'calls for service' for the City of McAllen. They are NOT lists of Crimes or Crime Reports. Calls are titled as they are called in and dispatched.

Memo

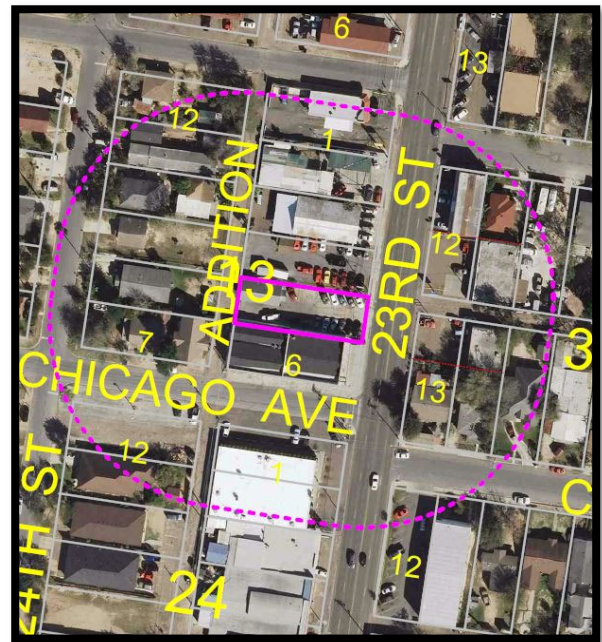
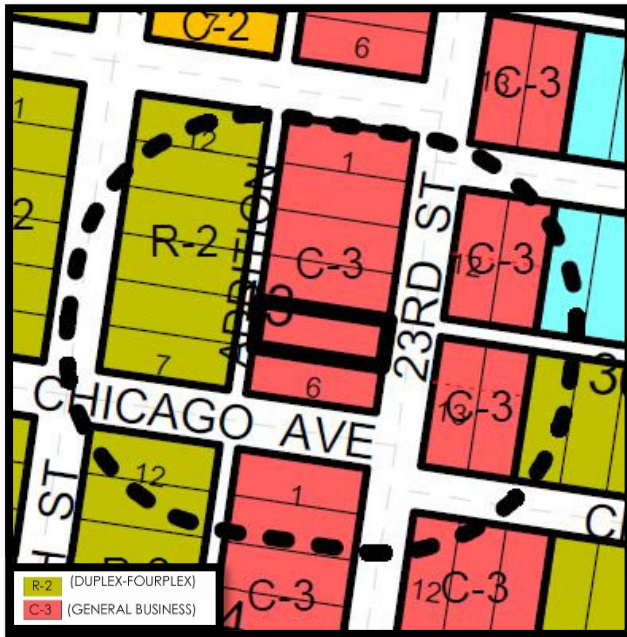
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 7, 2024

SUBJECT: REQUEST OF MOISES MARTINEZ DE LA CRUZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR AN AUTOMOTIVE SERVICE AND REPAIR SHOP (MECHANIC SHOP), AT LOT 5, BLOCK 13, YOUNG'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 218 SOUTH 23<sup>RD</sup> STREET. (CUP2024-0081)

**BRIEF DESCRIPTION:** The property is located on the west side of South 23<sup>rd</sup> Street, approximately 50 feet north of Chicago Avenue. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north, south, and east across South 23<sup>rd</sup> Street, with R-2 (duplex-fourplex) District to the west across an existing alley. The surrounding land uses are commercial and residential. An automotive service and repair shop is permitted as a primary use within a C-3 District with a Conditional Use Permit and in compliance with all other requirements.



**HISTORY:** A Conditional Use Permit was approved for this location for one year for a mechanic shop by City Commission on July 10, 2023. A Conditional Use Permit application was submitted on July 15, 2024 for renewal of the use.

**REQUEST/ANALYSIS:** The applicant is proposing to continue the mechanic shop use. There have been no changes made to the shop area from last year. The submitted floor plan shows two bay areas and one office building that is used to create new appointments and payment processing. The hours of operation for the business are Monday through Friday from 8:00 AM to 6:00 PM, and Saturdays from 8:00 AM to 3:00 PM. Based on the total square footage of the existing office building (306 square feet), 5 parking spaces are required; 7 parking spaces are provided on site (excluding bay area).

The Fire Department inspection is pending for the property. The mechanic shop must comply with the following special conditions set forth for automotive repair as a primary use in Section 138-281 of the Zoning Ordinance:

- 1) A minimum lot size of 10,000 square feet is required. According to Hidalgo County Appraisal District records, the subject property's total lot size is 7,000 square feet.
- 2) All service, repair, maintenance, painting, and other work shall take place within an enclosed area. The work is performed under unenclosed carport structures. A building permit for the existing carport structures was not found on file.
- 3) Outside storage of materials is prohibited. Storage area for certain mechanic shop tools are within the unenclosed carport structures. According to the applicant, electrical equipment are stored within an enclosed area (closet) that is between the bay areas.
- 4) The building where the proposed work is to take place shall be at least 100 feet from the nearest residence. There are at least five single-family dwellings within 100 feet to the west across the alley and southeast across South 23<sup>rd</sup> Street.
- 5) A 6-foot opaque fence to buffer the proposed use from any residential use or residentially zoned area is required. No opaque fence would be required since the lot's property lines are not immediately adjacent to any residential uses or zones.
- 6) New buildings and all conversions of existing buildings to such uses shall meet current Building Code and Fire Code requirements in terms of separation of high hazard uses from other occupancy use classifications, etc.

If approval is granted, the auto shop must comply with all other Zoning Ordinance, Building Code, and Fire Department requirements that will be requested during the building permitting process.

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

**RECOMMENDATION:** Staff recommends disapproval of the request based on noncompliance with requirements #1 (minimum lot size), #2 (work area), #3 (storage of materials), and #4 (distance from nearest residence) of Section 138-281 of the Zoning Ordinance.





Auto Servicios MTZ  
También a Domicilio  
(956) 313-3129

**AUTO SERVICIOS MTZ.**  
A/C SERVICE  
BRAKES  
TUNE UP  
OIL CHANGES  
GENERAL REPAIR  
DIAGNOSTICO POR COMPUTADORA  
MOBILE (956) 313-3129  
WORKSHOP (956) 322-3333

**NATIONWIDE WARRANTY**  
2 YEAR/24K MILES

**WARRANTY**

**We Check Engine Lights**  
**TUNE-UPS**  
**BRAKES**  
**OIL CHANGE**

NOTICE  
AUTO REPAIR  
FOR THIS PROPERTY  
CUP2024-0081





AUTO SERVICIOS MTZ.  
Trabajos a Domicilio  
(956) 313-3125

**AUTO SERVICIOS MTZ.**  
AC SERVICE  
BRAKES  
TUNE UP  
OIL CHANGES  
GENERAL MECHANIC

**TALLER MECANICO MTZ.**  
CAMBIO DE ACEITE  
BANDAS  
MARCHAS  
ALTERNADORES  
AFINACIONES

**DIAGNOSTICO POR COMPUTADORA**

TRABAJOS A DOMICILIO  
MOBILE (956) 313-3125  
WORKSHOP (956) 322-3333

**NATIONWIDE WARRANTY**  
2 YEAR/24K MILES

SALE & SERVICE

AUTO SERVICIOS MTZ.  
Trabajos a Domicilio  
(956) 313-3125

**We Check Engine Lights**  
TUNE-UPS  
BRAKES  
OIL CHANGE

NOTICE  
AUTO REPAIR  
FOR  
THIS PROPERTY  
CUP2024 0081

(956) 630-4443  
TIREBOX

**Memo**

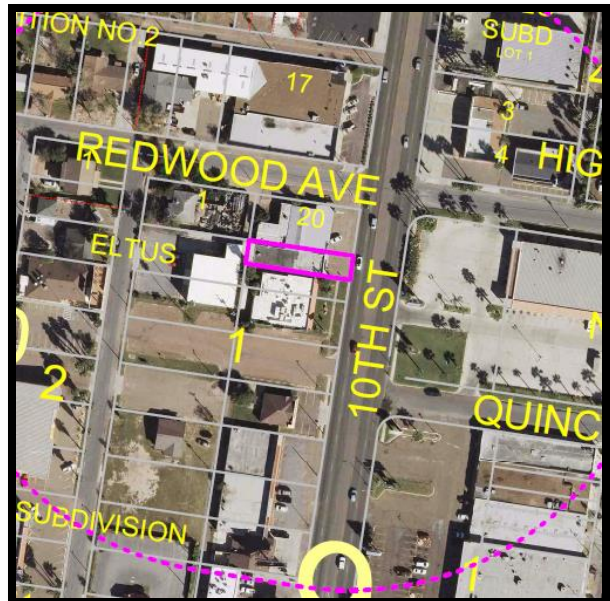
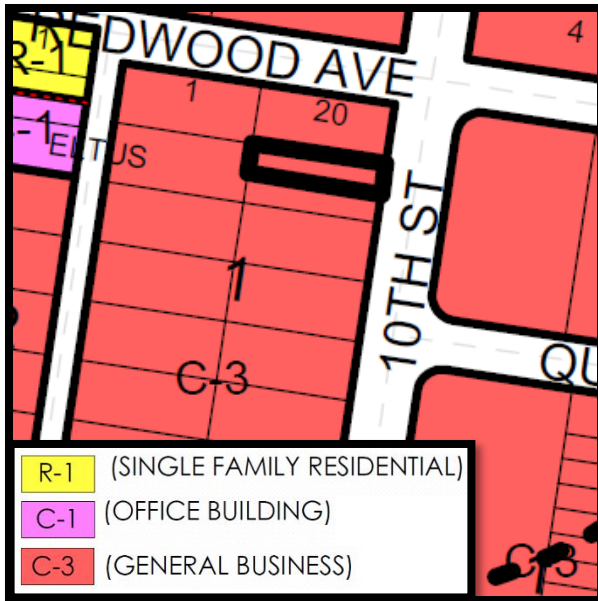
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** July 31<sup>st</sup>, 2024

**SUBJECT: REQUEST OF ROGELIO GARZA III ON BEHALF OF PAMM FAMILY PROPERTIES, LLC., FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A SMOKE SHOP (HEMP DISPENSARY), AT NORTH ½ OF LOT 19, BLOCK 1, ELTUS SUBDIVISION, HIDALGO COUNTY, TEXAS; 1631 NORTH 10TH STREET. (CUP2024-0082)**

**DESCRIPTION:** The property is located along the southwest corner of North 10<sup>th</sup> Street and Redwood Avenue. The subject property is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. Surrounding land uses include offices, retail, restaurants, cell tower and single family dwellings. A smoke shop is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.



**HISTORY:**

An application for a conditional use permit for this location to operate a smoke shop (hemp dispensary) was submitted on July 18, 2024.

**ANALYSIS:**

The applicant is proposing to operating a hemp dispensary shop (Food 4 Thought) from the existing 1,253 sq. ft. building. The hours of operation are proposed to be from 10:00 A.M. to 8:00 P.M. Monday thru Sunday.

The Health Department has conducted their necessary inspection and deemed the property is in compliance. The Fire Department is still pending their inspection. The Planning Department



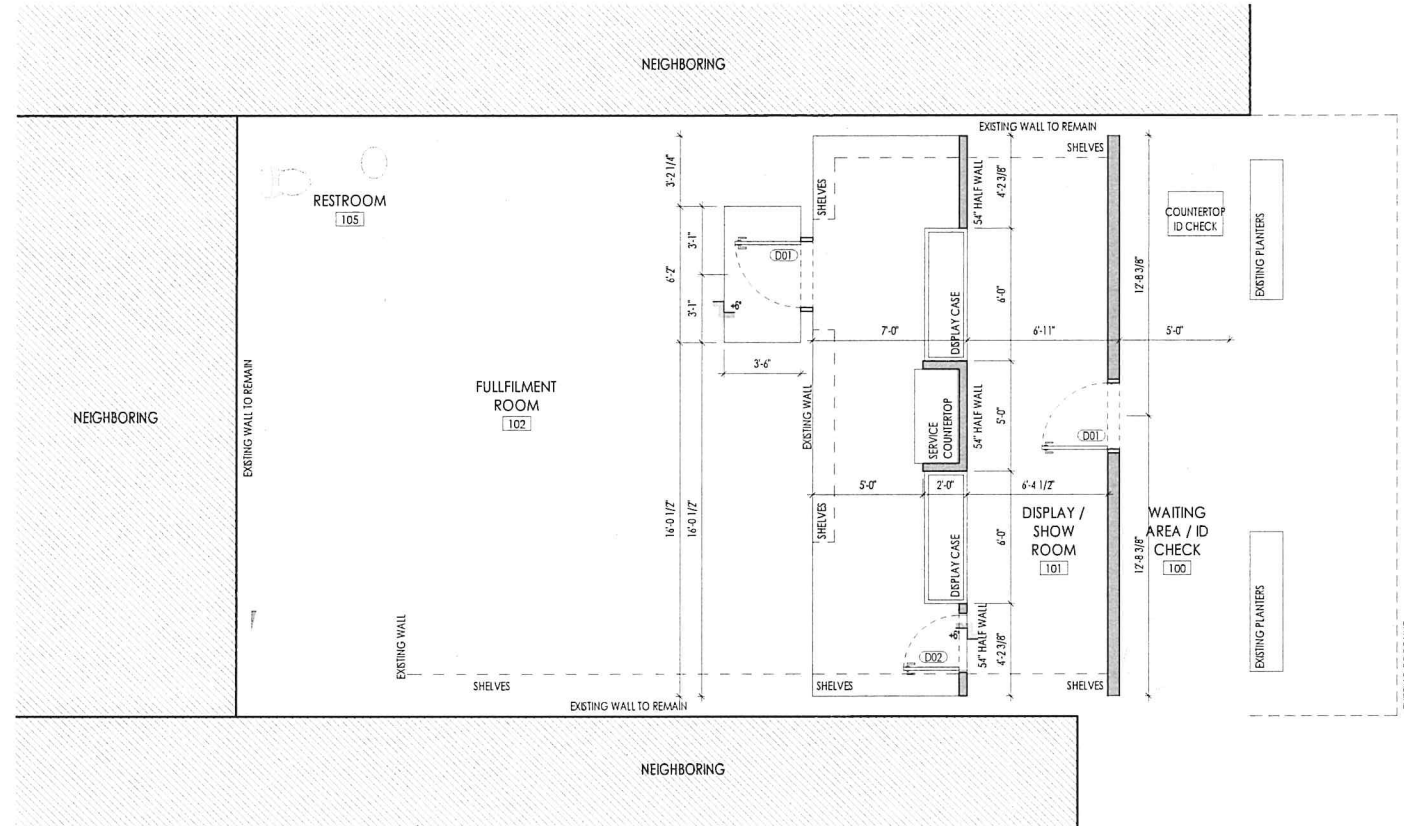
has received no complaints regarding this request. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the Lot of the abovementioned business must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of the above mentioned land uses;
2. The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to North 10th Street and does not generate traffic into residential areas;
3. The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Six parking spaces are required and three are provided on site.
4. The abovementioned business 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 business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
6. The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
7. The abovementioned business shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

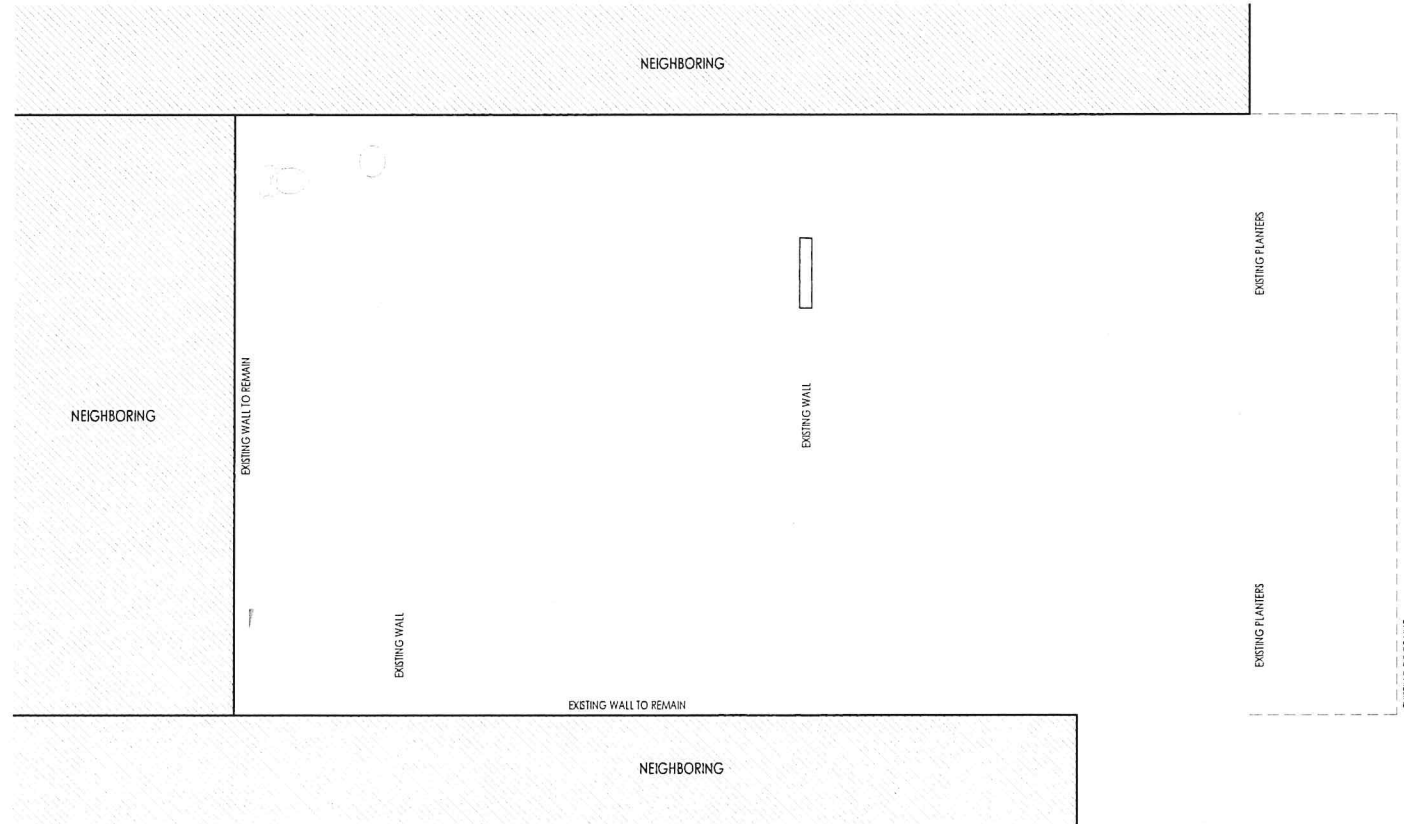
Staff has not received any phone calls, emails or letters in opposition to this request.

**RECOMMENDATION:**

Staff recommends disapproval of the request, for one year, due to noncompliance with requirement #1 (distance) and requirement #3 (parking).



FLOOR PLAN 07  
1/4" = 1'-0"



EXISTING FLOOR PLAN 05  
1/4" = 1'-0"

**GENERAL NOTES**

- GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BECOME FAMILIAR WITH THE PROJECT AND THE ON-SITE OFF-SITE CONDITIONS PRIOR TO BEDDING OR COMMENCING WORK.
- BRING IMMEDIATE TO THE DESIGNER ATTENTION ANY ERRORS, OMISSIONS OR DISCREPANCIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ANY DEFECTIVE WORK CAUSED BY PROCEEDING WITH WORK WHEN CLARIFICATIONS FROM THE DESIGNER WERE NOT SOUGHT.
- EXAMINE SPECIFIED PRODUCTS AND SUBMIT WRITTEN EXCEPTIONS, OBJECTIONS, OR SUBSTITUTIONS WITH ANALYSIS AND RECOMMENDATIONS PRIOR TO SUBMITTING BID COSTS OR COMMENCING WORK.
- THE RESPONSIBILITY FOR THE ADEQUACY OF PROPOSED SUBSTITUTIONS FALLS ON THE GENERAL CONTRACTOR. SHOULD A SUBSTITUTION PRODUCT FAIL TO PERFORM WHERE THE ORIGINALLY SPECIFIED PRODUCT WOULD HAVE PERFORMED, THE GENERAL CONTRACTOR SHALL PERFORM ALL NECESSARY WORK TO REINCORPORATE THE ORIGINAL PRODUCT AT NO ADDITIONAL COST.
- ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT, UNLESS STIPULATED OTHERWISE.
- WHEREVER MATERIAL ARE STORED AT THE JOBSITE, THEY SHOULD BE PROTECTED FROM DAMAGE, VANDALISM, FIRE AND INCLEMENT WEATHER. THE GENERAL CONTRACTOR SHALL PRODUCE EVIDENCE OF INSURANCE FOR MATERIALS STORED PRIOR TO PAYMENT BY THE OWNER.
- THE WORD "PROVIDE" SHALL MEAN TURNISH AND INSTALL COMPLETE AND READY TO USE.
- PROVIDE ALL REQUIRED UTILITY/STRUCTURAL COMPONENTS AND/OR CONNECTIONS FOR THE FUNCTIONAL USE OF ALL CONTRACTOR SUPPLIED EQUIPMENT OR APPLIANCES, REGARDLESS OF ANY OMISSIONS OR INCONSISTENCIES IN THE CONSTRUCTION DOCUMENTS.
- ARCHITECTIC DESIGNS IS NOT RESPONSIBLE FOR ANY FAILURE IN STRUCTURES. CONTRACTOR MUST COORDINATE WITH A STRUCTURAL ENGINEER FOR WOOD STRUCTURE AND FOUNDATION DETAILS.

**AREA SCHEDULE**

AREA	AREA SQ. FT.
BUSINESS	1,253 SF
<b>TOTAL AREA</b>	<b>1,253 SF</b>

**KEY LEGEND**

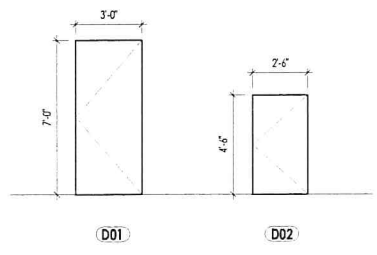


**DOOR & WINDOWS GENERAL NOTES**

- ALL EXTERIOR DOORS + WINDOWS SHALL MEET MINIMUM COMCHECK COMPLIANCE AND CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFR) ON SHGC, VT, AL AND U-FACTOR.
- ALL DOORS SHALL HAVE DOOR STOPS.
- PROVIDE FLEXIBLE WATERPROOF FLASHING AROUND PERIMETER OF ALL WINDOWS AND EXTERIOR DOORS.
- ALL EXTERIOR GLAZING SHALL BE INSULATED LOW-E APPROVED PRODUCTS.
- PROVIDE SILICONE SEALANT OR CAULKING AROUND ALL WINDOW EDGES.
- WINDOW FRAMES MUST HAVE SILL DRAIN OPENINGS FOR POSITIVE DRAINAGE TO EXTERIOR SIDE OF WALL.

**DOOR SCHEDULE**

ID	DESCRIPTION	ROUGH OPENING		QTY
		WIDTH	HEIGHT	
D01	HOLLOW METAL DOOR	3'-0"	8'-0"	2
D02	HOLLOW METAL DOOR	2'-6"	4'-6"	1



THIS DRAWING IS THE PROPERTY OF ARCHITECTIC DESIGN AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ARCHITECTIC DESIGN. THE ARCHITECTIC DESIGN ASSUMES NO LIABILITY FOR ANY PROBLEMS OR DEFECTS THAT MAY OCCUR DURING OR AFTER CONSTRUCTION. THE ARCHITECTIC DESIGN IS NOT RESPONSIBLE FOR ANY DEFECTS OR OMISSIONS THAT MAY OCCUR DURING OR AFTER CONSTRUCTION. THE ARCHITECTIC DESIGN IS NOT RESPONSIBLE FOR ANY DEFECTS OR OMISSIONS THAT MAY OCCUR DURING OR AFTER CONSTRUCTION. THE ARCHITECTIC DESIGN IS NOT RESPONSIBLE FOR ANY DEFECTS OR OMISSIONS THAT MAY OCCUR DURING OR AFTER CONSTRUCTION.

REVISION	DESCRIPTION	DATE

Project Name: **FOOD 4 THOUGHT**  
 Project Address: **1631 N 10TH ST  
MCCALLEN, TX 78501**

Date: **07/22/2024**  
 Job No.: **240701**

**FLOOR PLAN**

SHEET NO.: **A200**





**Memo**

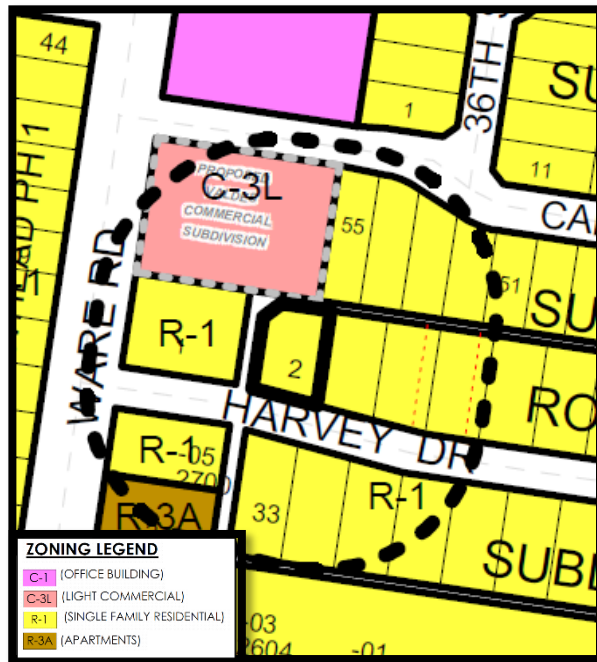
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** August 08, 2024

**SUBJECT: REQUEST OF EFRAIM T. VELA ON BEHALF OF DEV HARVEY, LLC. FOR A CONDITIONAL USE PERMIT, FOR A LIFE OF USE, AND ADOPTION OF AN ORDINANCE, FOR A PARKING FACILITY AT LOT 2, ROSALINDA SUBDIVISION, HIDALGO COUNTY, TEXAS; 3616 HARVEY DRIVE. (CUP2024-0084)**

**BRIEF DESCRIPTION:** The property is located on the north side of Harvey Drive, approximately 160 ft. east of North Ware road, and is zoned R-1 (single family residential) District. The adjacent zoning is R-1 District in all directions and R-3A (multifamily apartments) District to the south. Surrounding land uses include single-family residences, apartment's complexes, The Light of the World Church and vacant land. A parking facility is allowed in the R-1 zone with a Conditional Use Permit and in compliance with requirements.



**HISTORY:** The initial request for a parking facility at this property was made on September 25, 2020 (CUP2020-0109). At the time the Board alternatively decided to recommend approval of the request for 2 years due to opposition concerns.

**REQUEST/ANALYSIS:** The applicant is proposing to continue the use of the existing parking area with 11 parking spaces, on an area of 22ft by 100 ft. The parking area has access from a 20 ft. alley. The Fire Department inspections is pending; Health Department has completed their inspection. The establishment must comply with the requirements set forth in Section 138-118a (4) of the Zoning Ordinance and specific requirements as follows:

- a) The sides adjacent to residentially zoned property are to be screened by a six-foot opaque fence. A 6 ft. opaque fence is required on the north and east side of the property.
- b) The paved area is landscaped in compliance with the off-street parking and loading ordinance and landscape ordinance. The required landscaping for the parking lot is 874 sq. ft. with trees required as follows: 2 – 2 1/2" caliper, or 1 – 4" caliper, 1 – 6" caliper or 4 palm trees (palm trees cannot exceed 80% of total tree requirement). Each parking space must also be within 50 ft. of a landscape area with a tree;
- c) Residential areas shall be protected as far as possible against heavy traffic and against through traffic of all kinds, including traffic generated by commercial, industrial or other incompatible land uses.
- d) Parking should not encroach into side yard setbacks when residential uses are adjacent;
- e) The parking area shall be adjacent to the primary use. The parking area is adjacent to the primary use;
- f) The parking area shall provide sufficient lighting to eliminate dark areas to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- g) No form of pollution shall emanate beyond the immediate property line of the permitted use;
- h) The Planning and Zoning Commission may impose additional reasonable restrictions or conditions to carry out the spirit and intent of this section and to mitigate adverse effects of the proposed use. These requirements may include, but are not limited to, increased open space, loading and parking requirements, suitable landscaping, and additional improvements such as curbing and sidewalks.

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

**RECOMMENDATION:** Staff recommended approval of the request, life of the use, subject to compliance with requirements in Section 138-118(6) of the Zoning Ordinance, Building Departments, Engineering Department ROW requirements and Landscape requirements.

East

North

(6ft opaque fence)

Lot #2 (6ft opaque fence)

10ft

Grass

Tree #1

100ft

Tree #2

(10 feet of Grass)

9ft

- ①
- ②
- ③
- ④
- ⑤
- ⑥
- ⑦
- ⑧
- ⑨
- ⑩
- ⑪
- ⑫

22ft

18ft

(Cement)

10ft

20ft

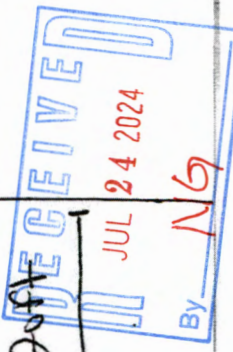
(Parking for 11)

Ally West

Drive

Harvey

South



20ft







NOTICE  
PARKING FACILITY  
FOR  
THIS PROPERTY  
CUP2024-0084

**Memo**

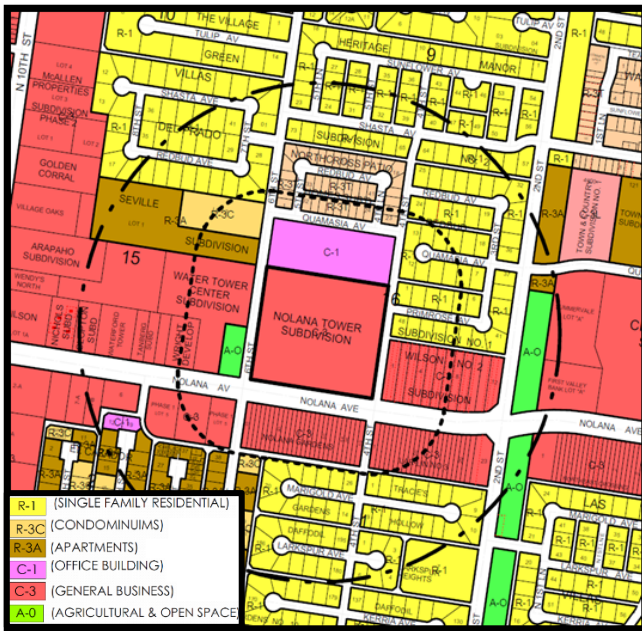
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** August 14, 2024

**SUBJECT: REQUEST OF JESSICA AGUILAR ON BEHALF OF JOSE A. CHANIN, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A BAR (SUERTE BAR & GRILL UPTOWN), AT LOT A-1, NOLANA TOWER SUBDIVISION, HIDALGO COUNTY, TEXAS; 400 NOLANA AVENUE, SUITES N1-N2. (CUP2024-0086)**

**DESCRIPTION:** The property is located at the northeast corner of Nolana Avenue and North 6<sup>th</sup> Street, and is zoned C-3 (general business) District. The adjacent zoning is C-1 (office building) District to the north, C-3 (general business) District to the east, south and west, R-1 (single family residential) District also to the east, and A-O (agricultural and open space) District also to the west. The property is located within the Nolana Tower Subdivision and is the site for Nolana Tower Shopping Center. Surrounding land uses include Chanin Engineering, killers golf, Kumori sushi & teppanyaki, a water tower, and residential homes. A bar is permitted in a C-3 District with a conditional use permit and in compliance with requirements.



**HISTORY:** The initial Conditional Use Permit application was submitted on December 18, 2019, which was disapproved by the Planning and Zoning board on January 21, 2020 with a “favorable recommendation to the distance requirement”. The City Commission later approved the Conditional Use Permit request on February 10, 2020 for one year. The establishment has renewed their permit every year in the same way without issue. This Conditional Use Permit application was submitted on July 25, 2024.

**ANALYSIS:** The 4,080 square foot two-floor building will consist of a dining area, three restrooms, conference room, kitchen, server area room, two storage rooms, two offices, and a main bar as shown on the submitted floor plan. The proposed hours of operation for Suerte Bar and Grill are daily from 12:00 PM to 2:00 AM. As per the zoning ordinance, Section 138-395 (14), the business requires 41 parking spaces, and 729 spaces are provided, which complies with the parking requirement.

Inspections from the Health Department have been completed and no violations were found. The Fire Department inspection is pending. A current police activity report for service calls is still pending at this moment.

As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of those businesses having late hours (after 10:00 PM) must be at least 400 feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 feet of residential zones and uses to the north and east, and a water tower to the west.
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access to Nolana Avenue, North 4<sup>th</sup> Street, and North 6<sup>th</sup> Street. The existing gates on North 4<sup>th</sup> Street need to be closed as required from other Conditional Use Permits in this commercial plaza;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Currently there is a multi-tenant commercial building on the property. The shopping center is a mixture of office, retail, vacant suites, restaurants, a children’s event center, and bars. 729 parking spaces are provided on the common parking area in the front and rear of the building. For the 729 parking spaces of the common parking area, 15 accessible parking spaces are required and are provided on site. Based on the square footage of the building, 41 parking spaces are required. Parking spaces are provided on site during the applicable hours of operation for this business;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility

from a public street in order to discourage vandalism and criminal activities;

- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The occupancy load for this establishment will be established by the Building Department as part of the building permitting review.

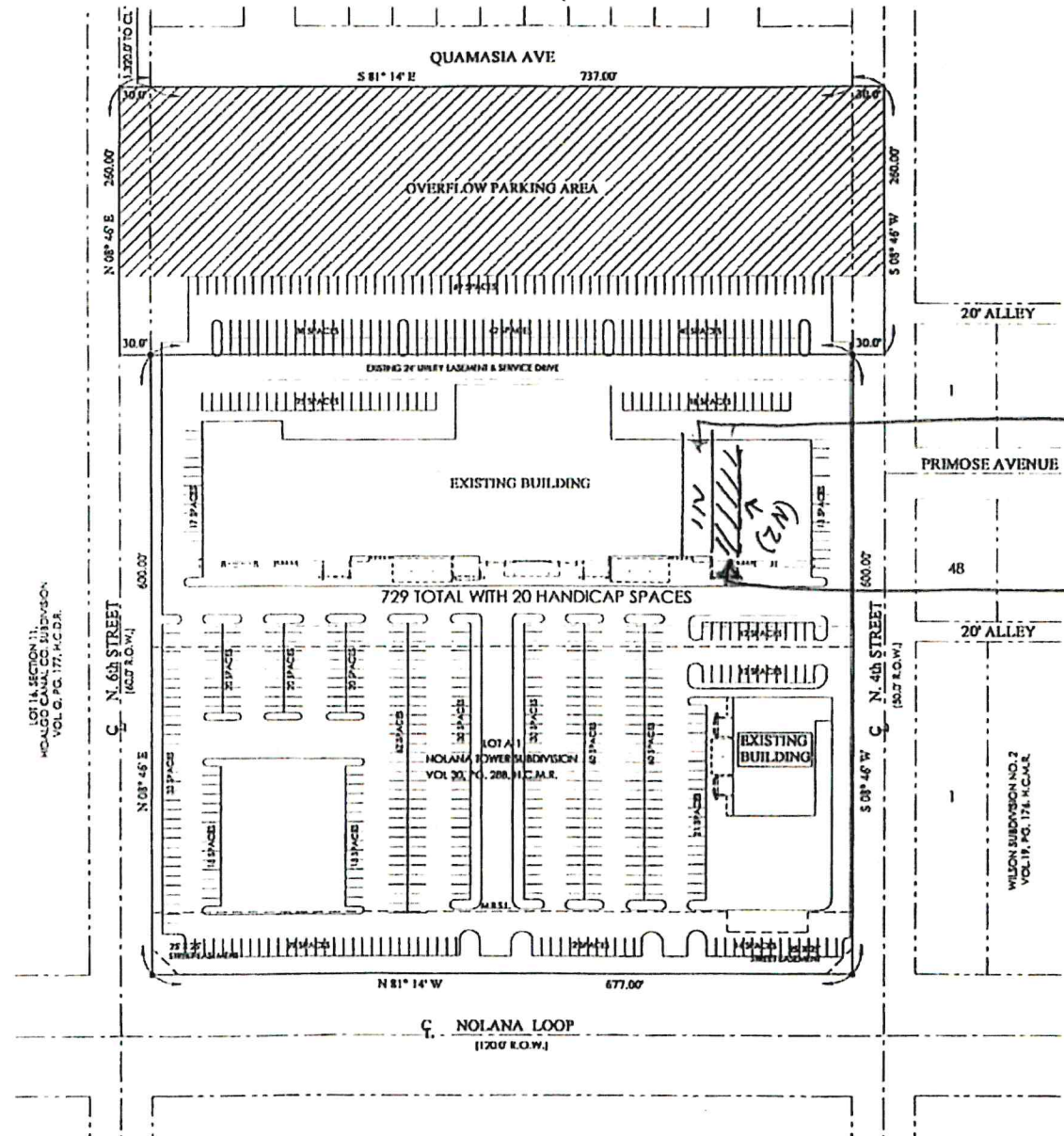
If approval is granted, the establishment must comply with all other zoning ordinance, building code, and Fire Department requirements.

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

**RECOMMENDATION:**

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

400 Nolana Avenue  
Ste N2



Ste N-1

Ste N-2

5/17/23

LOT 1A SECTION 11,  
MOALGO CANAL CO. SUBDIVISION,  
VOL. 6, PG. 177, H.C.A.E.

C N. 63<sup>RD</sup> STREET  
(607' R.O.W.)

729 TOTAL WITH 20 HANDICAP SPACES

C NOLANA LOOP  
(1700' R.O.W.)

C N. 40<sup>TH</sup> STREET  
(507' R.O.W.)

PRIMOSE AVENUE

REC'D SUBDIVISION  
VOL. 19, PG. 123, H.C.A.E.

WILSON SUBDIVISION NO. 2  
VOL. 19, PG. 174, H.C.A.E.

400 Nolana Ste. N 1

~~S/M/23~~

EQUIPMENT SCHEDULE

1. 23 WINE RACKS
2. 23 WINE RACKS
3. 23 WINE RACKS
4. 23 WINE RACKS
5. 23 WINE RACKS
6. 23 WINE RACKS
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GENERAL NOTES

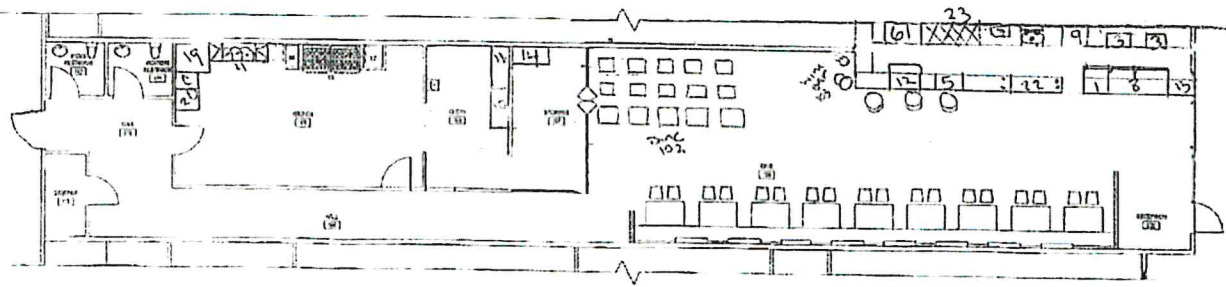
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
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23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

AREA SCHEDULE

AREA	AREA
AREA	AREA
AREA	AREA

WALL LEGEND

---	CONCRETE WALL
---	BRICK WALL
---	GLASS WALL
---	PAINTED CONCRETE WALL



1 Floor Plan Layout  
Scale: 3/16" = 1'-0"

CMP 2017-0898 E  
REVISED FLOOR PLAN

PERMIT PURPOSES ONLY - NOT FOR CONSTRUCTION



**LA CUCINA FOOD CORP.** USA  
MCALLER, TEXAS

INFORMATION ON THIS SHEET IS COPYRIGHT PROTECTED MATERIAL. IT MAY NOT BE REPRODUCED OR TRANSMITTED WITHOUT EXPRESS WRITTEN CONSENT OF NOMA DESIGN STUDIO.  
JOB #: 1710  
PHASE: CB  
DATE: 07.03.2017  
DRAWN BY: AC  
CHECKED BY: CC

**D1.0**

400 W. Nolana

# Suerte

BAR & GRILL



RESERVED  
PARKING

RESERVED  
PARKING

FIRELANE PARKING PROHIBITED

FIRELANE PARKING PROHIBITED

400 N-1

Suerte  
BAR & GRILL

400 N-2

fe

NO  
LITTER  
NO  
LITTER  
NO  
LITTER  
PROPERTY  
PROTECTED

**NOTICE  
BAR  
FOR  
THIS PROPERTY  
CUP2024-0086**

 CITY OF MCALLEN PLANNING DEPT.  
956-681-1250  
WWW.MCALLEN.NET







# McALLEN POLICE DEPARTMENT

## CALLS FOR SERVICE REPORT

**From Date/Time:** 07/01/2023 00:00

**Incident Type:** All

**To Date/Time:** 07/01/2024 23:59

**Location:** 400 Nolana Ave #N-1, N-2 (Suerte)

Date	Time	Address	Q	Incident Type	Incident No.	Case Status
7/16/2023	1:13	400 NOLANA AVE	N-1	PI	2023-00051069	Closed by Adult Arrest
7/16/2023	1:13	400 NOLANA AVE	N-1	Disturbance	2023-00051531	Inactive
8/3/2023	0:59	400 NOLANA AVE	N-1	Patrol Check	2023-00055722	Inactive
8/23/2023	2:22	400 NOLANA AVE	N-1	Theft	2023-00060953	Suspended
9/2/2023	23:58	400 NOLANA AVE	N-1	Assist Other Agency	2023-00063818	Inactive
10/20/2023	2:12	400 NOLANA AVE	N-1	Domestic Disturbance	2023-00075803	Inactive
10/22/2023	1:20	400 NOLANA AVE	N-1	Suspicious Activity	2023-00076365	Inactive
10/23/2023	1:46	400 NOLANA AVE	N-1	Suspicious Activity	2023-00076622	Inactive
10/29/2023	2:00	400 NOLANA AVE	N-1	Assault	2023-00078169	Inactive
11/13/2023	0:10	400 NOLANA AVE	N-1	Assault	2023-00081780	Inactive
12/2/2023	1:17	400 NOLANA AVE	N-1	Intoxicated Driver	2023-00086232	Inactive
12/17/2023	23:01	400 NOLANA AVE	N-1	Civil Matter	2023-00090377	Inactive
12/22/2023	1:42	400 NOLANA AVE	N-1	Domestic Disturbance	2023-00091445	Inactive
12/22/2023	15:01	400 NOLANA AVE	N-1	Assault	2023-00091573	Inactive
1/7/2024	1:53	400 NOLANA AVE	N-1	Domestic Disturbance	2024-00001535	Inactive
1/10/2024	23:23	400 NOLANA AVE	N-1	Assault	2024-00002491	Exceptional Clearance
1/13/2024	0:07	400 NOLANA AVE	N-1	Assault	2024-00002958	Exceptional Clearance
1/13/2024	1:50	400 NOLANA AVE	N-1	Assault - PO	2024-00002977	Closed by Adult Arrest
1/20/2024	6:23	400 NOLANA AVE	N-1	Alarm Burglary	2024-00004523	Inactive
1/20/2024	23:37	400 NOLANA AVE	N-1	MINOR ACC	2024-00004696	Inactive
1/28/2024	3:33	400 NOLANA AVE	N-1	AGG ASSAULT	2024-00006357	Unfounded
2/9/2024	13:44	400 NOLANA AVE	N-1	Indecent Assault	2024-00009359	Inactive
2/11/2024	0:40	400 NOLANA AVE	N-1	MINOR ACC	2024-00009775	Inactive
2/14/2024	0:58	400 NOLANA AVE	N-1	Assist Other Agency	2024-00010536	Inactive
2/23/2024	23:30	400 NOLANA AVE	N-1	Assault	2024-00013040	Inactive
2/24/2024	23:54	400 NOLANA AVE	N-1	Disturbance	2024-00013306	Inactive
2/25/2024	10:19	400 NOLANA AVE	N-1	Police Services	2024-00013388	Inactive
3/3/2024	0:42	400 NOLANA AVE	N-1	Domestic Disturbance	2024-00014964	Inactive
3/4/2024	3:52	400 NOLANA AVE	N-1	Assault	2024-00015214	Inactive
3/20/2024	2:12	400 NOLANA AVE	N-1	Police Services	2024-00019067	Inactive
3/20/2024	1:38	400 NOLANA AVE	N-1	Disorderly Conduct	2024-00019062	Inactive
3/29/2024	5:54	400 NOLANA AVE	N-1	Alarm Burglary	2024-00021314	Inactive
4/28/2024	2:09	400 NOLANA AVE	N-1	Assault	2024-00028793	Inactive
5/5/2024	21:38	400 NOLANA AVE	N-1	Disturbance	2024-00030762	Inactive
5/6/2024	0:02	400 NOLANA AVE	N-1	Civil Matter	2024-00030798	Inactive
5/9/2024	17:19	400 NOLANA AVE	N-1	Police Services	2024-00031712	Inactive
5/15/2024	0:11	400 NOLANA AVE	N-1	Domestic Disturbance	2024-00033077	Inactive
5/19/2024	20:52	400 NOLANA AVE	N-1	Theft	2024-00034281	Inactive
5/19/2024	20:26	400 NOLANA AVE	N-1	Disorderly Conduct	2024-00034274	Inactive
5/27/2024	1:18	400 NOLANA AVE	N-1	Suspicious Activity	2024-00036069	Inactive

- **Disclaimer:** The figures reflected above are 'calls for service' for the City of McAllen. They are NOT lists of Crimes or Crime Reports. Calls are titled as they are called in and dispatched.

# McALLEN POLICE DEPARTMENT

## CALLS FOR SERVICE REPORT

5/29/2024	2:16	400 NOLANA AVE	N-1	Narcotics	2024-00036608	Inactive
6/4/2024	0:58	400 NOLANA AVE	N-1	Assault	2024-00038034	Exceptional Clearance
6/4/2024	22:06	400 NOLANA AVE	N-1	Disturbance	2024-00038250	Inactive
6/9/2024	2:23	400 NOLANA AVE	N-1	Disturbance	2024-00039244	Inactive
6/19/2024	1:05	400 NOLANA AVE	N-1	Lost/Found Property	2024-00041708	Inactive
6/25/2024	1:18	400 NOLANA AVE	N-1	Criminal Mischief	2024-00043141	Closed by Adult Arrest
6/30/2024	1:24	400 NOLANA AVE	N-1	Assault	2024-00044323	Closed by Adult Arrest
7/1/2024	23:44	400 NOLANA AVE	N-1	Police Services	2024-00044778	Inactive

Incident Type	Count
AGG ASSAULT	1
Alarm Burglary	2
Assault	10
Assault - PO	1
Assist Other Agency	2
Civil Matter	2
Criminal Mischief	1
Disorderly Conduct	2
Disturbance	5
Domestic Disturbance	5
Indecent Assault	1
Intoxicated Driver	1
Lost/Found Property	1
MINOR ACC	2
Narcotics	1
Patrol Check	1
PI	1
Police Services	4
Suspicious Activity	3
Theft	2
<b>Grand Total</b>	<b>48</b>

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# McALLEN POLICE DEPARTMENT

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## CALLS FOR SERVICE REPORT

- **Disclaimer:** The figures reflected above are 'calls for service' for the City of McAllen. They are NOT lists of Crimes or Crime Reports. Calls are titled as they are called in and dispatched.

**Memo**

**TO:** Planning and Zoning Commission

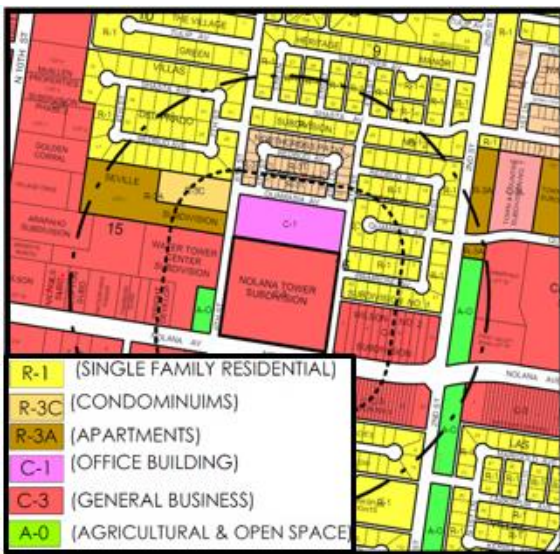
**FROM:** Planning Staff

**DATE:** August 12, 2024

**SUBJECT: REQUEST OF JESSICA AGUILAR, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR AND GRILL, AT LOT A-1, NOLANA TOWER SUBDIVISION, HIDALGO COUNTY, TEXAS; 400 NOLANA AVENUE, SUITE Q. (CUP2024-0087)**

**DESCRIPTION:**

The property is located at the northeast corner of Nolana Avenue and North 6th Street, and is zoned C-3 (general business) District. The adjacent zoning is C-1 (office building) District to the north, C-3 (general business) District to the east, south and west, R-1 (single family residential) District also to the east, and A-O (agricultural and open space) District also to the west. The property is located within the Nolana Tower Subdivision and is the site for Nolana Tower Shopping Center. Surrounding land uses include Chanin Engineering, Kemper Life, a water tower, and residential homes. A bar is permitted in a C-3 District with a conditional use permit and in compliance with requirements.



**HISTORY:** The initial Conditional Use Permit request for this establishment was approved by the City Commission for one year in February 2021. The establishment has renewed their permit every year since, without issue. This current Conditional Use Permit application was submitted on July 24, 2024.

**ANALYSIS:** The applicant is proposing to continue to operate a bar (The Bearded Lady) from the existing 1,940 square feet of leased space (Suite Q). The proposed days and hours of operation are Monday through Sunday from 12:00 PM to 2:00 AM.

An inspection from the Fire Department is pending. The Health Department inspection has been satisfactorily completed. A current police activity report for service calls for the past year was requested and is pending.

As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of those businesses having late hours (after 10:00 PM) must be at least 400 feet from the nearest residence or residentially zoned property, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 feet of residential zones and uses to the north and east, and a water tower to the west.
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access to Nolana Avenue, North 4<sup>th</sup> Street, and North 6<sup>th</sup> Street. The existing gates on North 4<sup>th</sup> Street need to be closed as required from other Conditional Use Permits in this commercial plaza;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Currently there is a multi-tenant commercial building on the property. The shopping center is a mixture of office, retail, vacant suites, restaurants, a children's event center, and bars. 729 parking spaces are provided on the common parking area in the front and rear of the building. For the 729 parking spaces of the common parking area, 15 accessible parking spaces are required and are provided on site. Based on the square footage of the building, 20 parking spaces are required. Parking spaces are provided on site during the applicable hours of operation for this business;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The occupancy load for this establishment will be established by the Building Department as part of the building permitting review.

If approval is granted, the establishment must comply with all other zoning ordinance, building code, and Fire Department requirements.

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

**RECOMMENDATION:**

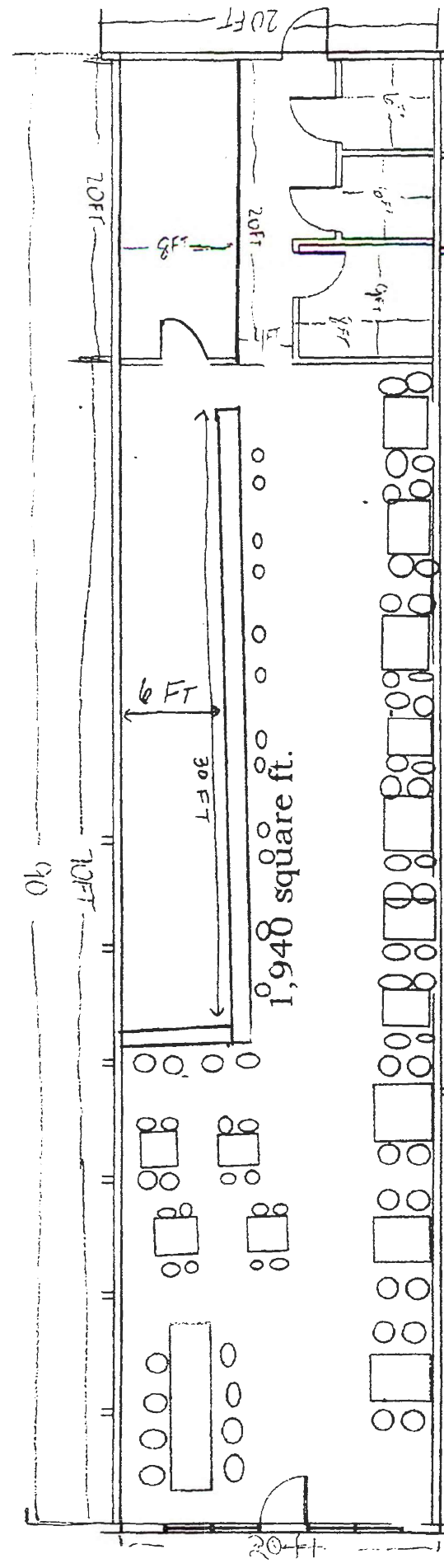
Staff recommends disapproval of the request based on noncompliance with requirement listed above as #1 (distance to the nearest residence or residentially zoned property) of Section 138-118(a)(4)(a) of the Zoning Ordinance.

Bearded Lady Uptown LLC

BACK

North

South



RECEIVED  
 JUL 25 2024  
 By NG









**NOTICE  
BAR  
FOR  
THIS PROPERTY  
CUP2024-0087**



CITY OF MCALLEN PLANNING DEPT.  
956-681-1250  
WWW.MCALLEN.NET



# Planning Department

## Memo

**TO:** Planning and Zoning Commission

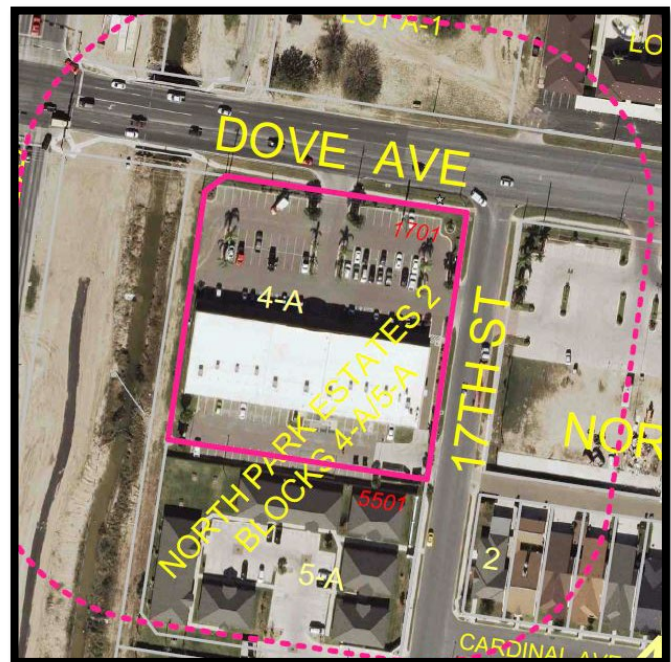
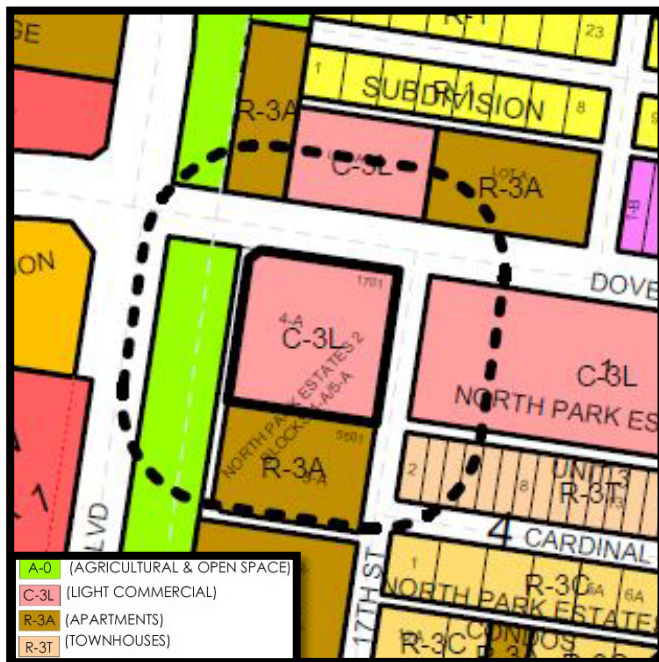
**FROM:** Planning Staff

**DATE:** August 8, 2024

**SUBJECT: REZONE FROM C-3L (LIGHT COMMERCIAL) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: BLOCK 4-A, BLOCKS 4-A & 5-A NORTH PARK ESTATES UNIT NO. 2 SUBDIVISION, HIDALGO COUNTY, TEXAS; 1701 DOVE AVENUE. (REZ2024-0043)**

**LOCATION:** The property is located on the southwest corner of Dove Avenue and North 17<sup>th</sup> Street.

**PROPOSAL:** The applicant is proposing to rezone the subject property to C-3 (general business) District in order to accommodate other businesses that require a C-3 District.



**ADJACENT ZONING:** The property is zoned C-3L (light commercial) District. The adjacent zoning is C-3L District and R-3A (apartments) District to the north, C-3L, R-3T (townhouses) to the east, R-3C (condominiums) to the south east corner, R-3A District to the south and A-O (agricultural and open space) to the west.

**LAND USE:** There is an existing multi-tenant commercial building located on the property. Surrounding land uses include the Korean Restaurant, South Texas Fuzion Dance, Valley Running, Brazilian Jiu-Jitsu, The Spot Barbershop and the Health nut.

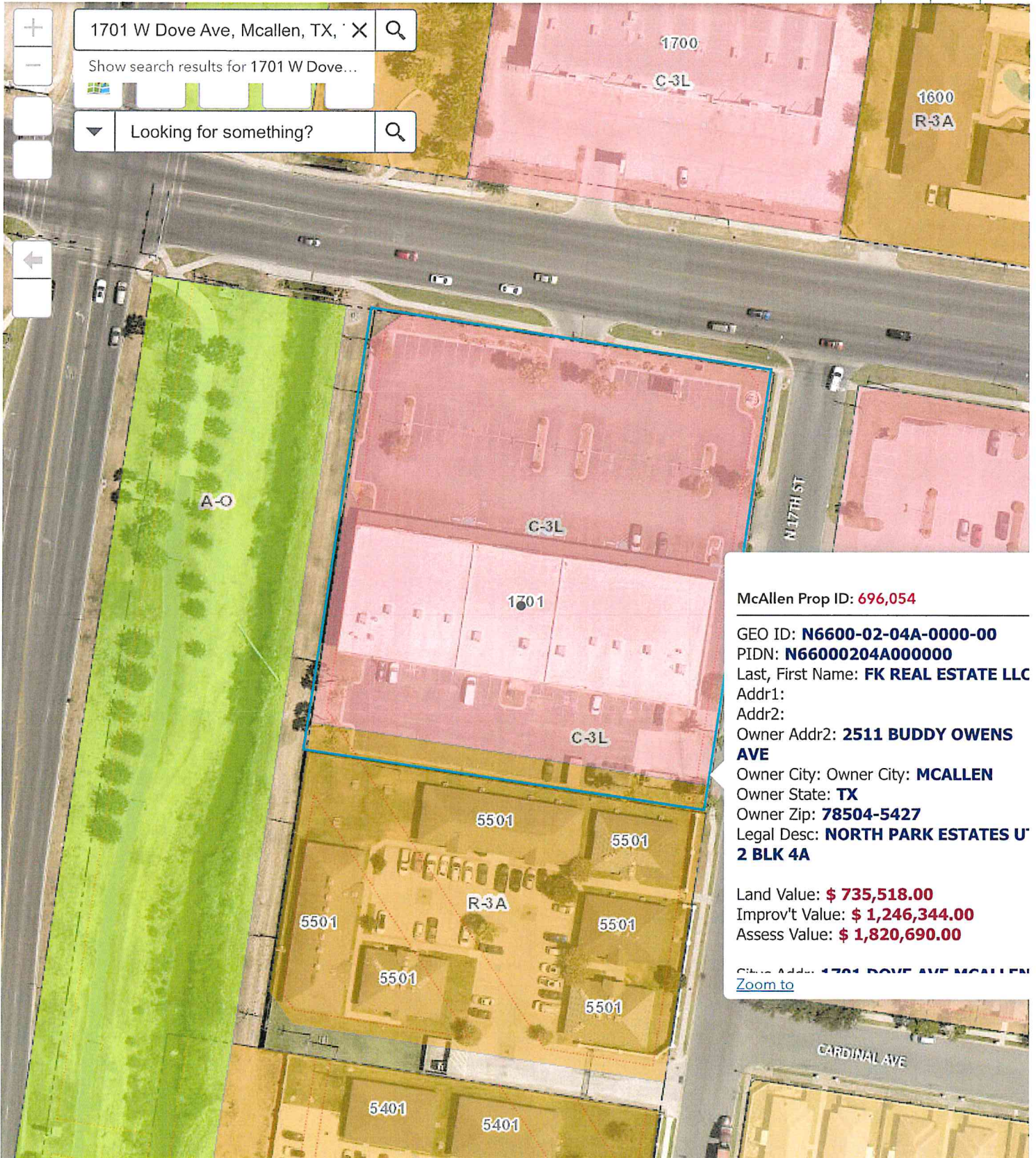
**COMPREHENSIVE PLAN:** The Envision McAllen Future Land Use Plan categorizes the future land use for this property as Complete Communities. This future land use designation considers diverse housing options, civic uses as well as retail and office uses that would be compliment the adjacent single-family residences.

**DEVELOPMENT TRENDS:** The development trend along Dove Avenue include commercial and residential uses.

**ANALYSIS:** The requested zoning does not conform to the Future Land Use Plan designation. However, the requested zone and the proposed use aligns with the existing uses and the development trend for the area.

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

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



McAllen Prop ID: **696,054**

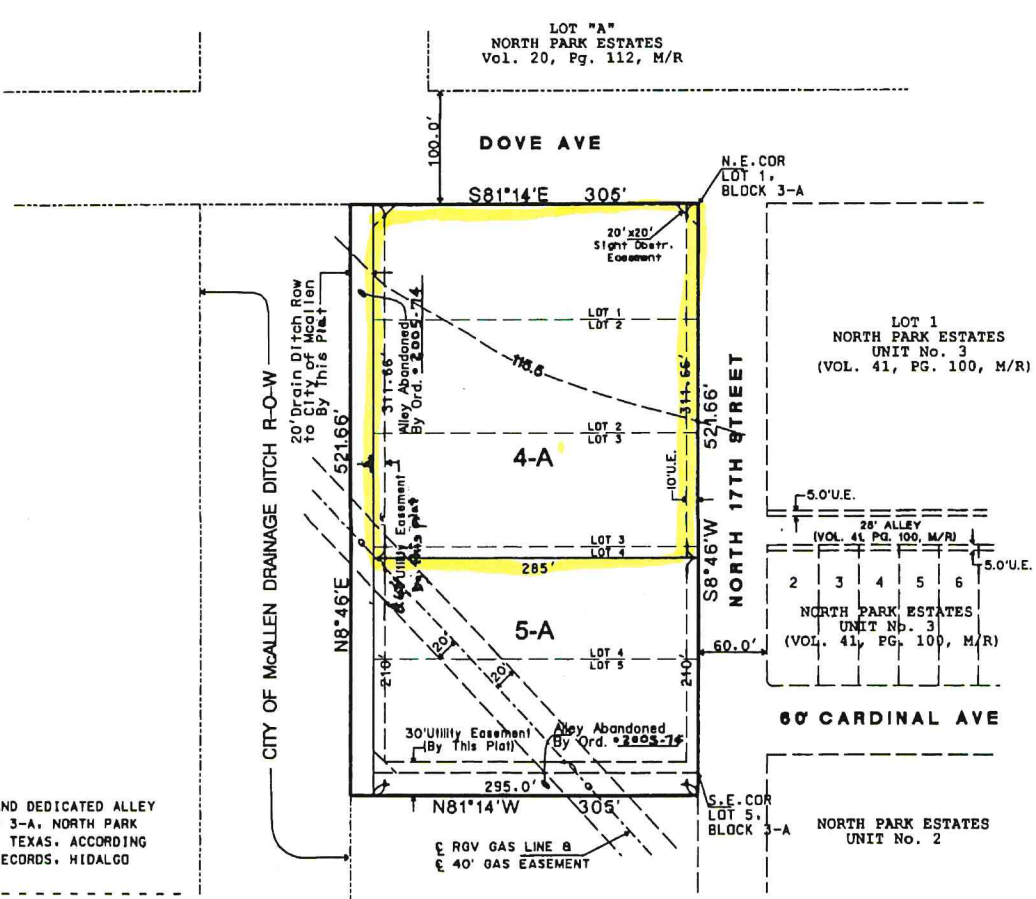
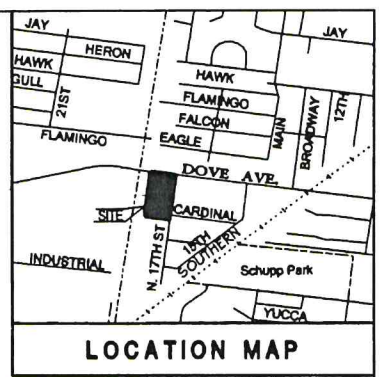
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GEO ID: **N6600-02-04A-0000-00**  
 PIDN: **N66000204A000000**  
 Last, First Name: **FK REAL ESTATE LLC**  
 Addr1:  
 Addr2:  
 Owner Addr2: **2511 BUDDY OWENS AVE**  
 Owner City: Owner City: **MCALLEN**  
 Owner State: **TX**  
 Owner Zip: **78504-5427**  
 Legal Desc: **NORTH PARK ESTATES U' 2 BLK 4A**

Land Value: **\$ 735,518.00**  
 Improv't Value: **\$ 1,246,344.00**  
 Assess Value: **\$ 1,820,690.00**

Site Addr: **1701 DOVE AVE MCALLEN**  
[Zoom to](#)

Subdivision.dgn 10/18/2005 11:12:37 AM



**METES AND BOUNDS**  
DESCRIPTION OF LOTS 1, 2, 3, 4, AND 5, BLOCK 3-A, AND DEDICATED ALLEY LYING WEST OF AND SOUTH OF AND ADJACENT TO BLOCK 3-A, NORTH PARK ESTATES UNIT 2, CITY OF McALLEN, HIDALGO COUNTY, TEXAS. ACCORDING TO PLAT RECORDED IN VOLUME 27, PAGE 147-B, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the Northeast corner of said Lot 1, for the Northeast corner of the following described tract of land: Said point being on the intersection of the South line of Dove Avenue and the West line of North 17th Street.  
THENCE, with the East line of Lots 1, 2, 3, 4, and 5, and their projection, and with the West line of North 17th Street, South 8 Deg. 46 Min. West, at 501.66 feet pass the Southeast corner of Lot 5, and the Northeast corner of said alley, and at 521.66 feet the Southeast corner of said alley, for the Southeast corner hereof;  
THENCE, with the South line of said alley, North 81 Deg. 14 Min. West, 305.0 feet to the Southwest corner of said alley, for the Southwest corner hereof; said point being on the East line of City of McAllen Drain Ditch right-of-way;  
THENCE, with the West line of said alley and with the East line of said drain ditch right-of-way, North 8 Deg. 46 Min. East, 521.66 feet to a point on the South line of Dove Avenue, for the Northwest corner hereof;  
THENCE, with the South line of Dove Avenue, and with the North line of Lot 1, and its projection, South 81 Deg. 14 Min. East, 305.0 feet to the POINT OF BEGINNING, containing 3.65 acres of land, more or less.

LOT 4, SECTION 11  
HIDALGO CANAL CO'S SUB'D  
VOL. 27, PG. 147-B

### MAP OF BLOCKS 4-A & 5-A NORTH PARK ESTATES UNIT No. 2

McALLEN, TEXAS  
BEING A SUBDIVISION OF LOT 1, 2, 3, 4, AND 5, BLOCK 3-A, NORTH PARK ESTATES UNIT 2, CITY OF McALLEN, HIDALGO COUNTY, TEXAS, RECORDED IN VOL. 27, PG. 147-B, M/R, HIDALGO COUNTY, TEXAS. CONTAINING 3.65 ac., more or less.

Prepared by:  
**SPOOR ENGINEERING CONSULTANTS, INC**  
TEL: (958) 843-1000 202 S. 4th ST. McALLEN, TEXAS 78501 FAX: (958) 843-1002  
SCALE: 1" = 100' DATE: 07-28-05

FILED FOR RECORD IN:  
HIDALGO COUNTY  
BY Eddy Trevino  
COUNTY CLERK  
RECORDED IN VOLUME 49 PAGE 73  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
DATE 10/18/05 AT 4:49 AM  
BY Shelda Leapherty  
COUNTY CLERK

- NOTES:**
- A 4.0 FT. SIDEWALK SHALL BE REQUIRED ON THE WEST SIDE OF NORTH 17TH STREET & SOUTH SIDE OF DOVE AVE.
  - THIS PROPERTY FALLS IN FLOOD ZONE "B" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL # 480343 0005 C, REVISED 11-7-82.
  - SITE PLAN APPROVAL IS REQUIRED BY PLANNING AND ZONING PRIOR TO BUILDING PERMIT ISSUANCE FOR LOT 4-A.
  - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB LOCATED AT THE FRONT CENTER OF EACH LOT.
  - MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:  
LOT 4-A:  
A). FRONT: 50 FT. OR GREATER FOR APPROVED SITE PLAN.  
B). SIDE: N. 17 TH ST. - 20 FT OR GREATER FOR APPROVED SITE PLAN.  
C). OTHER: IN ACCORDANCE WITH ZONING ORDINANCE, EASEMENTS, OR APPROVED SITE PLAN, WHICHEVER IS GREATER.  
LOT 5-A:  
A). FRONT: 50 FT. OR GREATER FOR APPROVED SITE PLAN.  
B). SIDE: N. 17 TH ST. - 20 FT OR GREATER FOR APPROVED SITE PLAN.  
C). OTHER: IN ACCORDANCE WITH ZONING ORDINANCE, EASEMENTS, OR APPROVED SITE PLAN, WHICHEVER IS GREATER.
  - BENCHMARK: MC NO. 64, SET BY ARANDA & ASSOCIATES, LOCATED AT THE SOUTHWEST CORNER OF N. 23RD ST. & LARK AVE. ELEV. 117.01 (NAVD 88)
  - 6 FOOT BUFFER IS REQUIRED BETWEEN COMMERCIAL AND MULTI-FAMILY RESIDENTIAL AND SINGLE FAMILY RESIDENTIAL ZONE USE.
  - AN ENGINEERING STORM WATER DETENTION OF 0.00 AC.-FT IS REQUIRED FOR LOT 4-A AND 0.00 AC.-FT FOR LOT 5-A.
  - A \$600.00 PARK FEE WAS PAID FOR BLOCK 5-A. ADDITIONAL PARK FEES, BASED ON NUMBER OF UNITS SHOWN ON BUILDING PERMIT APPLICATION, WILL BE REQUIRED TO BE PAID PRIOR TO BUILDING PERMIT ISSUANCE. AMOUNT OF PARK FEE TO BE IN ACCORDANCE WITH ORDINANCE AT TIME OF BUILDING PERMIT APPLICATION.
  - AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY ENGINEERING DEPT., IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

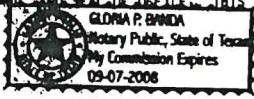
STATE OF TEXAS:  
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE 4-A & 5-A NORTH PARK ESTATES UNIT No. 2 SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE), WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

MPB REAL ESTATES, LTD.  
BY: Michael Bradley  
MICHAEL BRADLEY, VICE-PRESIDENT  
P.O. BOX 641  
ROUND MOUNTAIN 78663

STATE OF TEXAS:  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL BRADLEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 19th DAY OF October, 2008.



Gloria P. Binda  
NOTARY PUBLIC

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

La J. P.  
CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS:  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 5571 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



José Mario González  
JOSE MARIO GONZALEZ R.P.L.S. # 5571  
RIO DELTA SURVEYING  
323 W. CANDO, SUITE 101  
EDINBURG, TEXAS 78539

STATE OF TEXAS:  
COUNTY OF HIDALGO:

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

Stephen Spoor  
REGISTERED PROFESSIONAL ENGINEER  
P.E. REGISTRATION No. 56752

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

Richard F. Carter  
MAYOR, CITY OF McALLEN



**NOTICE  
REZONING  
FOR  
THIS PROPERTY  
REZ2024-0043**



CITY OF MCALLEN PLANNING DEPT.  
956-681-1250  
WWW.MCALLEN.NET



# City of McAllen Subdiv. 0046

## Planning Department

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

<b>Project Information</b>	Subdivision Name <u>Re-Plat of Valencia Marketplace Lot 6D and Lot 6E</u> Legal Description <u>An 8.09 acre tract comprised of Lots 6B and 6C of the Lot 6A, 6B, &amp; 6C Subdivision according to Doc #3015505 of the Map Records of Hidalgo County, Texas</u> Location <u>North side of Trenton Road, approximately 850 feet West of N. 10th Street</u> City Address or Block Number <u>1300 Trenton Road</u> Total No. of Lots <u>2</u> Total Dwelling Units _____ Gross Acres <u>8.09</u> Net Acres <u>8.09</u> <input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No For Fee Purposes: <input checked="" type="checkbox"/> Commercial ( <u>8.09</u> Acres) / <input type="checkbox"/> Residential ( _____ Lots) Replat: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Existing Zoning <u>C-3</u> Proposed Zoning <u>C-3</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____ Existing Land Use <u>General Business</u> Proposed Land Use <u>General Business</u> Irrigation District # <u>3</u> Water CCN: <input checked="" type="checkbox"/> MPMU / <input type="checkbox"/> Sharyland Water SC Other _____ Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <del>1236058</del> <u>1236058 &amp; 1236059</u> Estimated Rollback Tax Due <u>none</u> Tax Dept. Review <u>MR</u>
<b>Owner</b>	Name <u>Chapa Blue, LTD., and Sam's Trenton Plaza II, LLC</u> Phone <u>956-867-2807</u> Address <u>141 Paseo Del Prado Ave.</u> E-mail <u>josechapa1000@hotmail.com</u> City <u>Edinburg</u> State <u>Texas</u> Zip <u>78539</u>
<b>Developer</b>	Name <u>Chapa Blue Management, LLC.</u> Phone <u>956-867-2807</u> Address <u>141 Paseo Del Prado Ave.</u> E-mail <u>josechapa1000@hotmail.com</u> City <u>Edinburg</u> State <u>Texas</u> Zip <u>78539</u> Contact Person <u>Jose Chapa</u>
<b>Engineer</b>	Name <u>Izaguirre Engineering Group, LLC</u> Phone <u>956-905-0177</u> Address <u>2121 E. Griffin Parkway, Ste. 2</u> E-mail <u>alphagag@aol.com</u> City <u>Mission</u> State <u>Texas</u> Zip <u>78572</u> Contact Person <u>Gilberto A. Gracia, P.E.</u>
<b>Surveyor</b>	Name <u>Homero L. Gutierrez, P.E., R.P.L.S.</u> Phone <u>956-369-0988</u> Address <u>2600 San Diego</u> E-mail <u>homero_gutierrez@sbcglobal.net</u> City <u>Mission</u> State <u>Texas</u> Zip <u>78572</u>


RECEIVED

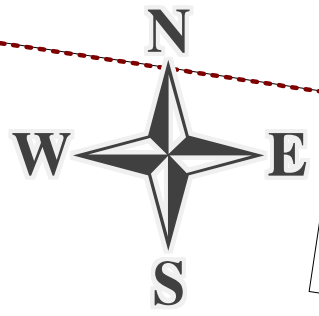
APR 29 2024

By: A.F.



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application	<p style="text-align: center;"><u>In Person Submittal Requirements</u></p> <ul style="list-style-type: none"> <li>- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes</li> <li>- Title Report</li> <li>- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blue line copies 2 Location Maps</li> <li>- 2 8 ½" by 11" copies/legible copies of plat with name &amp; north arrow</li> <li>- 6 Folded blue line prints of the proposed plat</li> <li>- 2 Warranty Deeds (identifying owner on application)</li> <li>- AutoCAD 2005 DWG file and PDF of plat</li> <li>- Letter of Authorization from the owner (if applicable)</li> <li>- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)</li> </ul>	<p style="text-align: center;"><u>Email Submittal Requirements</u></p> <ul style="list-style-type: none"> <li>- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes</li> <li>- Title Report</li> <li>- Sealed Survey</li> <li>- Location Map</li> <li>- Plat &amp; Reduced Plat</li> <li>- Warranty Deed</li> <li>- DWG File</li> <li>- Letter of Authorization from the owner (if applicable)</li> <li>- Proof of authority of person signing application on behalf of partnership/corporation, if applicable</li> </ul> <p>*Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents*</p> <p>*Submit documents to <a href="mailto:subdivisions@mcallen.net">subdivisions@mcallen.net</a></p> <p style="text-align: center;"><b>*ORIGINAL APPLICATION &amp; FEE MUST BE SUBMITTED IN PERSON/VIA MAIL*</b></p>
	<p><b>PLAT TO SHOW:</b></p> <ul style="list-style-type: none"> <li>- Metes and bounds</li> <li>- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts</li> <li>- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines</li> <li>- North arrow, scale and vicinity map</li> <li>- Name &amp; dimension of adjoining street ROWs (total width &amp; width from centerline)</li> </ul> <p><b>Note:</b> 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 <a href="mailto:subdivisions@mcallen.net">subdivisions@mcallen.net</a></p>	
Owner(s) Signature(s)	<p>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.</p> <p>Signature <u></u> Date <u>04-16-24</u></p> <p>Print Name <u>Gilberto A. Gracia, P.E.</u></p> <p>Owner <input type="checkbox"/> Authorized Agent <input checked="" type="checkbox"/></p> <p style="text-align: center; font-size: small;">The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion</p>	



LOT 1

LOCATION



14

LOT 6E

LOT 2A

LOT 6D

LO

MAIN ST

LOT 4A

LOT 4B

1-

LOT 6A

LOT 5A

LOT 5B

LOT 5C

MAIN ST

12TH ST

TRENTON RD.

SANDPIPER

12TH LN

SWALLOW

11TH LN

# SUBDIVISION PLAT OF: RE-PLAT OF VALENCIA MARKETPLACE OF LOT 6D AND LOT 6E

**MCALLEN, TEXAS**  
AN 8.09 ACRE TRACT OF LAND COMPRISED OF LOTS 6B AND 6C OF THE LOT 6A, 6B AND 6C SUBDIVISION ACCORDING TO INSTRUMENT NO. 3015505 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING OUT LOT 6, BLOCK 1, VALENCIA MARKETPLACE, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER DOCUMENT NO. 2244915, OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**  
AN 8.09 ACRE TRACT OF LAND COMPRISED OF LOTS 6B AND 6C OF THE LOT 6A, 6B AND 6C SUBDIVISION ACCORDING TO INSTRUMENT NO. 3015505 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING OUT LOT 6, BLOCK 1, VALENCIA MARKETPLACE, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER DOCUMENT NO. 2244915, OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 8.09 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" ROD FOUND AT THE NORTHWEST CORNER OF LOT 6, BLOCK 1, VALENCIA MARKETPLACE FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE S 81°24'40" E, WITH THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 559.10' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE N 74°02'05" E, A DISTANCE OF 106.84' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE N 37°47'39" E, A DISTANCE OF 25.92' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE S 52°12'21" E, A DISTANCE OF 60.00' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE S 37°47'39" W, A DISTANCE OF 25.27' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE S 03°41'19" E, A DISTANCE OF 66.19' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE S 47°49'44" E, A DISTANCE OF 50.62' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE S 42°10'16" W, A DISTANCE OF 60.00' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE N 47°49'44" W, A DISTANCE OF 30.52' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE S 76°22'37" W, A DISTANCE OF 64.83' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE S 23°04'24" W, A DISTANCE OF 25.28' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE N 66°55'36" W, A DISTANCE OF 30.00' TO A NAIL FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE S 23°04'24" W, A DISTANCE OF 248.41' TO A CORNER OF THIS TRACT OF LAND;

THENCE N 81°24'40" W, WITH THE NORTH R.O.W. OF TRENTON ROAD, A DISTANCE OF 50.00' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE N 08°35'20" E, A DISTANCE OF 297.00' TO AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE N 81°24'40" W, A DISTANCE OF 330.02' TO AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE S 08°35'20" W, A DISTANCE OF 270.00' TO THE NORTH R.O.W. OF TRENTON ROAD FOR A CORNER OF THIS TRACT OF LAND;

THENCE N 81°24'40" W, WITH SAID NORTH R.O.W., A DISTANCE OF 50.00' TO A CORNER OF THIS TRACT OF LAND;

THENCE N 08°35'20" E, A DISTANCE OF 270.00' TO AN AXLE FOUND FOR AN INNER CORNER OF THIS TRACT OF LAND;

THENCE N 81°24'40" W, A DISTANCE OF 94.00' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE N 08°35'20" E, A DISTANCE OF 541.30' TO THE POINT OF BEGINNING, CONTAINING 8.09 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "RE-PLAT VALENCIA MARKETPLACE OF LOT 6D & LOT 6E" SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

**OWNER OF LOT 6D:** SAMS TRENTON PLAZA II, L.L.C. . . . . MEMBERS: RODOLFO D. CHAPA, RODOLFO CHAPA, & JOSE A. CHAPA  
**OWNER OF LOT 6E:** CHAPA BLUE, LTD. . . . . MEMBERS: RODOLFO D. CHAPA, RODOLFO CHAPA, & JOSE A. CHAPA

**GENERAL PARTNER OF SAMS TRENTON PLAZA II, L.L.C. & CHAPA BLUE, LTD:** CHAPA BLUE MANAGEMENT, L.L.C.

**CHAPA BLUE MANAGEMENT, L.L.C. LIMITED PARTNER:** RODOLFO D. CHAPA \_\_\_\_\_ DATE \_\_\_\_\_

**CHAPA BLUE MANAGEMENT, L.L.C. LIMITED PARTNER:** RODOLFO CHAPA \_\_\_\_\_ DATE \_\_\_\_\_

**CHAPA BLUE MANAGEMENT, L.L.C. LIMITED PARTNER:** JOSE A. CHAPA \_\_\_\_\_ DATE \_\_\_\_\_

**ADDRESS:**  
141 PASEO DEL PRADO AVE.,  
EDINBURG, TEXAS 78539

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RODOLFO D. CHAPA, RODOLFO CHAPA & JOSE A. CHAPA 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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 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.

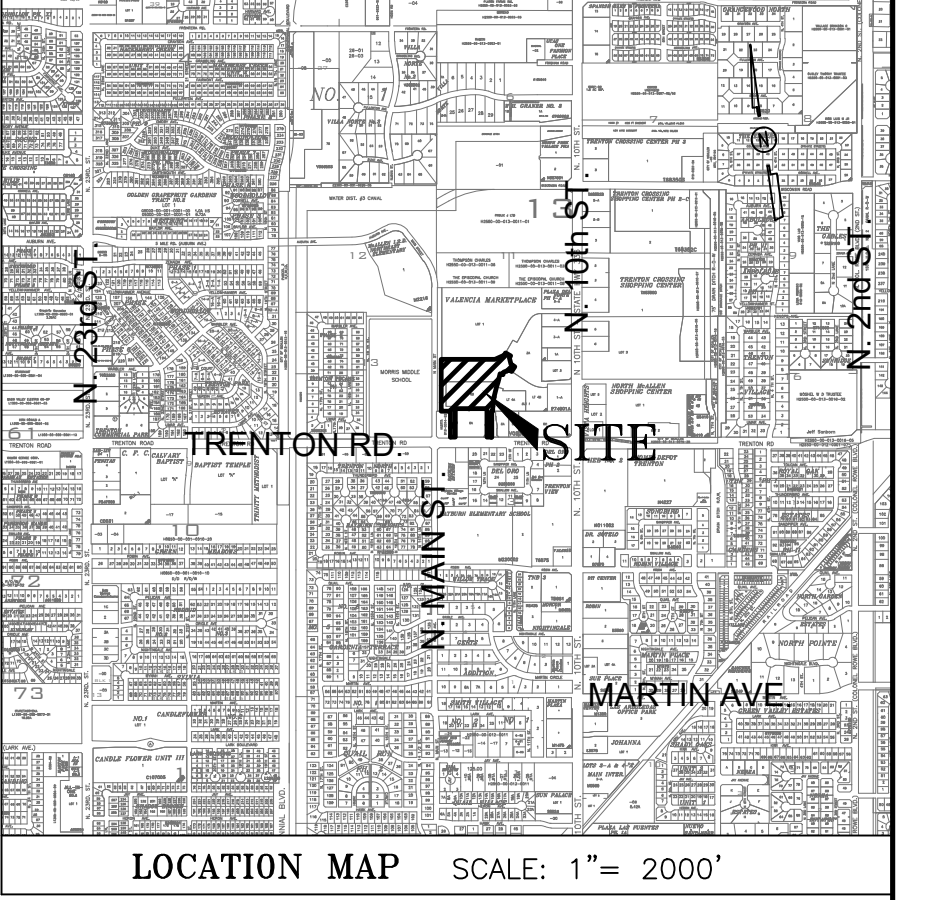
RAUL SESIN, P.E. C.F.M. \_\_\_\_\_ DATE \_\_\_\_\_  
GENERAL MANAGER  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
922 N. DOOLITTLE RD  
EDINBURG, TEXAS 78542

**LEGEND**

- ☐ SET 1/2" IRON ROAD WITH PLASTIC CAP STAMPED 2791 (BOUNDARY)
- SET 1/2" IRON ROAD WITH PLASTIC CAP STAMPED 2791
- IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING

**ABBREVIATIONS**

- N.G. - NATURAL GROUND
- R.O.W. - RIGHT OF WAY
- EOA - EDGE OF ASPHALT
- BOC - BACK OF CURB
- EOD - EDGE OF DITCH
- B/B - BACK TO BACK
- E/E - EDGE TO EDGE
- S.T. - STREET
- DOC. - DOCUMENT
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- M.R.H.C. - MAP RECORDS HIDALGO COUNTY
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- D.R.H.C. - DEED RECORDS HIDALGO COUNTY



- 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 "ZONE C", AREAS OF MINIMAL FLOODING, IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. COMMUNITY PANEL No. 480343 0005 C, MAP REVISED NOVEMBER 2, 1982 AND F.E.M.A.-F.I.R.M. COMMUNITY PANEL No. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982.
  - 4 FT. MINIMUM SIDEWALK REQUIRED ON TRENTON ROAD AND N. MAIN STREET.
  - MIN. BUILDING SETBACK LINES SHALL BE AS FOLLOWS:  
FRONT: TRENTON ROAD - 60 FT OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.  
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.  
SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
  - (DELETED)---
  - BENCHMARK: ELEVATIONS ARE BASED UPON "NAVD 88" AND REFERENCED TO THE SAME NGS STATIONS AND ALSO REFERENCED TO C.O.M. SATELLITE STATIONS: MC 53 (ELEV 125.83) & MC 65 (ELEV 120.15).
  - MAINTENANCE OF ALL LANDSCAPE AND DETENTION AREAS IS THE RESPONSIBILITY OF THE LOT OWNER.
  - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWP3) 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.
  - SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.
  - 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:  
LOT 6D - 35,968 CF (0.83 AC-FT)  
LOT 6E - 60,704 CF (1.39 AC-FT)  
TOTAL OF 96,672 CF (2.22 AC-FT) FOR THE COMBINED LOTS
  - NO STRUCTURES SHALL BE BUILT OVER ANY EASEMENTS.
  - PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF ACCESS EASEMENTS.
  - 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, AND ALONG N. MAIN STREET.
  - NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. MAIN STREET.
  - COMMON AREAS, PRIVATE SERVICE DRIVE ACCESS EASEMENTS 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 OBTAINED 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.
  - BEARINGS AND COORDINATES ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH ZONE, AND REFERENCED TO NGS CORN STATIONS:  
"TXLR", / LAREDO RRP2 CORN ARP (PID #DF4381)" AT LAREDO TX.  
"TXPR", / PHARR RRP2 CORN ARP (PID #DF4383)" AT PHARR TX.  
"TXCC", / CORPUS CHRISTI R2 CORN ARP (POI # DF4377)", AT CORPUS CHRISTI TX.
  - LOT 6A, 6B AND 6C SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DETENTION AREA.
  - THE MAINTENANCE OF ALL COMMON AREAS, INCLUDING BUT NOT LIMITED TO PARKING, PAVEMENT, ACCESS, PRIVATE EASEMENTS, LANDSCAPING, ISLANDS, PRIVATE STORMWATER DETENTION AREA, ETC., SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MCALLEN. SUCH MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS ON WHICH COMMON AREAS ARE LOCATED. SUCH OWNERS MAY REALLOCATE SUCH RESPONSIBILITY AMONG THEMSELVES BY FUTURE WRITTEN AGREEMENT.
  - 20 FT. x 30 FT. EASEMENT, SOUTHWESTERN BELL, 1790/533, HCDR, ALSO INCLUDES A 20 FT. ACCESS ROAD.
  - ⊕ INDICATES A 1/2" IRON ROD FOUND UNLESS SHOWN OTHERWISE.
  - MINIMUM 24-FOOT WIDE PRIVATE SERVICE DRIVE(S) WITH ACCESS FROM VALENCIA MARKETPLACE DRIVE FOR LOT 6A, 6B, 6C WITH A CITY-APPROVED SITE PLAN ON FILE WITH MCALLEN. RESPECTIVE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE SERVICE DRIVES ON ITS LOT. CITY OF MCALLEN SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OF THE FOREGOING.

**CITY OF MCALLEN**  
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: \_\_\_\_\_

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

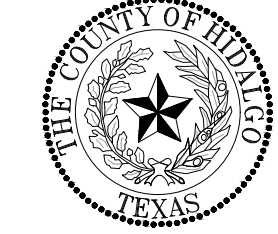
CHAIRMAN, PLANNING AND ZONING COMMISSION, CITY OF MCALLEN \_\_\_\_\_ DATE: \_\_\_\_\_

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY that this plat of the RE-PLAT OF VALENCIA MARKETPLACE OF LOT 6D AND LOT 6E was reviewed and approved by the Hidalgo County Commissioners Court on \_\_\_\_\_, \_\_\_\_\_.

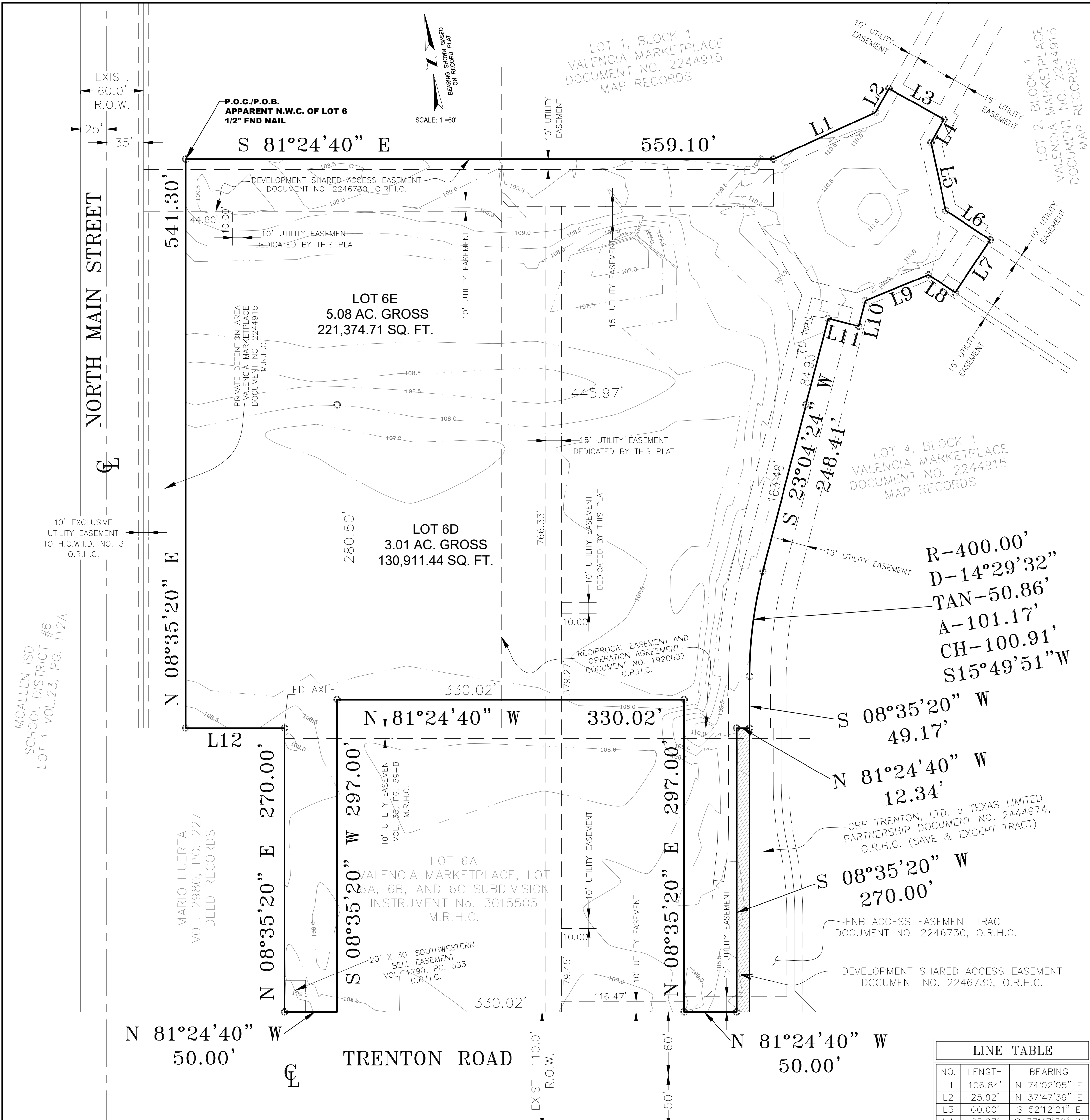
Hidalgo County Judge \_\_\_\_\_ Date \_\_\_\_\_

Hidalgo County Clerk \_\_\_\_\_ Date \_\_\_\_\_



ATTEST: \_\_\_\_\_  
Hidalgo County Clerk \_\_\_\_\_ Date \_\_\_\_\_

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



LOT 1, RAYBURN ESTATES HUTTO LAND COMPANY LLC.  
LOT 1, RAYBURN ESTATES SOUTH TEXAS FARMS INC.  
LOT 20, DEL ORO SANDELCAST LLC  
LOT 21, DEL ORO RBT SANDPIPER LLC  
LOT 22, DEL ORO TRAN BRENDA  
LOT 23, DEL ORO SOLART PROPERTIES LLC

STATE OF TEXAS  
COUNTY OF HIDALGO

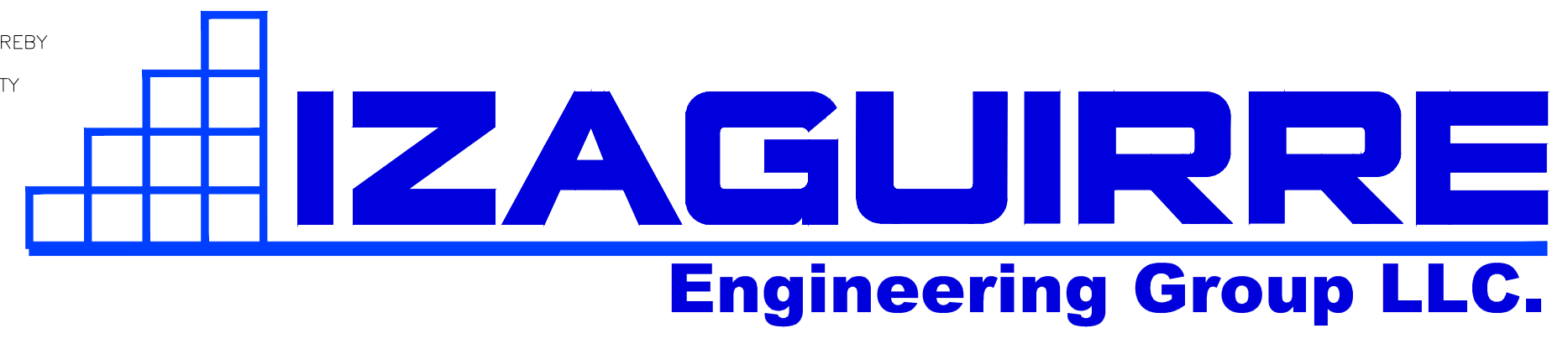
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

GILBERTO A. GRACIA  
REGISTERED PROFESSIONAL ENGINEER No. 62477  
IZAGUIRRE ENGINEERING GROUP, L.L.C.  
2121 GRIFFIN PKWY, STE. 2  
MISSION, TEXAS 78574

STATE OF TEXAS  
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE RE-PLAT OF VALENCIA MARKETPLACE OF LOT 6D AND LOT 6E WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON APRIL 7, 2024.

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



2121 E GRIFFIN PKWY SUITE 2 F-10214 PHONE (956) 584-0554  
MISSION TEXAS, 78574 FAX (956) 584-0049



**City of McAllen**  
SUBDIVISION PLAT REVIEW

Reviewed On: 8/15/2024

<b>SUBDIVISION NAME: VALENCIA MARKETPLACE LOTS 6D AND 6E</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
Trenton Road: 60 ft. from centerline; 110 ft. ROW existing Paving: 65 ft. Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
N. Main Street: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac ***Subdivision Ordinance: Section 134-105.	NA
<b>ALLEYS</b>	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Shared Access Easement provided as part of the original plat; will need to serve proposed lots. Service drive will be required as part of the site plan review and shown on the plat; will provide access to each lot for city services, etc., prior to recording. **Finalize wording for plat note regarding private service drive for each lot, prior to recording. ***Clarify the reciprocal easement shown on the plat and Document #1920637, prior to recording. **Subdivision Ordinance: Section 134-106	Required
<b>SETBACKS</b>	
* Front: Trenton Road - 60 ft. or greater for approved site plan or easements. **Zoning Ordinance: Section 138-356	Applied

**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.                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Sides: In accordance with the Zoning Ordinance, or greater for approved site plan or easements.                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Corner: See front setback section above.                  **Zoning Ordinance: Section 138-356</p>	<p>NA</p>
<p>* Garage: Commercial Development                  **Zoning Ordinance: Section 138-356</p>	<p>NA</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p><b>SIDEWALKS</b></p>	
<p>* 4 ft. wide minimum sidewalk required on Trenton Road and N. Main Street.                  ***Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements.                  **Subdivision Ordinance: Section 134-120</p>	<p>Applied</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>NA</p>
<p><b>BUFFERS</b></p>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.                  **Landscaping Ordinance: Section 110-46</p>	<p>Applied</p>
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses, and along N. Main Street. .                  **Landscaping Ordinance: Section 110-46</p>	<p>Applied</p>
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Required</p>
<p><b>NOTES</b></p>	
<p>* No curb cut, access, or lot frontage permitted along N. Main Street.                  **Must comply with City Access Management Policy                  ***Must comply with Traffic Departments requirements.</p>	<p>Applied</p>
<p>* Site plan must be approved by the Planning &amp; Zoning Commission prior to building permit issuance.</p>	<p>Applied</p>
<p>* Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>	<p>Applied</p>
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>Applied</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 public subdivision is proposed.                  **Landscaping Ordinance: Section 110-72                  **Subdivision Ordinance: Section 134-168</p>	<p>NA</p>

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

<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.                  **Section 110-72 applies if public subdivision is proposed.                  **Landscaping Ordinance: Section 110-72                  **Subdivision Ordinance: Section 134-168</p>	<p>NA</p>
<p><b>LOT REQUIREMENTS</b></p>	
<p>* Lots fronting public streets - Trenton Road.                  **Subdivision Ordinance: Section 134-1</p>	<p>Applied</p>
<p>* Minimum lot width and lot area.                  **All lots must have a minimum 50 ft. of frontage on a street.                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p><b>ZONING/CUP</b></p>	
<p>* Existing: C-3 Proposed: C-3                  ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval                  ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p><b>PARKS</b></p>	
<p>* Land dedication in lieu of fee.                  As per application dated April 29, 2024 the proposed land use is C-3 (Commercial) District. Commercial developments do not apply to Parks.</p>	<p>NA</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application dated April 29, 2024 proposed land use is C-3 (Commercial) District. Commercial developments do not apply to Parks.</p>	<p>NA</p>
<p>* Pending review by the City Manager's Office. As per application dated April 29, 2024, the proposed land use is C-3 (Commercial) District. Commercial developments do not apply to Parks.</p>	<p>NA</p>
<p><b>TRAFFIC</b></p>	
<p>* Trip Generation to determine if TIA is required, prior to final plat. As per Traffic Department, Previous TG to be Honored.</p>	<p>Applied</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Previous TG to be Honored.</p>	<p>Applied</p>

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

COMMENTS	
<p>Comments: Must comply with City's Access Management Policy.</p> <ul style="list-style-type: none"> <li>-At the Planning &amp; Zoning Commission meeting of May 21, 2024 the subdivision was approved in Preliminary Form.</li> <li>-Utility easements that were dedicated in the previously recorded plat need to change to 'existing.'</li> <li>**Indicate on plat if easements dedicated by this plat or by separate document with document number shown.</li> <li>-Add "Valencia Marketplace Dr. (Private Access Drive)" As this was written on the previously recorded plat. This would go on the drive that leads north to the roundabout.</li> <li>-On the bottom corner where it says Hidalgo County Certificate of plat approval, this needs to reflect the name of this subdivision as it currently states "Re-Plat of Valencia Marketplace of Lot 6B and Lot 6C." Make sure that the correct title is reflect throughout the Plat.</li> <li>-On the Title of this Re-Plat "Subdivision Plat of [Re-plat of] Valencia Marketplace of Lot 6D and Lot 6E" Make sure that the items that are bracketed [ ] are in a smaller font as they are not part of the name.</li> <li>-Verify the wording of Plat notes 7,20,22, as the wording could be considered contradictory.</li> <li>**Existing plat notes remain the same.</li> <li>***Existing Access Easements/Drives must remain as noted/shown on the original subdivision.</li> <li>****Need to clarify the ""highlighted"" area at the southeast portion of Lot 6D, prior to recording.</li> </ul>	<p>Required</p>
RECOMMENDATION	
<p>RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.</p>	<p>Applied</p>

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

**LOCATION**



**VALENCIA MARKETPLACE**

**MORRIS MIDDLE SCHOOL**

**SUBDIVISION**

**MAIN ST**

**12TH ST**

**TRENTON RD.**

**MAIN ST**

**RAYBURN ESTATES SUBDIVISION**

**SANDPIPER DEL ORO**

**DEL ORO NO 2 SUBD**

**SWALLOW**

**VIEW SUBD**

**NORTH**

52 59 55 56 84 85

20

23

12TH LN

11TH LN

15

LOT 5A

LOT 5B

LOT 5C

LOT 4A

LOT 4B

LOT 6E

LOT 6D

LOT 6A

LOT 2A

LOT 1

14

NO

1

NO

1



Sub 2023-0032

# City of McAllen Planning Department

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

Project Information	Subdivision Name <u>McAllen City Center Subdivision</u>	
	Location <u>The northwest corner of S. 10th Street and Expressway 83</u>	
	City Address or Block Number <u>1300 S. 10<sup>th</sup> ST</u>	
	Number of Lots <u>11</u>	Gross Acres <u>13.661</u> Net Acres <u>13.661</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Existing Zoning <u>C3</u> Proposed Zoning <u>C3</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date <u>N/A</u>	
	Existing Land Use <u>Parking Area</u> Proposed Land Use <u>Commercial</u> Irrigation District # <u>3</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/>	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>N/A</u> <i>✗</i>	
	Parcel # <u>189481</u>	Tax Dept. Review <u>Elvadez</u>
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>13.661 Acres out of Lots 9 and 16, Section 7, Hidalgo Canal Company Subdivision</u>		
Owner	Name <u>McAllen Retail Developers, LLC</u> Phone _____	
	Address <u>225 W. Washington St.</u> E-mail _____	
	City <u>Indianapolis</u> State <u>IN</u> Zip <u>46204</u>	
Developer	Name <u>McAllen City Center, Ltd.</u> Phone <u>956-687-5217</u>	
	Address <u>4316 N. 10th Street, Suite 500</u> E-mail <u>mfallek@rgv.rr.com</u>	
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u>	
	Contact Person <u>Michael Fallek</u>	
Engineer	Name <u>Spoor Engineering Consultants, Inc.</u> Phone <u>956-683-1000</u>	
	Address <u>202 S. 4th Street</u> E-mail <u>sec@spooreng.com</u>	
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>	
	Contact Person <u>Steve Spoor, P.E.</u>	
Surveyor	Name <u>Melden and Hunt, Inc.</u> Phone <u>956-381-0981</u>	
	Address <u>115 W. McIntyre Street</u> E-mail <u>alma@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	

**COMPLETED**

*E* *KF*

APR 06 2023

Name: NM

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

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

### PLAT TO SHOW:

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

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

Owners Signature

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

Signature  Date March 28, 2023

Print Name Steve Spoor, P.E.

Owner  Authorized Agent

The Planning Department is now accepting DocuSign signatures on application

COMPLETED

APR 06 2023

Name: Natalie

17AR2024-0037



# City of McAllen

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

## Planning Department VARIANCE TO SUBDIVISION PROCESS APPLICATION

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

<b>Project</b>	Legal Description <u>13.661 Acres out of Lot 9 and 16, Section 7, Hidalgo Canal Co. Subd.</u>
	Proposed Subdivision (if applicable) <u>McAllen City Center</u>
	Street Address <u>1300 S. 10th Street</u>
	Number of lots <u>7</u> Gross acres <u>13.661</u> Existing Zoning <u>C-3</u> Existing Land Use <u>Vacant / Parking</u>
<input checked="" type="checkbox"/> Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)	
<b>Applicant</b>	Name <u>Spoor Engineering Consultants, Inc.</u> Phone <u>956-683-1000</u>
	Address <u>202 S. 4th Street</u> E-mail <u>sec@spooeng.com</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>
<b>Owner</b>	Name <u>McAllen City Center Ltd.</u> Phone <u>956-687-5217</u>
	Address <u>4316 N. 10th Street, Suite 500</u> E-mail <u>mfallek@rgv.rr.com</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u>
<b>Authorization</b>	To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.
	Signature <u>[Signature]</u> Date <u>03-07-24</u> Print Name <u>Steve Spoor, P.E.</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent
<b>Office</b>	*FOR OFFICE USE ONLY*
	APPLICATION FILING FEE: <input type="checkbox"/> \$250.00
	Accepted by <u>EDG</u> Payment received by _____ Date <u>7-26-24</u>
Rev 06/21	

RECEIVED  
 JUL 26 2024  
 NG  
 By \_\_\_\_\_



**City of McAllen**  
***Planning Department***  
**REASON FOR APPEAL**

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

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

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

Reason for Appeal

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

Please see attachments

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

Please see attachments

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

Please see attachments

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

Please see attachments



*Spoor Engineering Consultants, Inc.*

Consulting Engineers - Civil Land Planning  
202 S. 4th Street McAllen, Texas  
956-683-1000  
SEC@spooeng.com

---

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

---

A. South 10<sup>th</sup> Street – The variance will allowed continued operation of South 10<sup>th</sup> Street and an existing Roadway and Utility easement is already in place.

B. Lindberg Avenue – Variance will allow continued operation of Lindberg Avenue

C. Expressway 83 – Variance will allow continued operation of Expressway Frontage Road.

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

---

A. South 10<sup>th</sup> Street – Since operations are existing, no prevention of orderly development will occur.

B. Lindberg Avenue – Since operations are existing, no prevention of orderly development will occur.

C. Expressway 83 – Since operations are existing, no prevention of orderly development will occur.



**McAllen City Center**

**March 8, 2024**

*Variance to Subdivision Process Application*

***Variances Requested:***

- A. Variance to not require additional ROW and pavement widening for S. 10<sup>th</sup> Street
  - B. Variance to not require addition ROW and pavement widening for Lindberg Avenue
  - C. Variance to not require additional ROW for I-2 (US Expressway 83)
- 

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

---

- A. South 10<sup>th</sup> Street – Existing TxDOT R.O.W. is 80 feet (40 feet from Centerline) – additional special easement was granted to the City of McAllen by the City of McAllen. More than 10 feet of addition easement is existing.
  - B. Lindberg Avenue – Lindberg was not formally dedicated. It was omitted when the balance of the property was conveyed.
  - C. Expressway 83 – Existing R.O.W. varies from 300 feet to 320 feet with improvement existing. Relocation of any facilities would be extremely disruptive.
- 

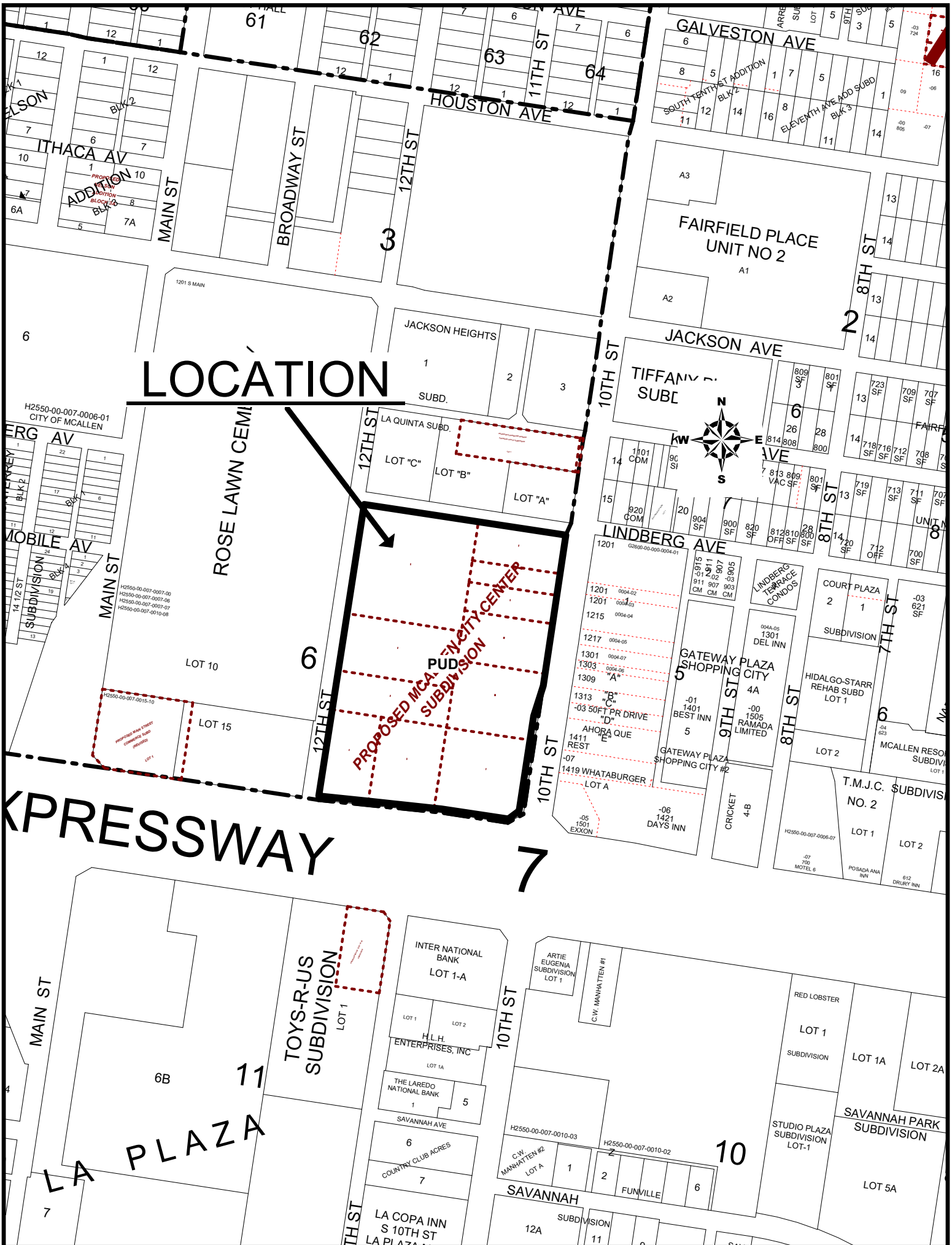
2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

---

- A. South 10<sup>th</sup> Street – Variance is necessary to avoid sever disruption of existing street and drainage.
- B. Lindberg Avenue - Variance is necessary to avoid sever disruption of existing street and drainage.
- C. Expressway 83 - Variance is necessary to avoid sever disruption of existing street and drainage.

# LOCATION

PROPOSED MCALEEN CITY CENTER  
SUBDIVISION



# KPRESSWAY

# LA PLAZA

TOYS-R-US  
SUBDIVISION

INTERNATIONAL BANK  
LOT 1-A

H.L.H.  
ENTERPRISES, INC

THE LAREDO  
NATIONAL BANK

COUNTRY CLUB ACRES

LA COPA INN  
S 10TH ST  
LA PLAZA

FAIRFIELD PLACE  
UNIT NO 2

TIFFANY  
SUBE

LINDBERG AVE

GATEWAY PLAZA  
SHOPPING CITY

GATEWAY PLAZA  
SHOPPING CITY #2

T.M.J.C. SUBDIVISION  
NO. 2

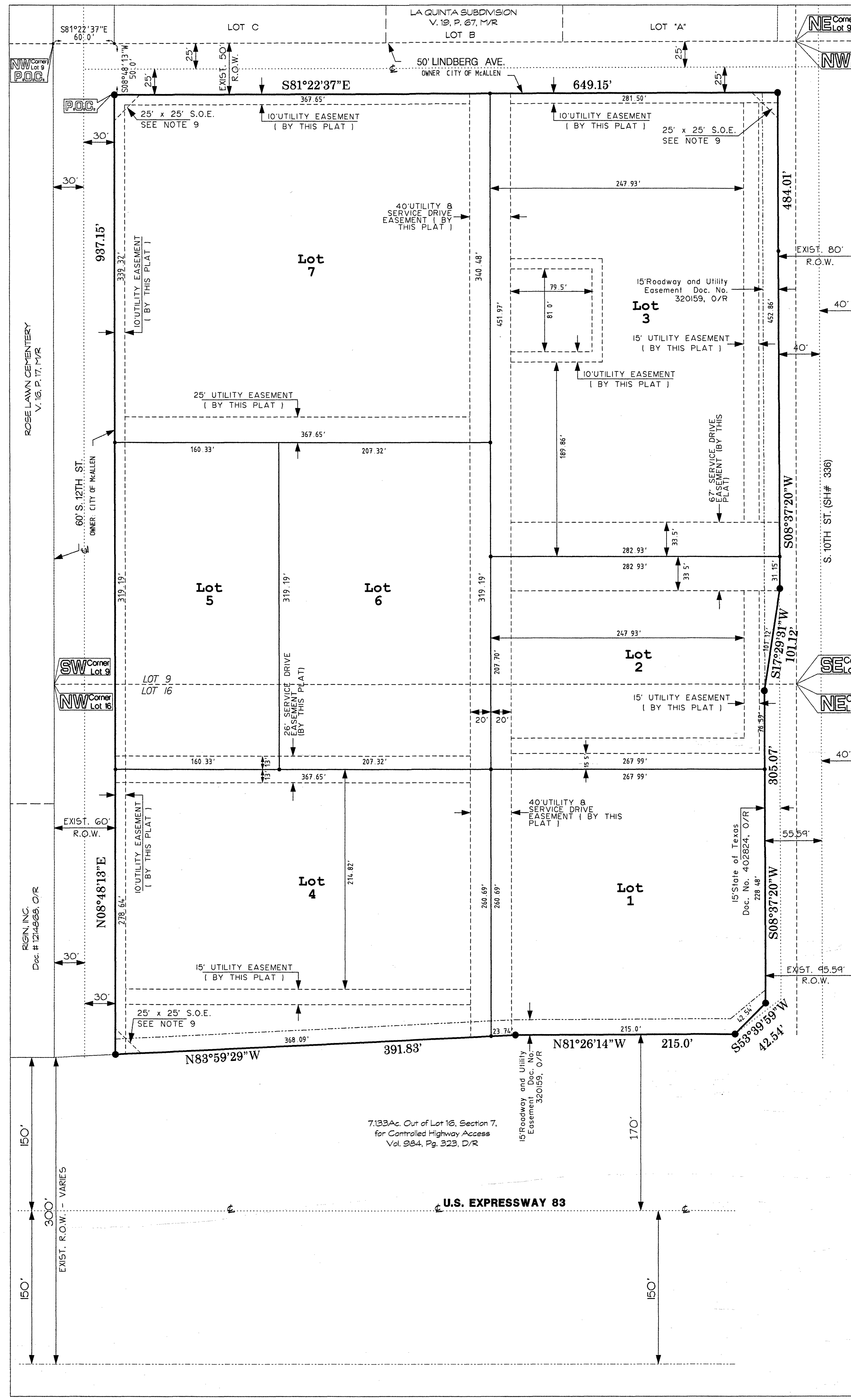
STUDIO PLAZA  
SUBDIVISION  
LOT-1

SAVANNAH PARK  
SUBDIVISION

SAVANNAH

FUNVILLE

LOT 5A



45' LINDBERG AVE.

**NOTES:**

- MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
  - So. 10TH STREET - 50 FEET OR GREATER FOR APPROVED SITE PLAN OR GREATER FOR EASEMENTS.
  - EXPRESSWAY 83 - 75 FEET OR GREATER FOR APPROVED SITE PLAN OR GREATER FOR EASEMENTS.
  - So. 12TH ST. - 10 FEET OR GREATER FOR APPROVED SITE PLAN OR GREATER FOR EASEMENTS.
  - LINDBERG AVE. - 30 FEET OR GREATER FOR APPROVED SITE PLAN OR GREATER FOR EASEMENTS.
  - OTHERS - ACCORDING TO ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
- THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0010C, REVISED NOVEMBER 2, 1982.
- A 6 FT. OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES / USES. AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES / USES.
- A 5 FT. SIDEWALK IS REQUIRED ALONG So.10 TH ST. AND U.S. EXPRESSWAY 83 AND A 4 FT. SIDEWALK IS REQUIRED ALONG So. 12 TH ST. AND LINDBERG AVE.
- BENCHMARK - STATION NAME: MC 82 SET BY ARANDA AND ASSOC. LOCATED AT NW CORNER OF JACKSON AVE. AND BROADWAY AVE. ELEV: 125.01 (NAV088).
- OWNER IS REQUIRED TO PROVIDE AND ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT. MASTER DRAINAGE AND DETENTION IS ON FILE AT THE CITY ENGINEERING DEPARTMENT.
- STORM WATER DETENTION REQUIRED IS 0.93 ACRE-FEET (42,150 C.F.).
- A 25 FT. BY 25 FT. TRIANGULAR SIGHT OBSTRUCTION EASEMENT (S.O.E.) IS REQUIRED AT ALL STREET RIGHTS-OF-WAY INTERSECTIONS. (BY THIS PLAT)
- COMMON AREAS, AND SERVICE DRIVES EASEMENTS TO 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 IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- THE LAND SHOWN IS SUBJECT TO EASEMENT TO CENTRAL POWER & LIGHT Co. AS DESCRIBED IN VOL. 293, PG. 548, DEED RECORDS, HIDALGO COUNTY TEXAS.
- THE LOTS SHOWN HEREON ARE SUBJECT TO AN APPROVED SITE PLAN AS ATTACHED TO THE CONDITIONAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT ON FILE IN THE OFFICE OF THE CITY OF McALLEN PLANNING DEPARTMENT.



# McALLEN CITY CENTER SUBDIVISION

BEING A SUBDIVISION OF A 13.661 ACRE TRACT OF LAND OUT OF LOTS 9 AND 16 NORTHWEST 1/4 SECTION 7, HIDALGO CANAL COMPANY SUBDIVISION HIDALGO COUNTY, TEXAS.  
According to plat recorded in Vol. "Q", Pg. 177, Deed Records, Hidalgo County, Texas.

**LOCATION MAP**

U.S. 83 EXPRESSWAY

**Spoor Engineering Consultants, Inc.**  
Consulting Engineers - Civil Land Planning  
FIRM # F4003  
202 South 4th Street McALLEN, TEXAS 78501  
SEC@spooreng.com (954) 683 1000

STATE OF TEXAS:  
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE \_\_\_\_\_ "McALLEN CITY CENTER 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, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS/FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

McAllen CityCenter, LTD.  
a Texas limited partnership

By: Boulevard Ventures, LLC, its General Partner  
By: Michael Foltek, Registered Agent  
4316 N. 10th Street  
McAllen, Texas 78505

By: Brandon Wallace, Registered Agent  
4316 N. 10th Street  
McAllen, Texas 78504

STATE OF TEXAS:  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL FALLEK AND BRANDON WALLACE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC

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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS:  
COUNTY OF HIDALGO:

I, (WE) THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 6238 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES, R.P.L.S. #4032  
R. ROBLES & ASSOCIATES, PLLC  
TPELS FIRM 10096700  
107 W. HUISACHE STREET WESLACO, TEXAS 78596

STATE OF TEXAS:  
COUNTY OF HIDALGO:

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

REGISTERED PROFESSIONAL ENGINEER  
P. E. REGISTRATION No. 56752

STEPHEN SPOOR  
REGISTERED PROFESSIONAL ENGINEER

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

MAYOR, CITY OF McALLEN DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.21(c) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

BY: RAUL E. SESIN, P.E., CFM. DATE  
GENERAL MANAGER

**METES & BOUNDS**

A TRACT OF LAND CONTAINING 13.661 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OF LOTS 9 AND 16 IN THE NORTHWEST QUARTER (1/4) OF SECTION 7, HIDALGO CANAL COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, HIDALGO COUNTY DEED RECORDS, SAID 13.661 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BY VIRTUE OF A DEED WITHOUT WARRANTY, RECORDED UNDER DOCUMENT NUMBER 288944, HIDALGO COUNTY OFFICIAL RECORDS, SAID 13.661 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE FOUND (NORTHING: 1699555.586, EASTING: 1071434.793) FOR THE NORTHWEST CORNER OF SAID LOT 9;

THENCE, S 81°22' 37"E ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.;

THENCE, S 68°48' 13"W A DISTANCE OF 50.00 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 81°22' 37"E ALONG A LINE PARALLEL TO AND 80.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 440.15 FEET TO AN "X" MARK CUT IN CONCRETE FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 89°37' 20"W ALONG THE WEST 80-FOOT RIGHT-OF-WAY LINE OF SOUTH 10TH STREET (STATE HIGHWAY 336), ACCORDING TO A RIGHT-OF-WAY EASEMENT GRANTED TO THE STATE OF TEXAS RECORDED IN VOLUME 94, PAGE 361, HIDALGO COUNTY DEED RECORDS, A DISTANCE OF 484.01 FEET TO A PK NAIL FOUND FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 17°29' 31"W ALONG THE VARYING WIDTH WEST RIGHT-OF-WAY LINE OF SAID SOUTH 10TH STREET (STATE HIGHWAY 336), A DISTANCE OF 191.12 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 89°37' 20"W ALONG THE WEST 80-FOOT RIGHT-OF-WAY LINE OF SAID SOUTH 10TH STREET (STATE HIGHWAY 336), ACCORDING TO A DONATION DEED GRANTED TO THE STATE OF TEXAS, RECORDED UNDER DOCUMENT NUMBER 40224, HIDALGO COUNTY OFFICIAL RECORDS, A DISTANCE OF 305.07 FEET TO A NO. 4 REBAR FOUND FOR THE EASTERNMOST SOUTHEAST CORNER OF THIS TRACT;
- THENCE, S 53°39' 59"W ALONG A RIGHT-OF-WAY CLIP LINE, ACCORDING TO SAID DONATION DEED GRANTED TO THE STATE OF TEXAS, A DISTANCE OF 42.54 FEET TO A NO. 4 REBAR FOUND FOR THE WESTERNMOST SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81°26' 14"W ALONG THE NORTH 320-FOOT RIGHT-OF-WAY LINE OF U.S. EXPRESSWAY 83, ACCORDING TO A DEED GRANTED TO THE STATE OF TEXAS, RECORDED IN VOLUME 94, PAGE 323, HIDALGO COUNTY DEED RECORDS, A DISTANCE OF 215.00 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, N 83°59' 29"W ALONG THE NORTH 320-FOOT RIGHT-OF-WAY LINE OF SAID U.S. EXPRESSWAY 83, ACCORDING TO SAID DEED GRANTED TO THE STATE OF TEXAS, A DISTANCE OF 391.83 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT, WHICH SAID CORNER BEARS S 83°59' 29"E A DISTANCE OF 60.07 FEET FROM A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND (NORTHING: 1699457.304, EASTING: 1071283.281);
- THENCE, N 08°48' 19"E ALONG A LINE PARALLEL TO AND 80.00 FEET EAST OF THE WEST LINES OF SAID LOTS 16 AND 9 AND THE WEST 80-FOOT RIGHT-OF-WAY LINE OF SOUTH 12TH STREET, AT A DISTANCE OF 360.76 FEET FROM THE NORTH LINE OF SAID LOT 16 AND THE SOUTH LINE OF SAID LOT 9, CONTINUING FOR A TOTAL DISTANCE OF 937.15 FEET TO THE POINT OF BEGINNING, AND CONTAINING 13.661 ACRES OF LAND, MORE OR LESS.





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 8/15/2024

### SUBDIVISION NAME: MCALLEN CITY CENTER SUBDIVISION

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

U.S. Expressway 83: Dedication as required for 175 ft. from centerline for 350 ft. total ROW  
Paving: By State Curb & gutter: By State

Revisions needed:

- Show ROW dedication as noted above or submit a variance request for staff review and possible Board's action prior to final.

- Provide a copy of the roadway and easement document referenced on the plat for staff review prior to final.

- The Engineer Submitted a Variance application (VAR2024-0037) on July 26, 2024. The application includes three variances, one of which is for:

\*A variance to not require additional R.O.W. for I-2 (U.S. Expressway 83).

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Non-compliance

S. 10th Street: Dedication as needed for 50 ft. from centerline for 100 ft. total ROW

Paving: By State Curb & gutter: By State

Revisions needed:

- Label centerline to finalize the ROW requirements prior to final.

- Show the total ROW and ROW from the centerline after dedication prior to final.

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

- There is a 15 ft. Roadway and Utility Easement shown being part of Lot 3 by a separate document. Provide copy for staff review and clarify if it is part of Street ROW. If it is, it should not be shown as part of Lot 3. Clarify & revise as applicable prior to final.

- Show the ROW dedication as noted above or submit a variance for staff review and possible Board's action prior to final.

- The Engineer Submitted a Variance application (VAR2024-0037) on July 26, 2024. The application included a variance for:

\* Variance to not require additional R.O.W. and pavement widening for S. 10th Street.

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Non-compliance

S. 12th Street: Dedication as needed for 30 ft. from centerline for total 60 ft. of ROW

Paving: 40 ft. Curb & gutter: Both sides

Revisions as needed:

- Reference the document number on the plat for any existing ROW and provide a copy of the plat for staff review prior to Final.

- Clarify/remove the E/W solid line shown on the south side of S. 12th Street and the dashed line shown on the north side of S 12th Street prior to final. Review and revise as applicable prior to final.

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Non-compliance

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

<p>Lindberg Avenue: Dedication as needed for 30 ft. from centerline for total 60 ft. of ROW                  Paving: 40 ft. Curb &amp; gutter: Both sides                  Revisions as needed:                  - Reference the document number on the plat and provide a copy of the plat for staff review prior to Final.                  - Show the total ROW and ROW from the centerline after the ROW dedication on the plat prior to final.                  - Show the dedication as noted above or request a variance for staff review and possible Board's action prior to final.                  - The Engineer Submitted a Variance application (VAR2024-0037) on July 26, 2024. The application included a variance for:                  * Variance to not require additional R.O.W. and pavement widening for Lindberg Avenue.                  **Subdivision Ordinance: Section 134-105                  **Monies must be escrowed if improvements are required prior to final                  **COM Thoroughfare Plan</p>	<p>Non-compliance</p>
<p>Paving _____ Curb &amp; gutter _____                  **Subdivision Ordinance: Section 134-105                  **Monies must be escrowed if improvements are required prior to final                  **COM Thoroughfare Plan</p>	<p>NA</p>
<p>* 1,200 ft. Block Length                  **Subdivision Ordinance: Section 134-118</p>	<p>Applied</p>
<p>* 900 ft. Block Length for R-3T and R-3C Zone Districts                  **Subdivision Ordinance: Section 134-118</p>	<p>NA</p>
<p>* 600 ft. Maximum Cul-de-Sac                  **Subdivision Ordinance: Section 134-105</p>	<p>Applied</p>
<p><b>ALLEYS</b></p>	
<p>ROW: 20 ft. Paving: 16 ft.                  *Alley/service drive easement required for commercial properties.                  * Proposing: 26 ft. - 67 ft. service drive easement                  - Revise the label for service drive easement to "Private access and service drive easement" prior to final.                  **Subdivision Ordinance: Section 134-106</p>	<p>Non-compliance</p>
<p><b>SETBACKS</b></p>	
<p>S. 10th Street: 50 ft. or greater for approved site plan or greater for easements                  Expressway 83: 75 ft. or greater for approved site plan or greater for easements                  S. 12th Street: 10 ft. or greater for approved site plan or greater for easements                  Lindberg Avenue: 30 ft. or greater for approved site plan or greater for easements                  Other Setbacks: According to Zoning Ordinance or greater for easements or approved site plan                   * A Planned Unit Development (PUD) Conditional Use Permit (CUP) for the subject property was approved by the City Commission on June 24, 2024. The setback notes must comply with the approved PUD CUP.                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* A Planned Unit Development (PUD) Conditional Use Permit (CUP) for the subject property was approved by the City Commission on June 24, 2024. The setback notes must comply with the approved PUD CUP.                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>

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

<p>* A Planned Unit Development (PUD) Conditional Use Permit (CUP) for the subject property was approved by the City Commission on June 24, 2024. The setback notes must comply with the approved PUD CUP.                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* A Planned Unit Development (PUD) Conditional Use Permit (CUP) for the subject property was approved by the City Commission on June 24, 2024. The setback notes must comply with the approved PUD CUP.                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Garage _____                  **Zoning Ordinance: Section 138-356</p>	<p>NA</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p><b>SIDEWALKS</b></p>	
<p>* 4 ft. wide minimum sidewalk required on Expressway 83, South 10th Street, South 12th Street, and Lindberg Avenue.                  - Sidewalk requirement may increase to 5 ft. per Engineering Department for TxDOT roads prior to final. Revise plat note #5 as applicable prior to final.                  - If Engineering Dept. requires 5 ft. sidewalk on Expressway 83 and South 10th Street, the rest of the note should be as "and a 4 ft. wide MINIMUM sidewalk...". Review and finalize prior to final.                  * Proposing: a 5 ft. sidewalk required on Expressway 83, South 10th Street, and a 4 ft. sidewalk required along South 12th Street, and Lindberg Avenue.                  **Subdivision Ordinance: Section 134-120</p>	<p>Non-compliance</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Required</p>
<p><b>BUFFERS</b></p>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses                  **Landscaping Ordinance: Section 110-46</p>	<p>Applied</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>Applied</p>
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Applied</p>
<p><b>NOTES</b></p>	
<p>**Must comply with City Access Management Policy</p>	<p>Applied</p>
<p>- A plat note to reference the recorded PUD CUP must be finalized prior to final/recording.                  * A Planned Unit Development (PUD) Conditional Use Permit (CUP) for the subject property was approved by the City Commission on June 24, 2024. The setback notes must comply with the approved PUD CUP.</p>	<p>Required</p>
<p>* Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen.</p>	<p>Applied</p>
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>Applied</p>

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

<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.                  **Section 110-72 applies if private subdivision is proposed.                  **Landscaping Ordinance: Section 110-72                  **Subdivision Ordinance: Section 134-168</p>	<p>NA</p>
<p>* 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</p>	<p>NA</p>
<p><b>LOT REQUIREMENTS</b></p>	
<p>* Lots fronting public streets                  - Revise the label from "service drive easement" to "Private access and service drive easement" prior to final/recording.                  - Lot 6 does not front a street; however, it will have access to public streets via 26 ft. proposed private access/service drive easement on the south side and 40 ft. proposed private access/service drive easement on the east side. Submit a variance for staff review and possible Board's action.                  **Subdivision Ordinance: Section 134-1</p>	<p>Non-compliance</p>
<p>* Minimum lot width and lot area                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p><b>ZONING/CUP</b></p>	
<p>* Existing: C-3 Proposed: C-3                  - A plat note to reference the recorded PUD CUP must be finalized prior to final/recording.                  * A Planned Unit Development (PUD) Conditional Use Permit (CUP) for the subject property was approved by the City Commission on June 24, 2024. The setback notes must comply with the approved PUD CUP.                  ***Zoning Ordinance: Article V</p>	<p>Required</p>
<p>* Rezoning Needed Before Final Approval                  ***Zoning Ordinance: Article V</p>	<p>NA</p>
<p><b>PARKS</b></p>	
<p>* Land dedication in lieu of fee.                  * Based on the application submitted on April 6, 2023, the proposed subdivision is for commercial development. Park fees do not apply to commercial development, unless changed to residential.</p>	<p>NA</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording                  * Based on the application submitted on April 6, 2023, the proposed subdivision is for commercial development. Park fees do not apply to commercial development, unless changed to residential.</p>	<p>NA</p>
<p>* Pending review by the City Manager's office.                  * Based on the application submitted on April 6, 2023, the proposed subdivision is for commercial development. Park fees do not apply to commercial development, unless changed to residential.</p>	<p>NA</p>
<p><b>TRAFFIC</b></p>	
<p>* As per Traffic Department, Trip Generation was approved and previous TIA was honored with some conditions.</p>	<p>Applied</p>

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

* Traffic Impact Analysis (TIA) was honored with some conditions, as per Traffic Department.	Applied
<b>COMMENTS</b>	
<p>Comments:</p> <ul style="list-style-type: none"> <li>- Revise the label from "service drive easement" to "Private access and service drive easement" prior to final/recording.</li> <li>- Provide the legal description of the properties on the west side of S. 12th Street prior to final/recording.</li> <li>- The Engineer Submitted a Variance application (VAR2024-0037) on July 26, 2024. The application includes three variances.               <ol style="list-style-type: none"> <li>1. Variance to not require additional R.O.W. and pavement widening for S. 10th Street.</li> <li>2. Variance to not require additional R.O.W. and pavement widening for Lindberg Avenue.</li> <li>3. Variance to not require additional R.O.W. for I-2 (U.S. Expressway 83).</li> </ol> </li> </ul> <p>*Must comply with City's Access Management Policy.            **At the Planning and Zoning Commission meeting of December 19, 2023, the subdivision was approved in revised preliminary form, subject to the conditions noted, drainage, and Utilities approval.</p>	Non-compliance
<b>RECOMMENDATION</b>	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.	Applied

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



LOCATION

EXPRESSWAY

PROPOSED MCALEN CITY CENTER  
SUBMISSION PUD



GALVESTON AVE

HOUSTON AVE

ITHACA AV

MAIN ST

BROADWAY ST

12TH ST

11TH ST

FAIRFIELD PLACE  
UNIT NO. 2

8TH ST

JACKSON AVE

LOCATION

JACKSON HEIGHTS

TIFFANY  
SUB

BERG AV

MOBILE AV

ROSE LAWN CEM

12TH ST

10TH ST

KW  
AVE

LINDBERG AVE

8TH ST

MAIN ST

PUD

1201  
1204  
1215  
1217  
1301  
1303  
1309  
1313  
1401  
1404  
1411  
1417  
1419

8TH ST

EXPRESSWAY

PROPOSED MCALEN CITY CENTER  
SUBMISSION PUD

GATEWAY PLAZA  
SHOPPING CITY

8TH ST

MAIN ST

TOYS R US  
SUBDIVISION

INVER NATIONAL  
BANK  
LOT 1A

10TH ST

RED LOBSTER  
SUBDIVISION

LA PLAZA

THE LAREDO  
NATIONAL BANK

SAVANNAH

SAVANNAH PAR  
SUBDIVISION

10TH ST

LA COPPA INN  
SUBDIVISION

SAVANNAH  
SUBDIVISION

STUDIO PLAZA  
SUBDIVISION

LOT 5A

Sub 2024-0082

# City of McAllen Planning Department

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

Project Information	Subdivision Name <u>EL TACOLOTE SUBDIVISION</u>	
	Legal Description <u>LOT "A", HOEHN DRIVE SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 23, PAGE 59, MAP RECORDS, HIDALGO COUNTY, TEXAS.</u>	
	Location <u>706.50 feet East of the intersection of No. Hoehn Road &amp; W. Monte Cristo Road</u>	
	City Address or Block Number <u>1701 Monte Cristo Rd</u>	
	Total No. of Lots <u>2</u> Total Dwelling Units <u>1</u> Gross Acres <u>2.174</u> Net Acres <u>1.915</u>	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial ( <u>1.567</u> Acres) / <input checked="" type="checkbox"/> Residential ( <u>1</u> Lots) Replat: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	
	Existing Zoning <u>N/A</u> Proposed Zoning <u>N/A</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____	
	Existing Land Use <u>Residential</u> Proposed Land Use <u>Lot 1 Residential &amp; Lot 2 Commercial</u>	
	Irrigation District # <u>1</u> Water CCN: <input type="checkbox"/> MPU / <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Agricultural Exemption: <input type="checkbox"/> Yes / <input type="checkbox"/> No Parcel # <u>193539</u>		
Estimated Rollback Tax Due _____ Tax Dept. Review <u>MR - not in McAllen jurisdiction</u>		
Owner	Name <u>Juan P. Lopez &amp; Faviola V. Castro</u> Phone <u>(956) 451-2622</u>	
	Address <u>1701 W MONTECRISTO RD</u> E-mail <u>eltacolotellc@outlook.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	
Developer	Name <u>Juan P. Lopez &amp; Faviola V. Castro</u> Phone <u>(956) 451-2622</u>	
	Address <u>1701 W. MONTECRISTO RD</u> E-mail <u>eltacolotellc@outlook.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	
	Contact Person <u>Juan</u>	
Engineer	Name <u>Victor Trevino</u> Phone <u>(956) 424-3335</u>	
	Address <u>900 S. Stewart Road, Suite 13</u> E-mail <u>victor@southtexasig.com</u>	
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>	
	Contact Person <u>Victor</u>	
Surveyor	Name <u>Victor Trevino</u> Phone <u>(956) 424-3335</u>	
	Address <u>900 S. Stewart Road, Suite 13</u> E-mail <u>victor@southtexasig.com</u>	
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>	

JUL 26 2024

BY: cw

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

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

### **PLAT TO SHOW:**

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

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

Owner(s) Signature(s)

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

Signature  \_\_\_\_\_ Date 5/19/24

Print Name Juan P. Lopez

Owner  Authorized Agent

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



## Proposed Plat Submittal

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Owner(s) Signature(s)

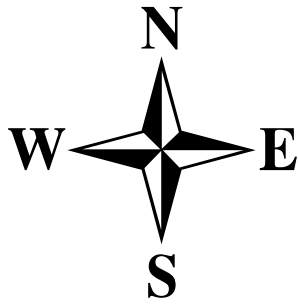
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 5/14/2024

Print Name Faviola V. Castro

Owner  Authorized Agent

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



N HO

# LOCATION

ALLEY  
RBA MCALLEN (PEACH ST)  
SUBDIVISION  
LOT 1

MONTE CRISTO RD

**PROPOSED EL TACOLOTE  
SUBDIVISION**

PEACH ST RD

RUSSET ST

1900

1

66

60

67

73

59

74

94

88

HOEHN DRIVE

95

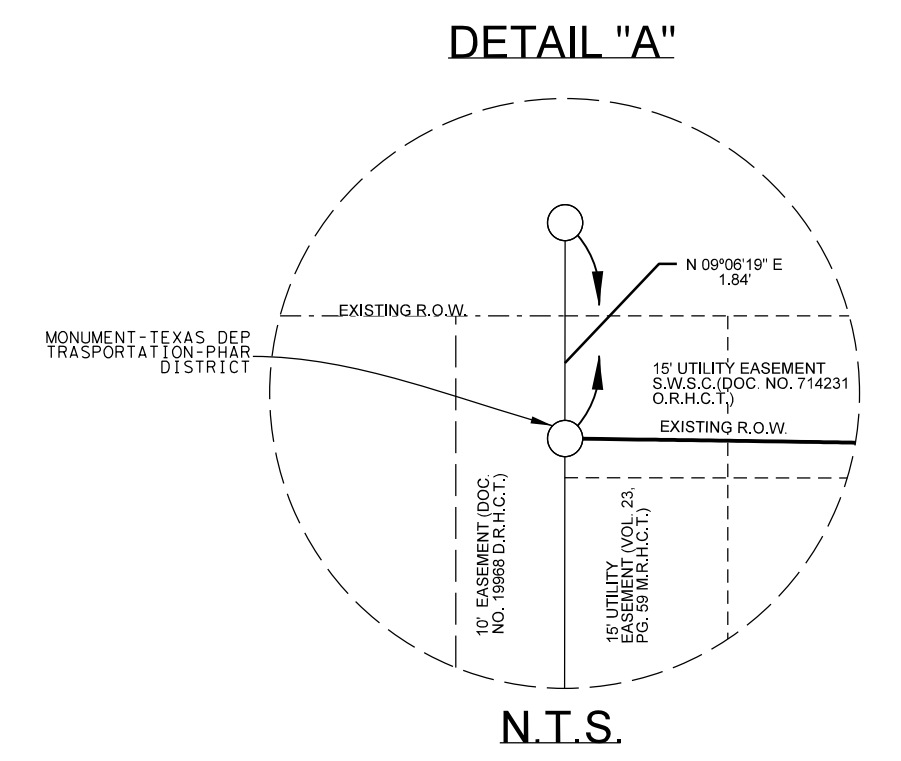
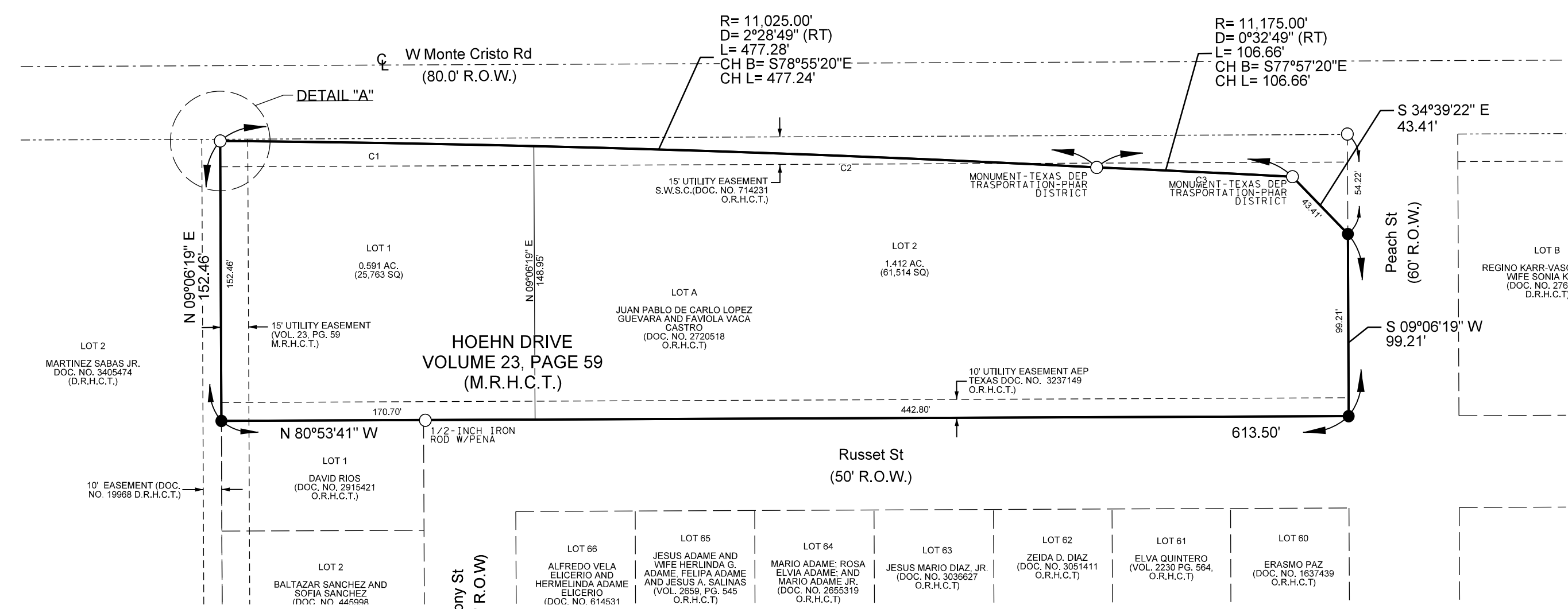
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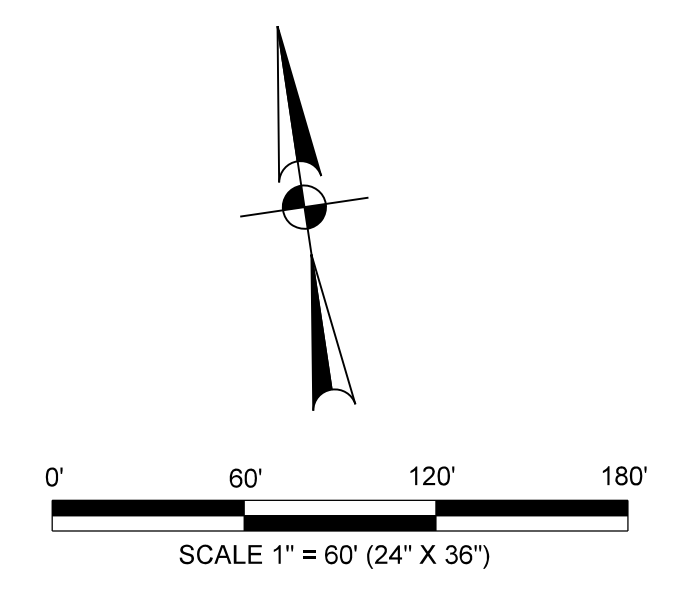
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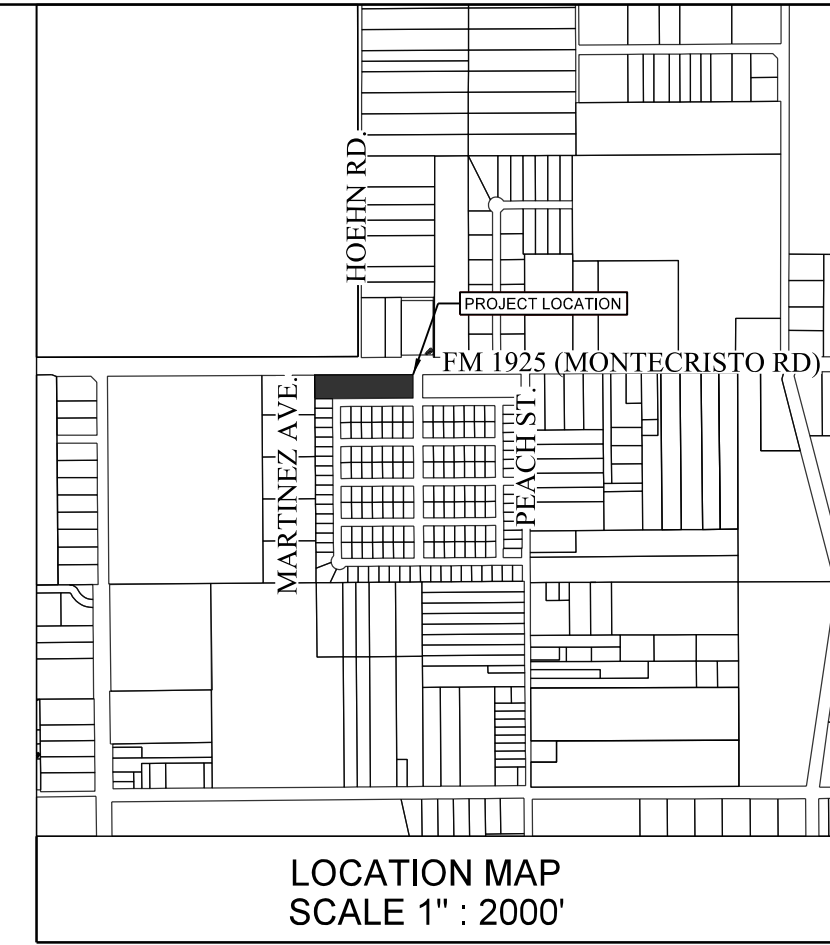
INDIGO ST



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	0°53'14"	11,025.00'	170.74'	S 79°49'06" E	170.74'
C2	0°32'49"	11,025.00'	106.66'	S 77°57'20" E	106.66'



- LEGEND:**
- SET # 4" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR"
  - FOUND IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR" UNLESS OTHERWISE NOTED
  - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
  - MAP RECORDS HIDALGO COUNTY TEXAS
  - DEED RECORDS HIDALGO COUNTY TEXAS
  - RIGHT-OF-WAY HIDALGO COUNTY DRAINAGE DISTRICT



**OWNER ACKNOWLEDGEMENT**

STATE OF TEXAS  
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS EL TACOLOTE SUBDIVISION, HIDALGO COUNTY, 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.

JUAN PABLO DE CARLO LOPEZ GUEVARA \_\_\_\_\_ DATE  
4717 N. 11TH STREET, APT. 29  
MCALLEN, TEXAS 78504  
HIDALGO COUNTY, TEXAS

FAVIOLA VACA CASTRODATE \_\_\_\_\_ DATE  
4717 N. 11TH STREET, APT. 29  
MCALLEN, TEXAS 78504  
HIDALGO COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUAN PABLO DE CARLO LOPEZ GUEVARA AND FAVIOLA VACA CASTRO KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

\_\_\_\_\_  
NOTARY PUBLIC

**ENGINEER AND SURVEYOR CERTIFICATE**

STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVINO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

VICTOR H. TREVINO, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LIC. NO. 128195

STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

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

VICTOR H. TREVINO, R.P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR # 6668  
FIRM # 10193886  
900 S. STEWARD RD., SUITE 13  
MISSION, TEXAS 78572

**HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.21(i)(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. SESINI, P.E., C.F.M. \_\_\_\_\_ DATE

**CITY OF MCALLEN**

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

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

CERTIFICATION OF THE MAYOR OF THE CITY OF MCALLEN

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

MAYOR, CITY OF MCALLEN \_\_\_\_\_

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

**HIDALGO COUNTY IRRIGATION DISTRICT NO. 1**

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION, ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAY AND/OR EASEMENT.

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

ATTIEST: \_\_\_\_\_  
PRESIDENT

SECRETARY \_\_\_\_\_

**SHARYLAND WATER SUPPLY CORPORATION**

SHARYLAND WATER SUPPLY CORPORATION

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

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

CARLOS LIMA \_\_\_\_\_ DATE  
GENERAL MANAGER  
SHARYLAND WATER SUPPLY CORPORATION

**HIDALGO COUNTY**

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EL TACOLOTE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EL TACOLOTE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

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

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

**METES AND BOUNDS**

BEING A 2.004 ACRE TRACT (87,277 SQUARE FEET) OUT OF LOT "A", HOEHN DRIVE SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 23, PAGE 59, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, CONVEYED TO JUAN PABLO DE CARLO LOPEZ GUEVARA AND FAVIOLA VACA CASTRO, BY A "GENERAL WARRANTY DEED", AS DESCRIBED IN DOCUMENT NUMBER 2720518, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 2.004 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET, FOR THE SOUTHEAST CORNER OF SAID LOT "A", AND ALSO BEING EXISTING NORTH RIGHT-OF-WAY LINE OF RUSSET STREET (50.0' R.O.W.), AND ALSO BEING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 80° 53' 41" WEST, A DISTANCE OF 613.50 FEET, ALONG SAID EXISTING NORTH RIGHT-OF-WAY LINE OF RUSSET STREET (50.0' R.O.W.), TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET, FOR THE SOUTH-WEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 09° 06' 19" EAST, A DISTANCE 152.46 FEET, WITH THE EAST LINE OF MARTINEZ SABAS JR. AS DESCRIBED IN DOCUMENT NUMBER 3405474, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, TO A TEXAS DEP. TRANSPORTATION-PHAR DISTRICT MONUMENT FOUND, TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF W. MONTE CRISTO ROAD, FOR A POINT OF CURVATURE TO THE RIGHT AND NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, ALONG SAID CURVE TO THE RIGHT HAVING RADIUS 11,025.00 FEET, A CENTRAL ANGLE 02° 28' 49", AN ARC LENGTH OF 477.28 FEET, TO A CHORD BEARING OF SOUTH 78° 55' 20" EAST, AND CHORD DISTANCE OF 477.24 FEET, TO A TEXAS DEP. TRANSPORTATION-PHAR DISTRICT MONUMENT FOUND, FOR A CORNER ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF W. MONTE CRISTO ROAD, FOR A POINT OF CURVATURE TO THE RIGHT AND CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, ALONG SAID CURVE TO THE RIGHT HAVING RADIUS 11,175.00 FEET, A CENTRAL ANGLE 09° 32' 49", AN ARC LENGTH OF 106.66 FEET, TO A CHORD BEARING OF SOUTH 77° 57' 20" EAST, AND CHORD DISTANCE OF 106.66 FEET, TO A TEXAS DEP. TRANSPORTATION-PHAR DISTRICT MONUMENT FOUND, FOR A CUTBACK CORNER OF SAID EXISTING SOUTH RIGHT-OF-WAY LINE OF W. MONTE CRISTO ROAD, AND ALSO BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 34° 39' 22" EAST, A DISTANCE OF 43.41 FEET, ALONG SAID CUTBACK CORNER, TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET, FOR THE EXISTING WEST RIGHT-OF-WAY LINE PEACH STREET (60.0' R.O.W.), HOEHN DRIVE SUBDIVISION, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 09° 06' 19" WEST, A DISTANCE OF 99.21 FEET, ALONG THE EXISTING WEST RIGHT-OF-WAY LINE PEACH STREET, TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 2.004 ACRE TRACT OF LAND.

BEARINGS AND DISTANCES REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (4205). A SURVEY PLAT ACCOMPANIES THIS HEREIN METES AND BOUNDS DESCRIPTION.

**GENERAL NOTES**

- GENERAL NOTES:
- FLOOD ZONE STATEMENT: ZONE "X". AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN; COMMUNITY PANEL NO. 480334 0325 D, REVISED JUNE 8, 2000.
  - SETBACK LINES TO BE AS PER CITY OF MCALLEN ZONING ORDINANCE (I); FRONT: 20 FEET EXCEPT 15 FEET FOR UNENCLOSED CARPORT ONLY, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR IN LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.
  - REAR: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
  - SIDES: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
  - CORNER: 10 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
  - GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
  - MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT OR 120.30 WHICHEVER IS GREATER.
  - CITY OF MCALLEN BENCHMARK "MC 71" FROM THE CITY OF MCALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLOCK LINK OFFICE, PEDRO ON OCTOBER 21, 1999, BEING LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF FM 495 AND 23RD ST. 30' ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT ELEVATION = 118.72 FEET (NAVD88).
  - BM-1 SQUARE CUT LOCATED ON THE SIDEWALK OF QUINCE AVE SOUTH RIGHT-OF-WAY. ELEV=118.02
  - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN FOR LOT 2 ONLY: LOT 2 17,263 CFT OR 0.408 AC.-FT. OF STORM WATER RUNOFF, DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO.2).

DATE OF PREPARATION: 01/05/2023

**EL TACOLOTE SUBDIVISION**

LOT "A", HOEHN DRIVE SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 23, PAGE 59, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**SOUTH TEXAS INFRASTRUCTURE GROUP**

900 S. STEWART, SUITE 13  
MISSION, TEXAS 78572  
PH: (856) 424-3335  
FAX: (856) 424-3132  
TBPE REG. # 15000

PAGE  
**1**

PRINCIPAL CONTACTS:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JUAN PABLO DE CARLO LOPEZ GUEVARA AND FAVIOLA VACA CASTRO	4717 N. 11TH STREET, APT. 29	MCALLEN, TEXAS 78504	*****	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWARD RD., STE. 13	MISSION, TEXAS 78572	(856) 424-3335	(856) 424-3132
SURVEYOR:	VICTOR H. TREVINO, R.P.L.S.	900 S. STEWARD RD., STE. 13	MISSION, TEXAS 78572	(856) 424-3335	(856) 424-3132



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

Reviewed On: 8/16/2024

<b>SUBDIVISION NAME: EL TACOLOTE</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>Monte Cristo Road (F.M. 1925): Dedication as needed for 75 ft. from Centerline for 150 ft. total R.O.W.                      Paving: 65 ft. - 105 ft. B-B Curb &amp; gutter: Both Sides                      - Include "Existing" label on the R.O.W.                      - Provide the Total R.O.W. and proposed R.O.W. from Centerline.                      - Show and label R.O.W. from centerline after the dedication.                      - Submit copy of the referenced documents on the plat for staff review. (i.e.utility easements, R.O.W.,etc.)                      - Please provide Doc. No for staff to review, regarding monuments for TX-DOT Pharr District.                      - Need to clarify any issues for R.O.W. overlapping with easements so that no issues exist.                      - Easements cannot be abandoned by plat and must be abandoned by a separate instrument.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>Peach St.: 60 ft. R.O.W.                      Paving: 40 ft. B-B Curb &amp; gutter: Both Sides                      -For Commercial Use                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>Russet St.: 50 ft. R.O.W.                      Paving: 32 ft. B-B Curb &amp; gutter: Both Sides                      - For Residential Use.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>_____ Paving _____ Curb &amp; gutter _____                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	NA
<p>_____ Paving _____ Curb &amp; 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

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

<b>ALLEYS</b>		
<p>R.O.W.: 20 ft. Paving: 16 ft.                  *Alley/service drive easement required for commercial properties.                  - Application calls for a residential single family development on Lot 1 and for a Commercial Development on Lot 2.                  **Subdivision Ordinance: Section 134-106</p>		Non-compliance
<b>SETBACKS</b>		
<p>* Front: Lot 1 (Residential Lot) - 25 ft. or in line with existing structures or easements, whichever is greater applies.                  Lot 2 (Commercial Lot) - In accordance with the zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies.                  **Include note as shown above prior to final.                  Revisions Needed:                  Proposing: "20 feet except 15 feet for unenclosed carport only, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies."                  **Zoning Ordinance: Section 138-356</p>		Non-compliance
<p>* Rear: Lot 1 (Residential Lot) - 10 ft. or greater for easements                  Lot 2 (Commercial Lot) - In accordance with the zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies.                  **Include note as shown above prior to final.                  Revisions Needed:                  Proposing: "In accordance with zoning ordinance or greater for easements or approved site plan, whichever is greater applies."                  **Zoning Ordinance: Section 138-356</p>		Non-compliance
<p>* Sides: Lot 1 (Residential Lot) - 6 ft. or greater for easements.                  Lot 2 (Commercial Lot) - In accordance with the zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies.                  **Include note as shown above prior to final.                  Revisions Needed:                  Proposing: "In accordance with zoning ordinance or greater for easements or approved site plan, whichever is greater applies."                  **Zoning Ordinance: Section 138-356</p>		Non-compliance
<p>* Corner: In accordance with the zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies.                  -Clarify/Revise the plat note as shown above prior to final.                  Revisions Needed:                  Proposing: "10 feet or greater for easements or approved site plan, whichever is greater applies."                  **Zoning Ordinance: Section 138-356</p>		Non-compliance
<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
<b>SIDEWALKS</b>		
<p>* 4 ft. wide minimum sidewalk required on Monte Cristo Rd., Russet St. &amp; Peach St.                  -Add Plat note as shown above prior to final.                  **Sidewalk requirements may increase to 5 ft. prior to recording per Engineering Department requirements, finalize prior to recording.                  **Subdivision Ordinance: Section 134-120</p>		Non-compliance
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>		Required

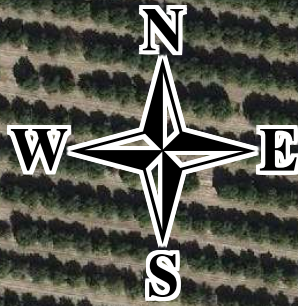
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**

<b>BUFFERS</b>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: -Add Plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46</p>	Non-compliance
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: -Add Plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46</p>	Non-compliance
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
<b>NOTES</b>	
<p>* No curb cut, access, or lot frontage permitted. **Must comply with City Access Management Policy</p>	Applied
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	Applied
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>	NA
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	Applied
<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 private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	NA
<p>* 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</p>	NA
<b>LOT REQUIREMENTS</b>	
<p>* Lots fronting public streets. **Subdivision Ordinance: Section 134-1</p>	Compliance
<p>* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356</p>	Compliance
<b>ZONING/CUP</b>	
<p>* Existing: ETJ Proposed: ETJ ***Zoning Ordinance: Article V</p>	Applied
<p>* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V</p>	NA

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

<b>PARKS</b>	
* Land dedication in lieu of fee. - Park fees do not apply for lots in the ETJ unless they get annexed.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. -Park Fees do not apply for lots in the ETJ unless they get annexed.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. - Park fees do not apply for lots in the ETJ unless they get annexed.	NA
<b>TRAFFIC</b>	
* 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
<b>COMMENTS</b>	
<p>Comments:</p> <ul style="list-style-type: none"> <li>- Please verify owner addresses shown on the plat as they are different from the one's shown on the application. Application may need to be revised.</li> <li>- Verify owner's Signature block as it shows some misspellings "subscirbed."</li> <li>- City of McAllen Planning signature block has the word "chariman" misspelled.</li> <li>- Please add a hatch for the City of McAllen City limits on the Location Map. Also, the location map is missing the North Arrow.</li> <li>- Please show the northern parcels and Hoehn Rd. and any other absent parcels/owners on the plat.</li> <li>- Please verify the Curve Table as it states there are three curves but only shows 2 on the plat.</li> <li>- Easement abandonments must be done by a separate document.</li> <li>- The word General Notes is repeated twice.</li> <li>- Please provide Doc. No for staff to review, regarding monuments for TX-DOT Pharr District.</li> <li>-*Must comply with City's Access Management Policy.</li> </ul>	Non-compliance
<b>RECOMMENDATION</b>	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.	Applied

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



# LOCATION



NHIC

RBA MCALEN (PEACH ST) SUBDIVISION (PEACH ST) LOT 1

MONTE CRISTO RD

PROPOSED EL TACOLOTE SUBDIVISION

RUSSET ST

PEACH ST

1900

1

66

67

60

73

59

74

HOEHN DRIVE

94

95

88

101

10

INDIGO ST

CRUI

122



Sub 2024-0084

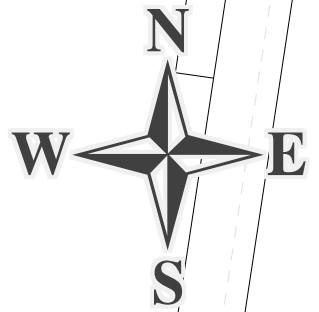
# City of McAllen Planning Department

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

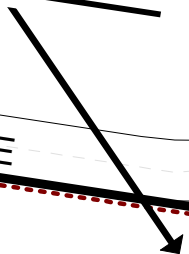
<b>Project Information</b>	Subdivision Name <u>Vista Paloma SUBDIVISION</u>
	Legal Description <u>John H. Shary, S1174.4' Lot 347, 35.59 Ac GR, 34.79 Ac NET</u>
	Location <u>Intersection of Dove Ave. and N. Taylor Rd., Southeast property .</u>
	City Address or Block Number <u>5200 N. TAYLOR RD.</u>
	Total No. of Lots <u>6</u> Total Dwelling Units <u>6</u> Gross Acres <u>35.06</u> Net Acres <u>31.04</u>
	<input checked="" type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No
	For Fee Purposes: <input type="checkbox"/> Commercial ( <u>    </u> Acres)/ <input checked="" type="checkbox"/> Residential ( <u>6</u> Lots) Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No
	Existing Zoning <u>A-O</u> Proposed Zoning <u>R-1</u> Applied for Rezoning <input checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date <u>    </u>
	Existing Land Use <u>Agricultural</u> Proposed Land Use <u>Single Family Residential</u>
	Irrigation District # <u>United Irr.</u> Water CCN: <input checked="" type="checkbox"/> MPU/ <input checked="" type="checkbox"/> Sharyland Water SC Other <u>    </u>
Agricultural Exemption: <input type="checkbox"/> Yes/ <input type="checkbox"/> No Parcel # <u>281903</u>	
Estimated Rollback Tax Due <u>N/A</u> Tax Dept. Review <u>I.D.L</u>	
<b>Owner</b>	Name <u>Robert A. Dyer</u> Phone <u>    </u>
	Address <u>P.O Box 3300</u> E-mail <u>perennialproduce@gmail.com</u>
	City <u>Mission</u> State <u>TX</u> Zip <u>78573</u>
<b>Developer</b>	Name <u>Robert A. Dyer</u> Phone <u>    </u>
	Address <u>P.O. Box 3300</u> E-mail <u>perennialproduce@gmail.com</u>
	City <u>Mission</u> State <u>TX</u> Zip <u>78573</u>
	Contact Person <u>Robert A. Dyer</u>
<b>Engineer</b>	Name <u>SWG Engineering LLC</u> Phone <u>956-968-2198</u>
	Address <u>611 Bill Summers Intl Blvd</u> E-mail <u>jreyes@siglerwinstongreenwood.com</u>
	City <u>Weslaco</u> State <u>TX</u> Zip <u>78956</u>
	Contact Person <u>Jose G. Reyes, P.E</u>
<b>Surveyor</b>	Name <u>SWG Engineering LLC</u> Phone <u>956-968-2198</u>
	Address <u>611 Bill Summers Intl Blvd</u> E-mail <u>joe@siglerwinstongreenwood.com</u>
	City <u>Weslaco</u> State <u>TX</u> Zip <u>78596</u>

AUG 05 2024

BY: CW



LOCATION



DOVE AVE

TAYLOR ROAD

**PROPOSED  
VISTA PALOMA  
SUBDIVISION**

N 48TH ST

N 47TH LANE

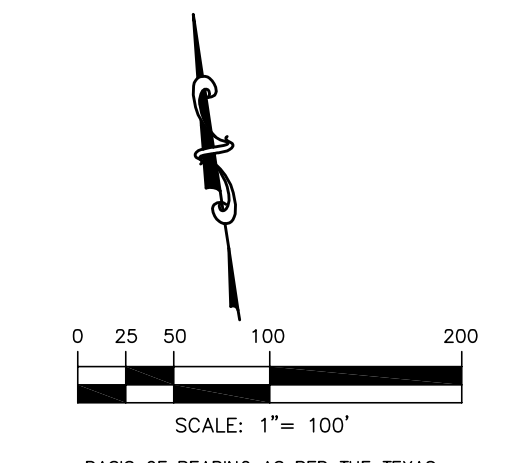
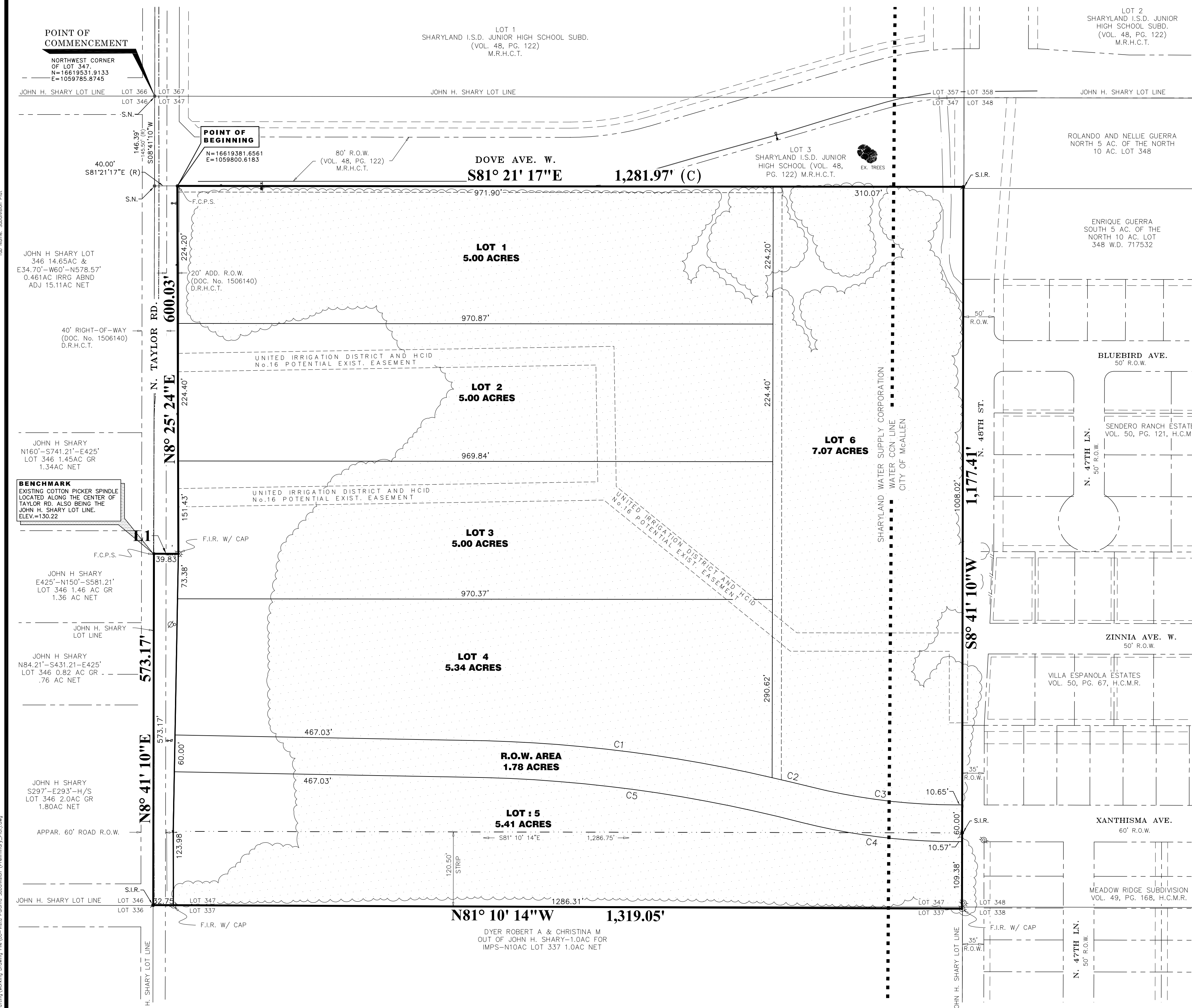
N 47th LANE

WISTERIA AVE.

N 48TH ST

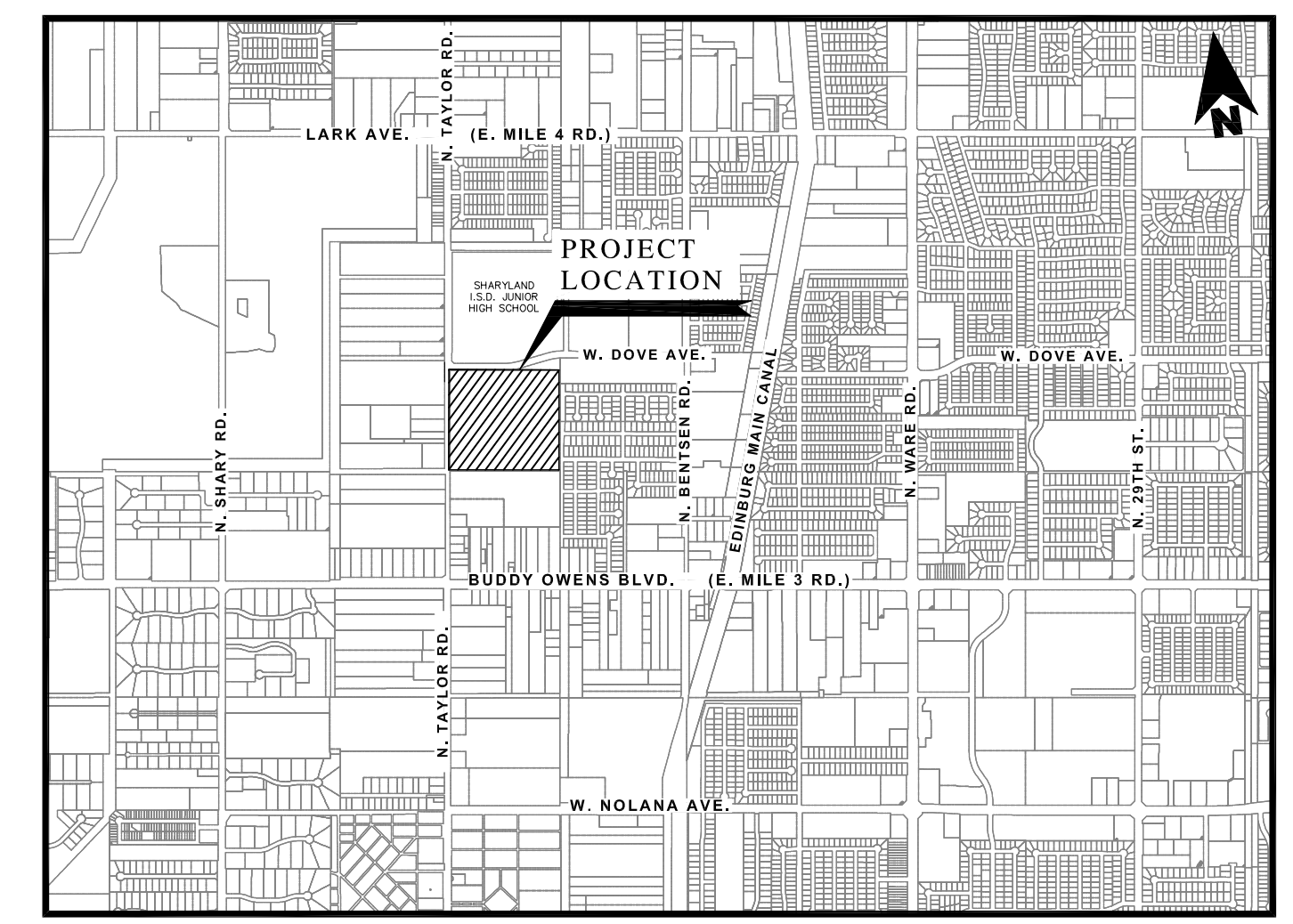
N 47th ST

WA



**LEGEND**

PROPERTY LINE	.....
PROPOSED EASEMENT	-----
EXIST. PROP. / R.O.W. LINE	-----
CENTER LINE	-----
EDGE OF BRUSH / TREE LINE	-----
EDGE OF PAVEMENT	-----
OVERHEAD ELEC. LINE	-----
FOUND COTTON PICKER SPINDLE	-----
FOUND IRON ROD	-----
SET REBAR	-----
SET NAIL	-----
TREE	-----



**LEGAL DESCRIPTION OF VISTA PALOMA SUBDIVISION:**  
 BEING A TRACT OF LAND CONTAINING 35.06 GROSS (31.04 NET) ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A TRACT OF LAND OUT OF LOT 347, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID LOT 347 AT A SET NAIL (HAVING A COORDINATE VALUE OF N= 16619531.9133, E= 1059785.8745) AND BEING LOCATED AND THE ORIGINAL CENTERLINE OF TAYLOR ROAD, THENCE, S08° 41' 10" W, ALONG THE WEST JOHN H. SHARY LOT LINE AND THE CENTER LINE OF TAYLOR ROAD, A MEASURED DISTANCE OF 146.39 (145.50 RECORDED) FEET TO SET NAIL (HAVING A COORDINATE VALUE OF N= 16619387.2038, E= 1059763.7667) AT THE SOUTHWEST CORNER OF SHARYLAND I.S.D. JUNIOR HIGH SCHOOL SUBDIVISION, AS RECORDED IN VOLUME 48, PAGE 122, MAP RECORD, HIDALGO COUNTY, TEXAS, THENCE TO AS SAID LOT LINE AT A DISTANCE OF 40.00 FEET TO A FOUND COTTON PICKER SPINDLE AND THE NORTHEAST CORNER OF THE RIGHT-OF-WAY DEDICATED TO THE CITY OF MCALLEN, AS RECORDED IN DOCUMENT NO. 1506140 HIDALGO COUNTY, TEXAS. (HAVING A COORDINATE VALUE OF N= 16619381.6561, E= 1059800.6183) FOR THE NORTHWEST CORNER OF THIS TRACT DESCRIBED AND THE POINT OF BEGINNING.

**THENCE**, S 81° 21' 17" E, ALONG THE SOUTH LINE OF SHARYLAND I.S.D. JUNIOR HIGH SCHOOL SUBDIVISION AND PARTIALLY THE SOUTH RIGHT-OF-WAY LINE OF DOVE AVENUE (HAVING AN 80' RIGHT-OF-WAY) AT A CALCULATED DISTANCE OF 1,281.97 FEET TO A SET 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THIS DESCRIPTION;

**THENCE**, S 08° 41' 10" W, PARALLEL TO THE JOHN H. SHARY LOT 347 EAST LOT LINE, A TOTAL DISTANCE OF 1,177.41 FEET TO A 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION;

**THENCE**, N 81° 10' 14" W, PARALLEL TO THE SOUTH LINE LOT 347, A TOTAL DISTANCE OF 1,319.05 (MEASURED) TO A 1/2" IRON SET IRON ROD FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION;

**THENCE**, N 08° 42' 20" E, A TOTAL DISTANCE OF 573.17 FEET TO A FOUND COTTON PICKER SPINDLE AND THE SOUTHWEST CORNER OF THE RIGHT-OF-WAY, DEDICATED TO THE CITY OF MCALLEN, AS RECORDED IN DOCUMENT NO. 1506140 HIDALGO COUNTY, TEXAS AND INSIDE CORNER OF THIS DESCRIPTION;

**THENCE**, N 81° 17' 48" E, A TOTAL DISTANCE OF 39.82 FEET (N 18° 18' 50" W, 40.00' RECORDED) TO A 1/2" IRON ROD AND THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY, DEDICATED TO THE CITY OF MCALLEN, AS RECORDED IN DOCUMENT NO. 1506140 HIDALGO COUNTY, TEXAS AND INSIDE CORNER OF THIS DESCRIPTION;

**THENCE**, N 08° 25' 24" E, ALONG SAID RIGHT-OF-WAY, DEDICATED TO THE CITY OF MCALLEN, AS RECORDED IN DOCUMENT NO. 1506140 HIDALGO COUNTY, TEXAS AT A DISTANCE OF 600.03 FEET (S 08° 41' 10" E, 600.00' RECORDED) AND ALSO BEING THE NORTHEAST CORNER OF SAID RECORDED DOCUMENT NO. 1506140 FOR THE POINT OF BEGINNING AND CONTAINING 1,527,187 SQUARE FEET OR 35.06 GROSS ACRES OF LAND WITH 20,246 SQUARE FEET OR 0.46 ACRES LIE WITHIN TAYLOR ROAD APPARENT 60 FEET RIGHT-OF-WAY AND 155,021 SQUARE FEET OR 3.56 ACRES LIES WITHIN THE 120.50 FOOT STRIP, LEAVING A NET AREA OF 1,351,920 SQUARE FEET OR 31.04 ACRES OF LAND, MORE OR LESS.

**STATE OF TEXAS: COUNTY OF HIDALGO:**  
 I, JOSE G. REYES JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEAR BY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

**ENGINEER'S SIGNATURE**  
 JOSE G. REYES JR.  
 LICENSED PROFESSIONAL ENGINEER  
 P.E. REGISTRATION NUMBER: 93827

Date \_\_\_\_\_

**STATE OF TEXAS: COUNTY OF HIDALGO:**

Joe B. Winston Jr., a registered professional land surveyor in Texas, hereby certifies that the above plat and description of the VISTA PALOMA SUBDIVISION, was prepared from a survey of the property made on the ground by me or under my supervision and that the proper engineering consideration has been given to this plat and it is a true and accurate representation of the subdivision.

**SURVEYOR'S SIGNATURE**  
 Joe B. Winston Jr., P.E. #31109 R.P.L.S. # 3780

Date \_\_\_\_\_



**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

**STATE OF TEXAS: COUNTY OF HIDALGO:**  
 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 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

RAUL E. SESIN, P.E., CFM  
 GENERAL MANAGER

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT OF HIDALGO COUNTY SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION DELIVERY FACILITIES, AS REQUIRED BY THE DISTRICT'S SUBDIVISION POLICIES, TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT AND BY VIRTUE OF THESE REQUIREMENTS IT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH FACILITIES.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 UNITED IRRIGATION DISTRICT PRESIDENT ATTEST: SECRETARY

**PRINCIPAL CONTACTS:**

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE
	KEVIN HUGHES & BOB DYER	P.O. BOX 2200	MISSION, TX. 78596	
ENGINEER:	JOSE G. REYES	611 S. INTERNATIONAL BLVD.	WESLACO, TX. 78596	(956) 968-2194
SURVEYOR:	JOE WINSTON	611 S. INTERNATIONAL BLVD.	WESLACO, TX. 78596	(956) 968-2194

**POINT OF COMMENCEMENT**  
 NORTHWEST CORNER OF LOT 347.  
 N=16619531.9133  
 E=1059785.8745

**POINT OF BEGINNING**  
 N=16619381.6561  
 E=1059800.6183

JOHN H. SHARY LOT 346 14.65AC & E34.70'-W60'-N578.57' 0.463AC (IRRG. ARND) ADJ. 15.11AC NET

**BENCHMARK**  
 EXISTING COTTON PICKER SPINDLE LOCATED ALONG THE CENTER OF TAYLOR RD. ALSO BEING THE JOHN H. SHARY LOT LINE. ELEV. 4130.22

JOHN H. SHARY E425'-N150'-S581.21' LOT 346 1.46 AC GR 1.36 AC NET

JOHN H. SHARY N84.21'-S431.21'-E425' LOT 346 0.82 AC GR .76 AC NET

JOHN H. SHARY S297'-E293'-H/S LOT 346 2.0AC GR 1.80AC NET

DYER ROBERT A & CHRISTINA M OUT OF JOHN H. SHARY-1.0AC FOR IMPS-N10AC LOT 337 1.0AC NET

- PLAT NOTES AND RESTRICTIONS:**
- NO STRUCTURE PERMITTED OVER ANY EASEMENT.
  - MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:  
 FRONT 25.0 FEET  
 REAR 10.0 FEET  
 SIDE 10.0 FEET  
 SIDE CORNER 6.0 FEET  
 GARAGE SETBACK 10.0 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED.
  - BENCH MARK:
  - THIS PROPERTY IS LOCATED IN ZONE "C" ON A FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NO. 480334 0400 C; REVISED NOVEMBER 16, 1982
  - DEVELOPER SHALL PROVIDE AN ENGINEERED DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO AN APPLICATION FOR A BUILDING PERMIT.
  - DRAINAGE DETENTION REQUIRED OF \_\_\_\_\_ ACRE-FEET AND OR \_\_\_\_\_ CUBIC FEET PER LOT.
  - MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18-IN ABOVE TOP OF CURB AS MEASURED AT THE CENTER OF THE LOT.
  - A 25 x 25 FOOT CORNER CLIP EASEMENT IS HEREBY DEDICATED AT ALL STREET INTERSECTIONS.
  - A 4' WIDE SIDEWALK IS REQUIRED ALONG THE SOUTH SIDE OF DOVE AVE. AND ALONG BOTH SIDES OF ALL INTERIOR STREETS.
  - A 1/2-IN DIAMETER IRON ROD TO BE SET ON ALL LOT CORNERS.
  - NO CURB CUT, ACCESS OR LOT FRONTAGE PERMITTED ON DOVE AVE.
  - NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND, ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
  - 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.
  - NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.

**ABBREVIATIONS**

VOL. = VOLUME	STRA. = STRONG
PG. = PAGE	F.C.P.S. = FOUND COTTON PICKER SPINDLE
DOC. = DOCUMENT	F.I.P. = FOUND IRON PIPE
W.D. = WARRANTY DEED	TX. = TEXAS
ADD. = ADDED	AC. = ACRES
S.I.R. = SET IRON ROD	R.O.W. = RIGHT OF WAY
F.I.R. = FOUND IRON ROD	EXIST. = EXISTING
IRR. = IRRIGATION	APPAR. = APPARENT
S.F. = SQUARE FEET	DEPT. = DEPARTMENT
LF = LINEAR FEET	NO. = NUMBER
PROP. = PROPOSED	BK = BOOK
B.S. = BUILDING SET BACK	CONN. = CONNECTION
R = RADIUS	DR. = DEED RECORD
W/ = WITH	CRV. = CURVE
N = NORTH	ED. = EDGE OF PAVEMENT
S = SOUTH	I.S.D. = INDEPENDENT SCHOOL DISTRICT
E = EAST	M.R.H.C.T. = MAP RECORD HIDALGO COUNTY TEXAS
W = WEST	D.R.H.C.T. = DEED RECORD HIDALGO COUNTY TEXAS
LP = LIGHT POLE	CCN. = CERTIFICATE OF CONVENIENCE AND NECESSITY
ULP = UTILITY LIGHT POLE	(R) = RECORDED
UPC = UTILITY POWER POLE	(M) = MEASURED
CONC. = CONCRETE	(C) = CALCULATED
ESMT. = EASEMENT	SUB. = SUBDIVISION
ELEC. = ELECTRIC	TRANS. = TRANSFORMER

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

OWNER(S) \_\_\_\_\_ DATE \_\_\_\_\_  
 BOB DYER  
 BOX 2200  
 MISSION, TX. 78596

**STATE OF TEXAS: COUNTY OF HIDALGO:**  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEVIN HUGHES & BOB DYER, 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 PURPOSE AND CONSIDERATIONS THEREIN STATED.

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

**NOTARY PUBLIC, STATE OF TEXAS**

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

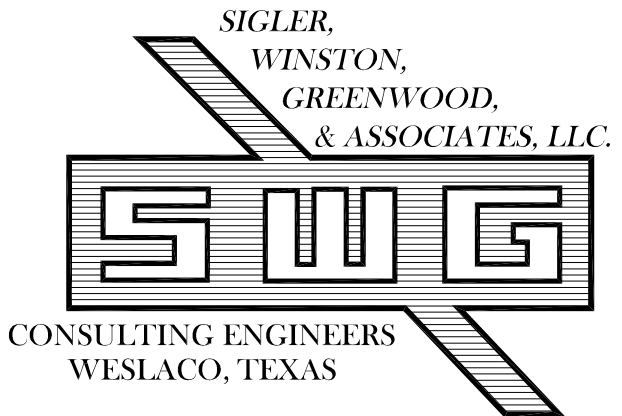
\_\_\_\_\_  
 MAYOR OF THE CITY OF MCALLEN DATE \_\_\_\_\_

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

DATED THIS DAY \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_.  
 \_\_\_\_\_  
 CHAIRMAN PLANNING AND ZONING COMMISSION DATE \_\_\_\_\_

# PRELIMINARY PLAT OF VISTA PALOMA SUBDIVISION

A TRACT OF LAND CONTAINING 35.06 GROSS (31.04 NET) ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, BEING A PART OF LAND OUT OF LOT 347, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS IN VOL. 1 PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS



611 BILL SUMMERS INTL. BLVD.  
 WESLACO, TEXAS 78596  
 (956) 968-2194 OFFICE (956) 968-8300 FAX  
 TEXAS FIRM REGISTRATION NO. F-592  
 24-102  
 DATE PREPARATION: JULY, 2024  
 COPYRIGHT 2024 SWG ENGINEERING, LLC



# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 8/16/2024

<b>SUBDIVISION NAME: VISTA PALOMA SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>(1/4 Mile Collector) N. Taylor Rd. - Minimum 20 ft. dedication for 40 ft. from centerline for 80 ft. Total R.O.W.                  Paving: 52 B-B Curb &amp; gutter: Both Sides                  Revisions Needed:                  - Please provide Doc. No. for the apparent 60 ft. R.O.W. located on the Southwest corner of the property.                  - Please provide Recorded Doc. for staff review.                  - Please clarify the R.O.W. area that runs from East to West, will this be connecting to N. Taylor Rd.?                  **Subdivision Ordinance: Section 134-105                  **Monies must be escrowed if improvements are required prior to final                  **COM Thoroughfare Plan</p>	Non-compliance
<p>Dove Ave. - Dedication for 40 ft. from centerline for 80 ft. R.O.W.                  Paving: 52 ft. B-B Curb &amp; gutter: Both Sides                  Revisions Needed:                  - Please provide Recorded Documents for staff review.                  **Subdivision Ordinance: Section 134-105                  **Monies must be escrowed if improvements are required prior to final                  **COM Thoroughfare Plan</p>	Non-compliance
<p>(1/4 Mile Collector) N. 48th St. - 80 ft. R.O.W. required                  Paving: 52 ft. B-B Curb &amp; gutter: Both Sides                  Revisions Needed:                  - Needs to be built to street on North Side of property.                  - Varying R.O.W. on North &amp; South side of the property.                  - United Irrigation District and HCID No. 16 potential exist. easement runs into part of N. 48th St. Please clarify.                  - Please clarify the Sharyland Water Supply Corporation Water CCN Line.                  *City's thoroughfare map indicates N. 48th St. as a 1/4 Mile Collector for 80 ft. R.O.W., therefore, additional 30-45 ft. dedication for 40 ft. from centerline required.                  **Subdivision Ordinance: Section 134-105                  **Monies must be escrowed if improvements are required prior to final                  **COM Thoroughfare Plan</p>	Non-compliance
<p>E/W Collector St. - Dedication for 40ft from centerline for 80ft. R.O.W.                  Paving: 52 ft. B-B Curb &amp; gutter: Both Sides                  Revisions Needed:                  - Please clarify the R.O.W. Area shown on the plat.                  **Subdivision Ordinance: Section 134-105                  **Monies must be escrowed if improvements are required prior to final                  **COM Thoroughfare Plan</p>	Non-compliance
<p>Paving _____ Curb &amp; gutter _____                  **Subdivision Ordinance: Section 134-105                  **Monies must be escrowed if improvements are required prior to final                  **COM Thoroughfare Plan</p>	Applied

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

<p>* 1,200 ft. Block Length.                  -Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes, please submit a variance request for 1,200 ft. maximum block length requirement.                  **Subdivision Ordinance: Section 134-118</p> <p>* 900 ft. Block Length for R-3 Zone Districts.                  **Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac                  **Subdivision Ordinance: Section 134-105</p>	Non-compliance
	NA
	NA
<b>ALLEYS</b>	
<p>ROW _____ Paving _____                  *Alley/service drive easement required for commercial properties                  **Subdivision Ordinance: Section 134-106</p>	NA
<b>SETBACKS</b>	
<p>* Front: 25 ft. or greater for easements, whichever is greater applies                  **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Rear: 10 ft. or greater for easements, whichever is greater applies                  **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Sides: 6 ft. or greater for easements, whichever is greater applies                  -Clarify/Revise the plat note as shown above prior to final.                  Proposing: "10.0 Feet"                  **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: 10 ft. or greater for easements, whichever is greater applies                  -Clarify/Revise the plat note as shown above prior to final.                  Proposing: "6.0 Feet"                  **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies.                  -Clarify/Revise the plat note as shown above prior to final.                  Proposing: "10.0 Feet except where greater setback is required."                  **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
<b>SIDEWALKS</b>	
<p>* 4 ft. wide minimum sidewalk required on N. Taylor Rd. , N. 48th St., Dove Ave., &amp; both sides of interior streets.                  Revisions Needed:                  Proposing: "A 4' wide sidewalk is required along the south side of Dove Ave. and along both sides of all interior streets."                  **Sidewalk requirements may increase to 5 ft. prior to recording per Engineering Department requirements, finalize prior to Final.                  ***Subdivision Ordinance: Section 134-120"</p>	Non-compliance
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required

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

BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses along N. Taylor Rd. N. 48th St., and Dove Ave. Revisions Needed: -Please add note above. **Landscaping Ordinance: Section 110-46</p>	Non-compliance
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: -Please add plat note as shown above. **Landscaping Ordinance: Section 110-46</p>	Non-compliance
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along N. Taylor Rd., Dove Ave., and N. 48th St. **Must comply with City Access Management Policy</p>	Required
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	NA
<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: - Need to add plat note as shown above prior to final.</p>	Non-compliance
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	NA
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	NA
<p>* 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</p>	NA
LOT REQUIREMENTS	
<p>* Lots fronting public streets. -Lot fronting N. 48th Street will need to be build to existing street on Dove Ave. W **Subdivision Ordinance: Section 134-1</p>	Required
<p>* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356</p>	Compliance
ZONING/CUP	
<p>* Existing: A-O Proposed: R-1 - Subdivision will need to apply for an application for Zoning Change to R-1 (Single-Family Residential District). ***Zoning Ordinance: Article V</p>	Non-compliance

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

<p>* Rezoning Needed Before Final Approval                  ***Zoning Ordinance: Article V</p>	<p>Required</p>
<p><b>PARKS</b></p>	
<p>* Land dedication in lieu of fee. In accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance; fees apply at a rate of \$700 per dwelling unit. As per plat submitted on August 5,2024 a total of 6 lots are proposed, park fees total to \$4,200 (\$700 X 6 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.</p>	<p>Required</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</p>	<p>Required</p>
<p>* Pending review by the City Manager's Office. In accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance; fees apply at a rate of \$700 per dwelling unit. As per plat submitted on August 5,2024 a total of 6 lots are proposed, park fees total to \$4,200 (\$700 X 6 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.</p>	<p>Required</p>
<p><b>TRAFFIC</b></p>	
<p>* As per Traffic Department, Trip Generation for a 6-Lot Single Family Subdivision has been waived.</p>	<p>Applied</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Trip Gen has been waived.</p>	<p>Applied</p>
<p><b>COMMENTS</b></p>	
<p>Comments:                  - Add a hatch for the City limits on the Vicinity Map, and add the N. 48th St.                  - Please verify the owner's signature as it makes note of a Kevin Hughes, if there is more than one owner, application and owner's authorization will need to be corrected.                  - Please remove the Edge of Brush / Tree Line and Tree hatch from the Plat and Legend, as this is more-so part of the Survey and not the Plat requirements.                  - Verify Metes &amp; Bounds Description with the Boundary Line of the Property, as the N°08 41' 10" E does not match the N°08 42' 20" E on the Description. Please also verify that dimensions shown match the description.                  - Please add the Plat notes for the Buffer, Masonry Wall, Maintenance, Etc.                  - Please provide staff with a copy of the HCID No. 16 Easement for staff review. Please verify if this easement runs into the N. 48th St.                  - Please clarify what is the purpose of the 120.50' strip shown on the South.                  - Please clarify the S.W.S.C. easement/waterline CCN shown on the Plat.                  - Remove from the Title "Preliminary Plat of" as this should read as "Subdivision Plat of"                  *Must comply with City's Access Management Policy.</p>	<p>Non-compliance</p>
<p><b>RECOMMENDATION</b></p>	
<p>RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE &amp; UTILITIES APPROVAL.</p>	<p>Applied</p>

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



**LOCATION**

**DOVE AVE**

**TAYLOR ROAD**

**PROPOSED  
VISTA PALOMA  
SUBDIVISION**

**N 48TH ST**

**N 47TH LANE**

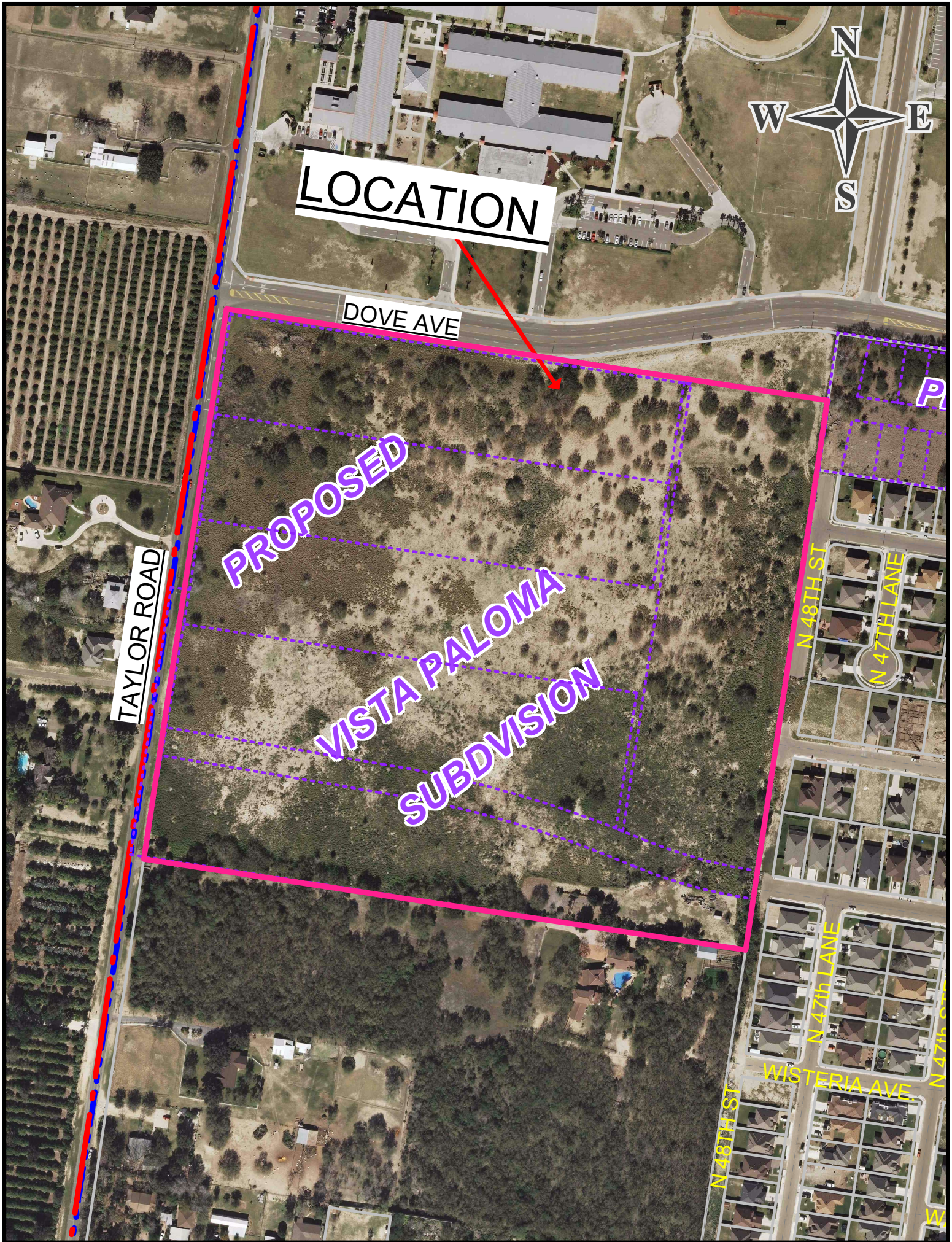
**N 47th LANE**

**WISTERIA AVE**

**N 48TH ST**

**N 47th**

**W**





SUB 2024-0055

# City of McAllen Planning Department

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

**Project Information**

Subdivision Name TRIPLE "B" MOBILE PARK II

Legal Description 12.547 acres of land out of Lot 4, Section 278, Texas Mexican Railway Co. Survey

Location 0.22 Mile South of Sprage Street West side of 10th Street

City Address or Block Number 10601 North 10th Street

Total No. of Lots 1 Total Dwelling Units 58 Gross Acres 12.54 Net Acres 12.207

Public Subdivision/ Private and Gated  Private but Not Gated within ETJ:  Yes  No

For Fee Purposes:  Commercial ( 12.54 Acres )/ Residential (      Lots ) Replat:  Yes  No

Existing Zoning R4 C3 Proposed Zoning N/A Applied for Rezoning  No  Yes: Date     

Existing Land Use Mobile Home Proposed Land Use Mobile Home

Irrigation District # 1 Water CCN:  MPU/ Sharyland Water SC Other     

Agricultural Exemption:  Yes  No Parcel # 297552

Estimated Rollback Tax Due 0 Tax Dept. Review MVL

**Owner**

Name FWW INC. Phone 956)358\_9119

Address 305 West Jonquil Ave E-mail drbieker1@icloud.com

City McAllen State TX Zip 78501

**Developer**

Name FWW Inc. Phone 956)358 9119

Address 305 West Jonquil Ave. E-mail drbieker1@icloud.com

City McAllen State TX Zip 78501

Contact Person William Bieker President

**Engineer**

Name Big D Engineering Phone 956) 960 3201

Address P O Box 721025 E-mail bigdengine@aol.com

City McAllen State TX Zip 78502

Contact Person Dario Guerra

**Surveyor**

Name Michael Fabian Surveying Inc. Phone 956)630 1432

Address 1203 East Hackberry Ave. E-mail survey@mfabiansurveyig.com

City McAllen State TX Zip 78501

MAY 13 2024  
*cu*

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

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


### PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

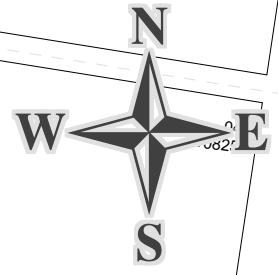
Signature  Date 5/13/24

Print Name W.B. Bieker O.D. General Manager

Owner  Authorized Agent

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

CHILI PEPPER EXPRESS SUBD



10801

SPRAGUE RD

-03  
1313

BARRIOS NURSERY  
SUBD

-11  
1305

-00  
1301

N BICENTENNIAL BLVD

# LOCATION

TRIPLE "B" MOBILE PARK SUBDIVISION

LOT 1

TRIPLE "B" MOBILE PARK II

PROPOSED THE VILLAS ON FREDDY

PHASE 3  
SUBDIVISION

PROPOSED YALE CORNER  
SUBDIVISION  
(REVISED)

N BICENTENNIAL BLVD

CA F

192

PHASE 2

190

185

180

175

PHASE 2

170

165

162

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120

120

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YALE AVE

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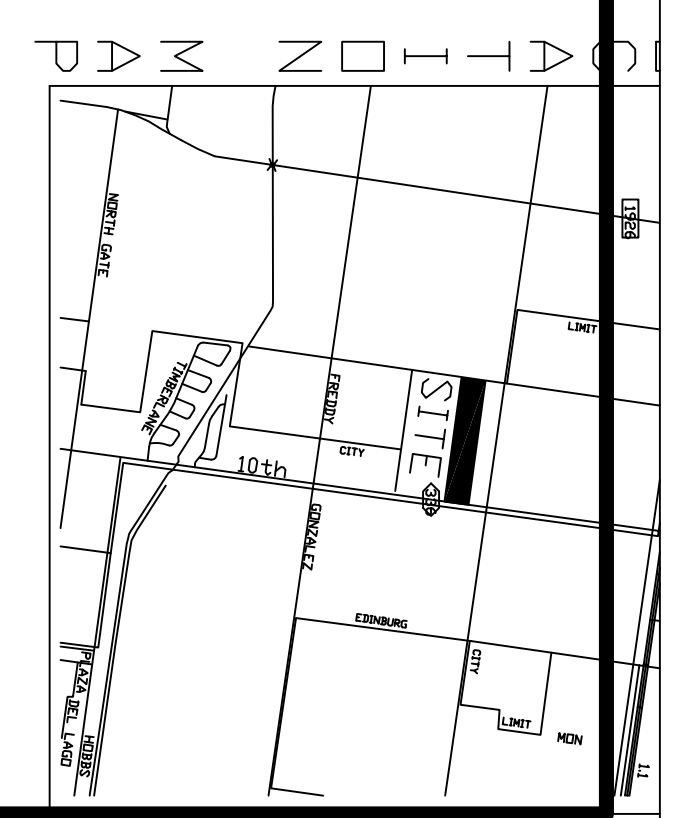
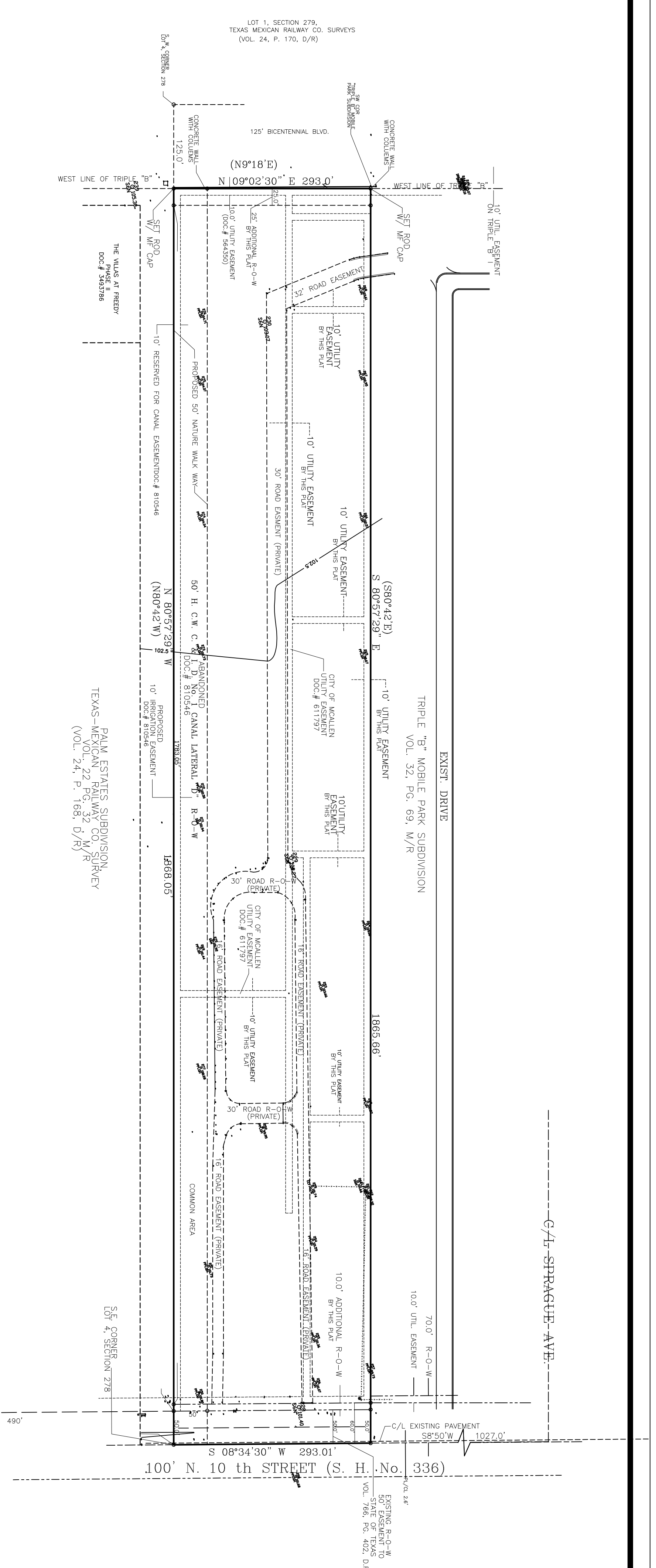
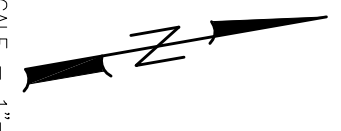
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SCALE = 1"=100'



DESCRIPTION OF 12.625 ACRES OF LAND OUT OF LOT 4, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, TOGETHER WITH A PORTION OF ABANDONED HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, CANAL RECORDED IN VOLUME 24, PAGE 170, DEED RECORDS

BEGINNING at a point at the Southeast corner of Lot 4, Section 278, for the Southeast corner of the following described tract of land, said point being located in 100' foot North 10th Street (S H # 336).

THENCE, with the South line of Lot 4, and South line of 50 abandoned Hidalgo County Irrigation District #1 Canal, (North 80 Deg 57 Min. 29 Sec. West.) at 50.0 feet pass an iron rod found on the West line of 100' foot North 10th Street (S H # 336) and from the West point of said line of 100 feet to the West line of the intersection with the East line of Lot 4, for the Northeast corner thereof;

THENCE, with the East right of way line of 125' foot Bicentennial Boulevard, North 09 Deg. 02 Min. 30 Sec. East; 293.0 feet to an iron rod W/MF for the Northwest corner thereof;

THENCE, with the South line of said Tract 'B' Mobile Park Subdivision, parallel to the South line of Lot 4, and South line of 50 abandoned Hidalgo County Irrigation District #1 Canal, (North 80 Deg 57 Min. 29 Sec. West.) at 50.0 feet pass an iron rod found on the West line of 100' foot North 10th Street (S H # 336) and from the West point of said line of 100 feet to the West line of the intersection with the East line of Lot 4, for the Northeast corner thereof;

THENCE, with the East line of Lot 4, in 100' foot North 10th Street (S H # 336) to the West line of the intersection with the East line of Lot 4, for the Northeast corner thereof. Containing 12.625 acres of land more or less of which the East 50 feet containing 0.34 acre lies in 100' foot North 10th Street (S H # 336).

HIDALGO COUNTY BRANAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE BRANAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM REQUIREMENTS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE CHAPTER 49.01. THE DISTRICT HAS NOT RECEIVED AND DOES NOT CERTIFY THAT THE BRANAGE STRUCTURES DESCRIBED HEREIN COMPLY WITH THE MINIMUM REQUIREMENTS OF THE DISTRICT. THE GENERAL ENGINEERING DISTRICT IS THE RESPONSIBILITY OF THE DESIGNER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY BRANAGE DISTRICT NO. 1

PAUL E. SEISIN, P.E., C.F.M., DATE \_\_\_\_\_

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DAMAGE OR OBLITERATION OF WATER TO ANY LOT IN THIS SUBDIVISION. THE DISTRICT HAS NOT RECEIVED AND DOES NOT CERTIFY THAT THE BRANAGE STRUCTURES DESCRIBED HEREIN COMPLY WITH THE MINIMUM REQUIREMENTS OF THE DISTRICT. THE GENERAL ENGINEERING DISTRICT IS THE RESPONSIBILITY OF THE DESIGNER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

- NOTES:
1. DEFINITION OF 0.34 ACRE SET IS REQUIRED FOR THIS SUBDIVISION.
  2. DESIGNER MUST PROVIDE A REVISION DEFINITION FOR A BUILDING PERMIT.
  3. MINIMUM FLOOR ELEVATION SHALL BE 20" INCHES ABOVE PAVEMENT CENTERLINE.
  4. THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 48333X 0323.C REVISED NOV. 16, 1992.
  5. ALL LOTS FOR LEASE ONLY.
  6. MAXIMUM NUMBER OF CELEBR SPACES FOR SUBDIVISION 39.
  7. ALL CELEBR SPACES SHALL BE 1500 SQUARE FEET.
  8. EXISTING MOBILE HOMES BEHOLD AS NOW EXIST, BUT ANY ADDITIONS, NEW CONSTRUCTION, OR IF MOBILE HOMES ARE REMOVED, COMPLIANCE WITH SET-BACKS SHALL BE REQUIRED.
  9. NON SITE 60 FT OR EASMENT LINE WHERE PRODUCE THE GREATER SETBACK FROM THE 10 FT FROM NEAREST CORNER OF MOBILE HOME TO THE FRONT 15 FT FROM R-0-W LINE ADJOINING PUBLIC STREETS.
  10. 5' WALK REQUIRED ALONG 10th St. (S.H. 336).
  11. 6' GRADE BUFFER REQUIRED FROM ADJACENT MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONE/USES AND ALONG NORTH BICENTENNIAL BOULEVARD.
  12. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH BICENTENNIAL BOULEVARD.
  13. COMMON AREAS, ANY PRIVATE STREETS/DRIVE, CAFE AREAS, ETC. MUST BE MAINTAINED BY THE PARK OWNERS AND NOT THE CITY OF MALLEEN.

STATE OF TEXAS:

COUNTY OF HIDALGO:

I, DAVID GUERRA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

REGISTERED PROFESSIONAL ENGINEER  
F. E. RECHERSON NO. 25899

MAJOR, CITY OF MALLEEN  
AD. 2024.

STATE OF TEXAS:

COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, # 4893 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEN IN APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING COMMISSION

REGISTERED PROFESSIONAL LAND SURVEYOR  
MALLEEN, TEXAS

STATE OF TEXAS:

COUNTY OF HIDALGO:

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
F. E. RECHERSON NO. 25899

MAJOR, CITY OF MALLEEN  
AD. 2024.

STATE OF TEXAS:

COUNTY OF HIDALGO:

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
F. E. RECHERSON NO. 25899

MAJOR, CITY OF MALLEEN  
AD. 2024.

STATE OF TEXAS:

COUNTY OF HIDALGO:

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REGISTERED PROFESSIONAL LAND SURVEYOR  
F. E. RECHERSON NO. 25899

MAJOR, CITY OF MALLEEN  
AD. 2024.

MAP  
OF  
TRIPLE "B" MOBILE HOME PARK II  
MALLEEN TEXAS

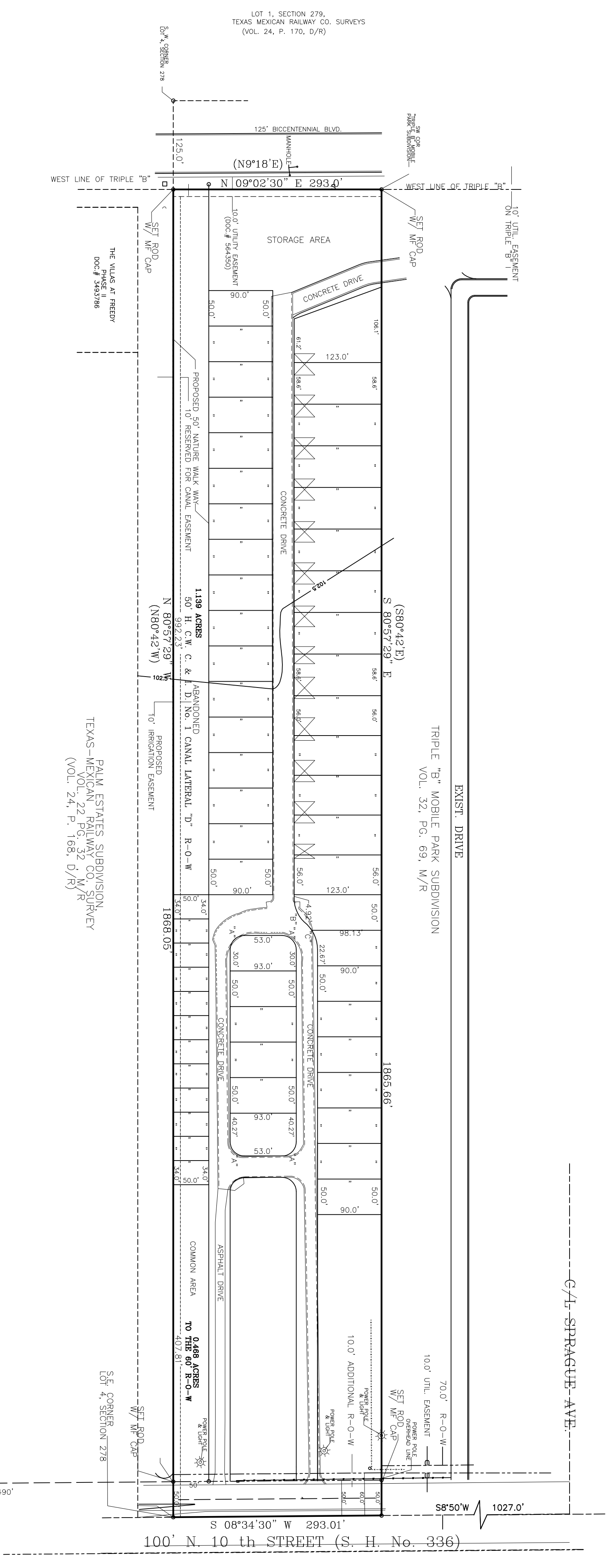
DESCRIPTION OF A 12.625 ACRE TRACT OF LAND OUT OF LOT 4, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY SURVEY TOGETHER WITH A PORTION OF ABANDONED HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, CANAL RECORDED IN VOL. 24, PG. 170, D/R

DESIGNED BY: BIG D. ENGINEERING  
DARIO V. GUERRA III  
MALLEEN, TEXAS 78004  
REGISTRATION NO. 64669

REGISTERED PROFESSIONAL ENGINEER  
MICHAEL FABIAN SURVEYING, INC.  
1603 E. HACKBERRY AVE  
MALLEEN, TEXAS 78001  
PHONE # 101.958.9689  
EMAIL: SURVEY@MFBANSURVEYING.COM  
TEL: 950.286.1816

DATE: JULY 24 2024

W0# 0433067S



CURVE	DELTA	RADIUS	LENGTH
A	90°00'00"	20.0'	31.42'
B	52°01'00"	46.03'	42.85'
C	42°18'52"	50.0'	39.54'

**SITE PLAN**  
**TRIPLE "B"**  
**MOBILE HOME PARK II**  
**CITY OF MCALLEN**  
**HIDALGO COUNTY TEXAS**

REVISIONS:  
 1. DATE: 07/24/2024  
 2. BY: MICHAEL FABIAN  
 3. DESCRIPTION: ADDED EXISTING STREET LIGHTS ADJACENT TO NORTH 10TH STREET

PROJECTED BY:  
 MICHAEL FABIAN  
 1203 E. HACKBERRY AVE.  
 MCALLEN, TEXAS 78501 (949) 788-4460

REGISTERED PROFESSIONAL  
 LAND SURVEYOR  
 STATE NO. 14228  
 EXPIRES: 07/24/2028  
 EMAIL ADDRESS: SIFREY@MFBANDSURVEYING.COM  
 PHONE: 10193985

BEGINNING at a point at the Southeast corner of Lot 4, Section 278, 1st & Southeast corner of Lot 5, Section 278, and containing 12,825 acres of land, said point being located in 100' foot North 10th Street (S. H. No. 336).

THENCE, with the South line of Lot 4, and South line of 50' abandoned Hidalgo County irrigation District # Canal (Neen 80 Deg 57 Min, 2 Sec West) at (N9°02'30" E, 293.01' to an iron rod w/MF cap set at the intersection with the East line of 125' Bicentennial Boulevard, for the Southwest corner hereof;

THENCE, with the East right-of-way line of 125' foot Bicentennial Boulevard, for the Northwest corner hereof;

THENCE, with the East line of Lot 4, in 100' foot North 10th Street (S. H. No. 336), and at 1878.13 feet to an iron rod w/MF cap set at the intersection with the East line of 125' Bicentennial Boulevard, for the Southwest corner hereof;

THENCE, with the East line of Lot 4, in 100' foot North 10th Street (S. H. No. 336), and at 1878.13 feet to an iron rod w/MF cap set at the intersection with the East line of 125' Bicentennial Boulevard, for the Southwest corner hereof;



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

Reviewed On: 8/15/2024

<b>SUBDIVISION NAME: TRIPLE "B" MOBILE PARK II</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>North 10th Street (S.H. No. 336): Dedication as required for 120 ft. total ROW                      Paving: by the state Curb &amp; gutter: by the state                      - Label centerline to finalize the ROW requirements, prior to final.                      - Reference the document number for the existing ROW on the plat and provide a copy for staff review, prior to final.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>North Bicentennial Boulevard: Dedication as required for 150 ft. total ROW                      Paving: 65 ft.- 105 ft. Curb &amp; gutter: both sides                      - Revise street name as shown above, prior to final.                      - Plat shows 125 ft. ROW, Thoroughfare Plan requires 150 ft. ROW                      - Need to establish centerline to determine ROW requirements for 150 ft. total ROW                      * Developer submitted a variance request on June 14, 2024 in lieu of a full dedication of North Bicentennial Boulevard that an additional 25 ft. be granted as a ROW easement. Plat submitted on July 24, 2024 shows 25 ft. of additional ROW dedication by this plat, Engineering Department was recommending a license agreement that would allow continued use of land until expansion of North Bicentennial Boulevard.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>Interior Drives: 30 ft. driveway                      Paving: 24 ft. - 30 ft. Curb &amp; gutter:                      - Internal drives will be private and maintained by the property owner.                      - Provide details of existing width, prior to final.                      - Will finalize paving details prior to final but not less than ordinance requirements.                      * Developer submitted a variance request on June 14, 2024 that the existing driveways and paving remain as is with one entrance and one exit. Staff had no objection to the request as long as drives remained as existing. If modified or any additions made, interior drives must meet minimum requirements.                      **Subdivision Ordinance: Section 134-105                      **Manufactured homes and recreational vehicles: Section 122-94                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>Paving _____ Curb &amp; gutter _____                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Applied
<p>* 1,200 ft. Block Length                      **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 900 ft. Block Length for R-3 Zone Districts                      **Subdivision Ordinance: Section 134-118</p>	NA

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

<p>* 600 ft. Maximum Cul-de-Sac                  **Subdivision Ordinance: Section 134-105</p>	<p>Applied</p>
<p><b>ALLEYS</b></p>	
<p>ROW: 20 ft. Paving: 16 ft.                  *Alley/service drive easement required for commercial/multifamily properties                  **Subdivision Ordinance: Section 134-106</p>	<p>NA</p>
<p><b>SETBACKS</b></p>	
<p>* North 10th Street: In accordance with the Zoning Ordinance or greater for easements or approved site plan or inline with existing structures, whichever is greater applies</p> <p>Mobile homes in mobile home park:                  Front: 10 ft. from nearest corner of mobile home to the front line of the mobile home space or lot; 15 ft. from ROW line adjoining public street                  Side: 5 ft. to lot line (10 ft. between buildings)                  Rear: 5 ft. or greater for easements                  Minimum spacing between mobile homes - 10 ft.                  - Revise setback notes as shown above, prior to final.                  **Zoning Ordinance: Section 138-356                  **Manufactured homes and recreational vehicles: Section 122-93</p> <p>Recreational vehicles in mobile home park                  Front: 5 ft. from nearest corner of RV to front line of RV space; 15 ft. from ROW line adjoining public property                  Side: 4 ft. to lot line (8 ft. between buildings)                  Rear: 5 ft. or greater for easements                  Minimum spacing between recreational vehicles - 8 ft.                  - Revise setback notes as shown above, prior to final.                  **Zoning Ordinance: Section 138-356                  **Manufactured homes and recreational vehicles: Section 122-93</p>	<p>Non-compliance</p>
<p>* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies                  - Include a plat note as shown above, prior to final                  **Zoning Ordinance: Section 138-356                  **Manufactured homes and recreational vehicles: Section 122-93</p>	<p>Non-compliance</p>
<p>* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies                  - Include a plat note as shown above, prior to final                  **Zoning Ordinance: Section 138-356                  **Manufactured homes and recreational vehicles: Section 122-93</p>	<p>Non-compliance</p>
<p>* Corner                  **Zoning Ordinance: Section 138-356                  **Manufactured homes and recreational vehicles: Section 122-93</p>	<p>NA</p>
<p>* Garage                  **Zoning Ordinance: Section 138-356</p>	<p>NA</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>

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

SIDEWALKS	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required on North 10th Street and North Bicentennial Boulevard</li> <li>- Sidewalk requirement may increase to 5 ft. per Engineering Department. Revise plat note #10 as applicable prior to final.</li> <li>- Proposing: 4 ft. walk required along 10th St. (S.H. #336)</li> <li>**Subdivision Ordinance: Section 134-120</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Perimeter sidewalks must be built or money escrowed if not built at this time.</li> </ul>	Required
BUFFERS	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Bicentennial Boulevard</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses</li> <li>- Provide plat note as shown above, prior to final.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Required
NOTES	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along North Bicentennial Boulevard</li> <li>**Must comply with City Access Management Policy</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>- Plat notes will be required once site plan is finalized regarding maximum number of spaces, minimum space area, not for sale, etc.</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Common Areas, any private drives, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>- Revise plat note as shown above, prior to final.</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* 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.</li> <li>**Section 110-72 applies if public subdivision is proposed.</li> <li>**Section 134-168 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if public subdivision is proposed.</li> <li>**Section 134-168 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> <li>* Lots fronting public/private streets</li> <li>- Mobile home and Recreational vehicles are not individual lots, but rather spaces that are leased and have access from the interior private drives.</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Applied

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

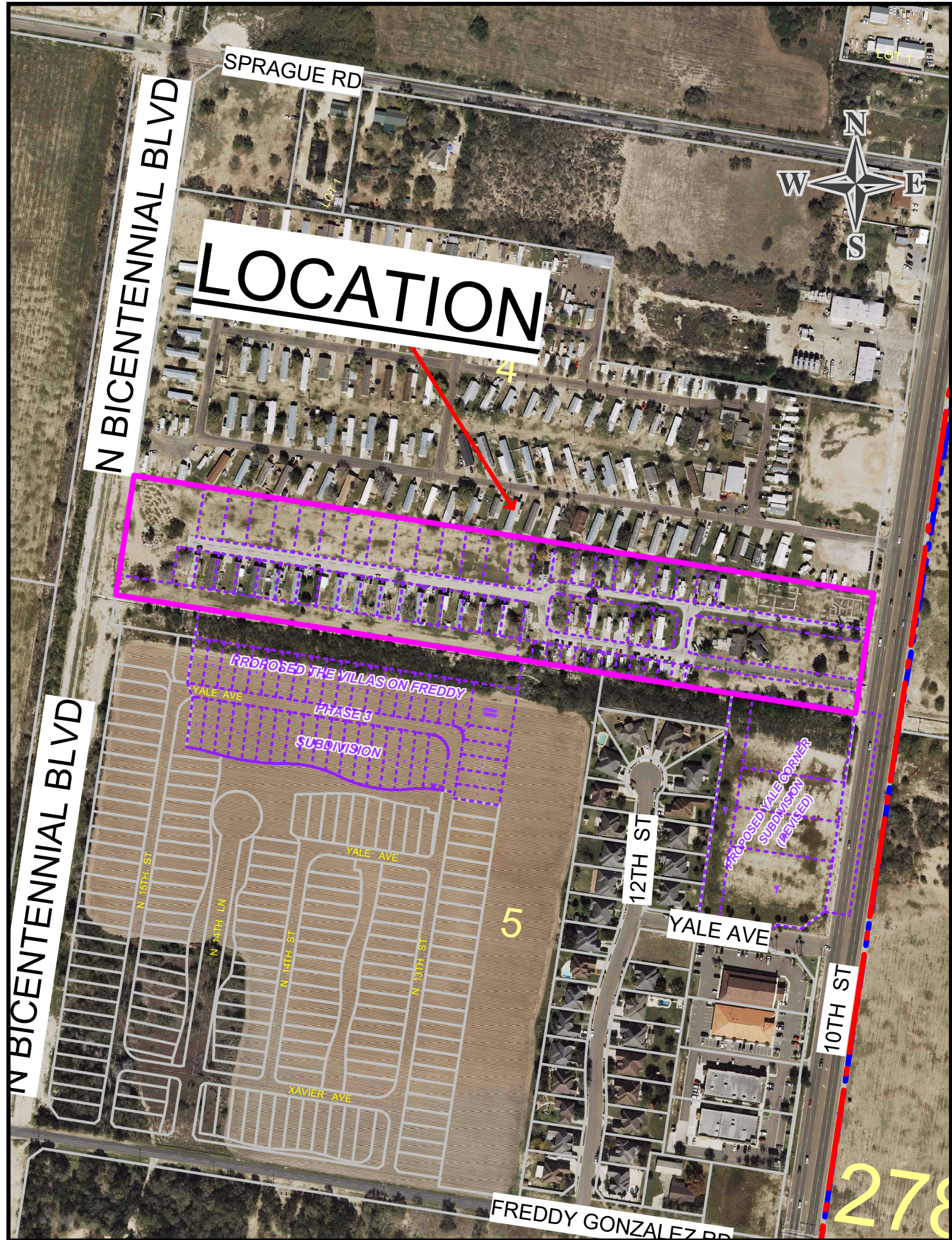


<ul style="list-style-type: none"> <li>* Minimum lot width and lot area</li> <li>- Plat note will be established once site plan is finalized.</li> <li>**Zoning Ordinance: Section 138-356</li> <li>**Manufactured homes and recreational vehicles: Section 122-93</li> </ul>	<p>Applied</p>
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: R-4 &amp; C-3 Proposed: R-4 &amp; C-3</li> <li>- Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final.</li> <li>***Zoning Ordinance: Article V</li> </ul>	<p>Non-compliance</p>
<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>- Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final.</li> <li>***Zoning Ordinance: Article V</li> </ul>	<p>Non-compliance</p>
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee. A park fee of \$700 per dwelling unit must be paid prior to recording. Engineer submitted a variance to land dedication on June 06, 2024, and clarified total amount of spaces to be 59 with 3 remaining vacant spaces. They also proposed a nature walk on the south side of the park to be considered in lieu of the \$700 per space park fee. The request will be reviewed by the City Manager's Office and if approved, \$700 per dwelling unit must be paid prior to recording. The request was approved with the condition that only the 3 remaining vacant spaces would pay for park fees (3 x \$700 = \$2,100).</li> </ul>	<p>Required</p>
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Engineer submitted a variance to land dedication on June 06, 2024, and clarified total amount of spaces to be 59 with 3 remaining vacant spaces. They also proposed a nature walk on the south side of the park to be considered in lieu of the \$700 per space park fee. The request will be reviewed by the City Manager's Office and if approved, \$700 per dwelling unit must be paid prior to recording. The request was approved with the condition that only the 3 remaining vacant spaces would pay for park fees (3 x \$700 = \$2,100).</li> </ul>	<p>Required</p>
<ul style="list-style-type: none"> <li>* Pending review by the City Manager's Office. Engineer submitted a variance to land dedication on June 06, 2024, and clarified total amount of spaces to be 59 with 3 remaining vacant spaces. They also proposed a nature walk on the south side of the park to be considered in lieu of the \$700 per space park fee. The request will be reviewed by the City Manager's Office and if approved, \$700 per dwelling unit must be paid prior to recording. The request was approved with the condition that only the 3 remaining vacant spaces would pay for park fees (3 x \$700 = \$2,100).</li> </ul>	<p>Required</p>
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</li> <li>- As per Traffic Department, Trip Generation is approved, no TIA required.</li> </ul>	<p>Applied</p>
<ul style="list-style-type: none"> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> </ul>	<p>NA</p>

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

<b>COMMENTS</b>	
<p>Comments:</p> <ul style="list-style-type: none"><li>- Any abandonments must be done by separate process, not by plat, prior to final.</li><li>- Internal drives will be private and maintained by the property owner.</li><li>- Each mobile home space shall have a minimum 1500 sq. ft. and each RV space must be in compliance with city ordinances.</li><li>- No portion of the subdivision may be sold, transferred, or conveyed unless a subdivision is made &amp; filed for record.</li><li>- Maximum number of spaces for mobile homes and RVs will be established once site plan is finalized.</li><li>- Carports, structures, and/or additions to mobile homes or recreational vehicles must meet setbacks as noted.</li><li>- Additional requirements/notes as needed before recording.</li><li>- As per engineer plat states 59 maximum number of lease spaces, but the site plan only shows 58 spaces for lease.</li></ul> <p>*Must comply with City's Access Management Policy.</p>	Applied
<b>RECOMMENDATION</b>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL AND THE BOARD'S CLARIFICATION ON THE REQUESTED VARIANCE.</p>	Applied

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



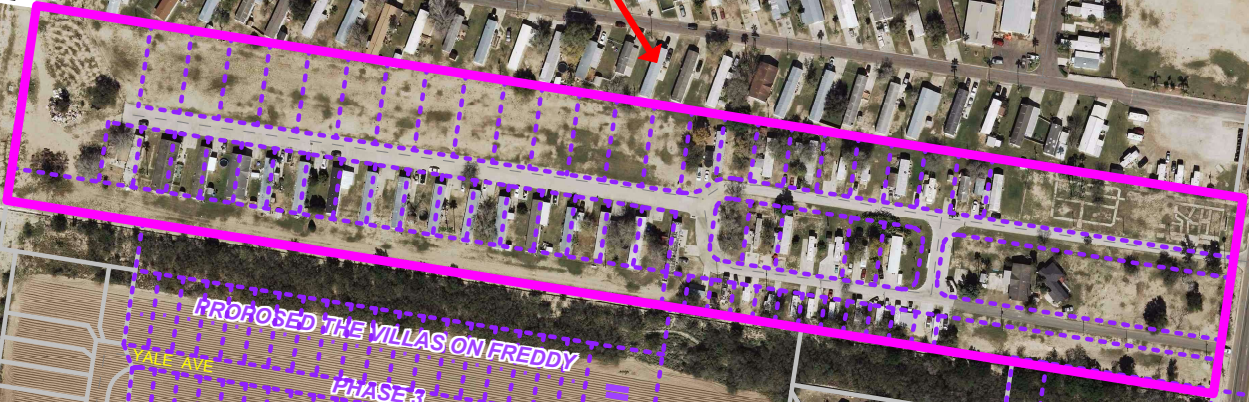
SPRAGUE RD

N BICENTENNIAL BLVD

LOCATION



4



PROPOSED THE VILLAS ON FREDDY

PHASE 3

SUBDIVISION

YALE AVE

YALE AVE

PROPOSED YALE CORNER  
SUBDIVISION  
(REVISED)

N BICENTENNIAL BLVD

N 18TH ST

N 17TH LN

N 14TH ST

N 13TH ST

XAVIER AVE

5

12TH ST

YALE AVE

10TH ST

FREDDY GONZALEZ DR

278

SUB2024-0089

# City of McAllen Planning Department

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

<b>Project Information</b>	Subdivision Name <u>TAYLOR VILLAS SUBDIVISION</u>	
	Legal Description <u>12.51 acre tract of land, situated in the City of McAllen, County of Hidalgo, Texas, said 12.51 acres being out of Lot 167, John H. Shary Subdivision, according to the plat thereof recorded in Volume 1, Page 17, Hidalgo County Deed Records.</u>	
	Location <u>NEC of Taylor Road and Uvalde Avenue</u>	
	City Address or Block Number <u>2021 S Taylor Rd</u>	
	Total No. of Lots <u>42</u> Total Dwelling Units _____ Gross Acres <u>12.51</u> Net Acres _____	
	<input type="checkbox"/> Public Subdivision / <input checked="" type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial ( <u>12.51 Acres</u> ) / <input type="checkbox"/> Residential ( _____ Lots ) Replat: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	
	Existing Zoning <u>R-2</u> Proposed Zoning <u>R-2</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Duplex-Fourplex</u>	
	Irrigation District # <u>HCID#1</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other _____	
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>280851</u>		
Estimated Rollback Tax Due _____ Tax Dept. Review _____		
<b>Owner</b>	Name <u>Synergy a Real Estate Alliance LLC, a Texas Limited Liability Company c/o Sergio Goveia</u> Phone <u>c/o (956) 381-0981</u>	
	Address <u>4002 South Shary Road, Suite 550-47</u> E-mail <u>mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com</u>	
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>	
<b>Developer</b>	Name <u>Synergy a Real Estate Alliance LLC, a Texas Limited Liability Company c/o Sergio Goveia</u> Phone <u>(c/o (956) 381-0981</u>	
	Address <u>4002 South Shary Road, Suite 550-47</u> E-mail <u>mario@meldenandhunt.com / beto@meldenandhunt.com drobles@meldenandhunt.com</u>	
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>	
	Contact Person <u>Mario A Reyna, Beto De La Garza &amp; Della Robles</u>	
<b>Engineer</b>	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	
	Contact Person <u>Mario A Reyna, P.E., Beto De La Garza, and Della Robles</u>	
<b>Surveyor</b>	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	

AUG 13 2024

*Handwritten signature*

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

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

### **PLAT TO SHOW:**

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

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

Owner(s) Signature(s)

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

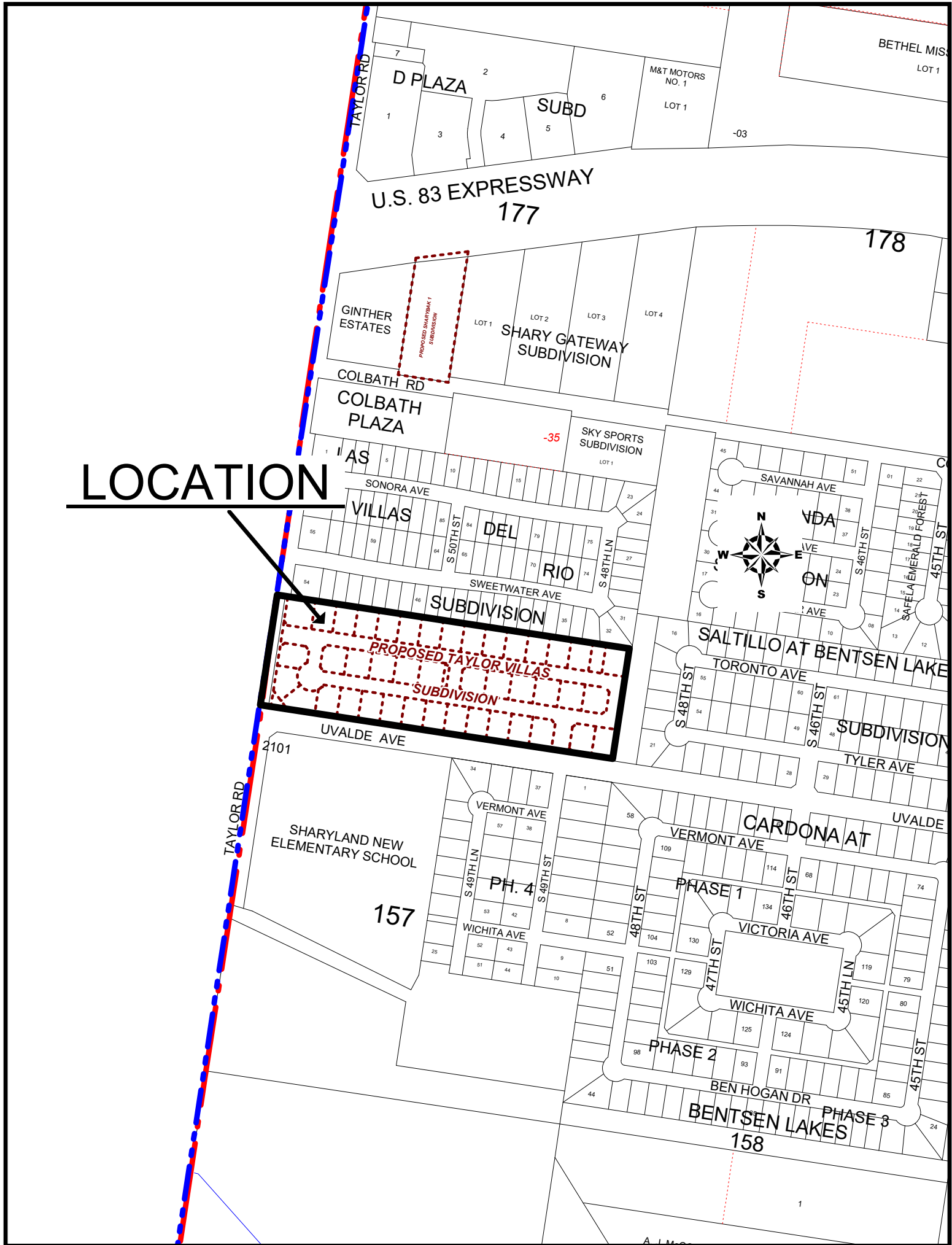
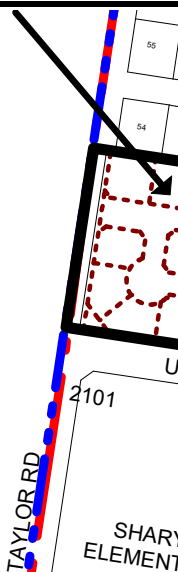
Signature  Date 08.07.2024

Print Name Mario A Reyna, P.E.

Owner  Authorized Agent

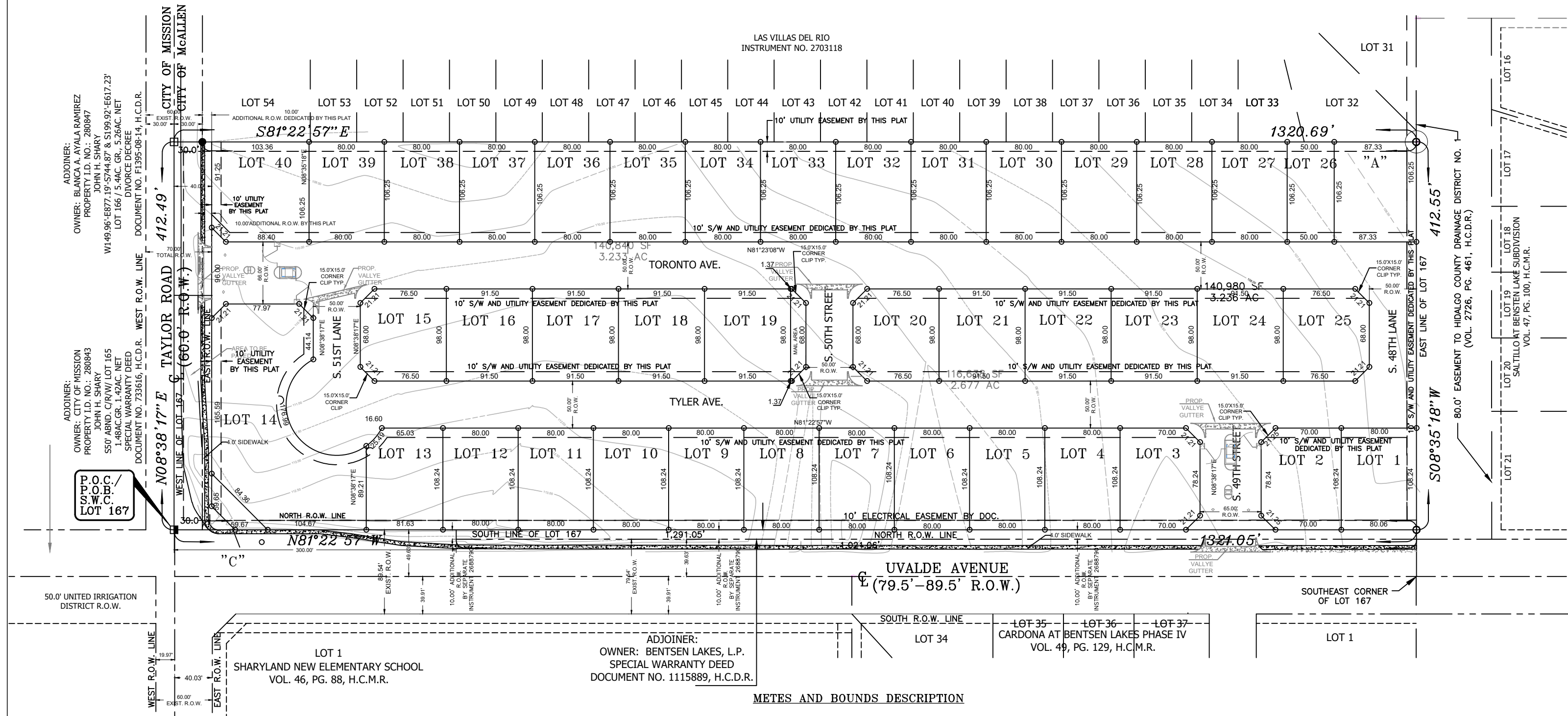
The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion

**LOCATION**



**MAP  
OF  
TAYLOR VILLAS SUBDIVISION  
McALLEN, TEXAS**

1"=100'



**METES AND BOUNDS DESCRIPTION**

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

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

THENCE N 08°38'17"E ALONG THE WEST LINE OF THE SAID LOT 167 AND WITHIN THE RIGHT-OF-WAY OF TAYLOR ROAD, A DISTANCE OF 412.49 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

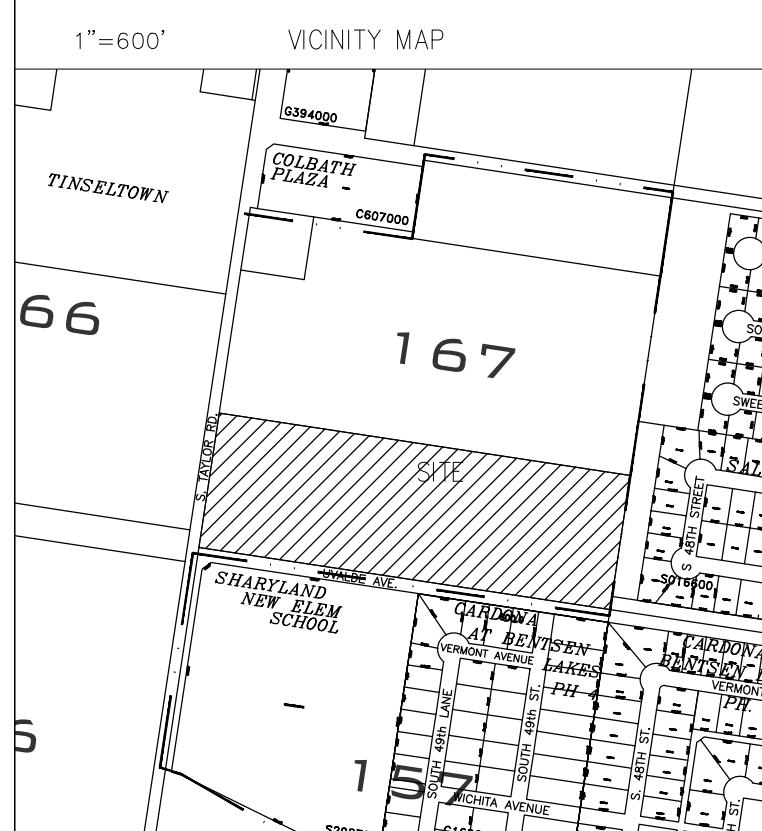
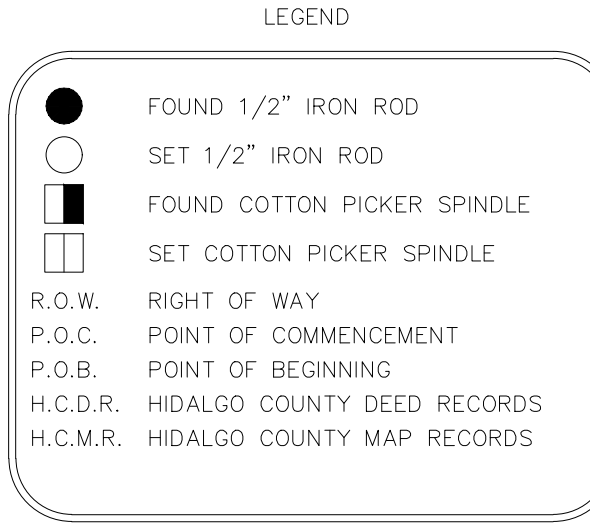
THENCE S 81°22'57"E ACROSS THE SAID LOT 167, SAME BEING THE NORTH LINE OF THE SAID CALLED 12.50 ACRE TRACT, PASSING AT 20.0 FEET THE DEDICATED EAST RIGHT-OF-WAY OF TAYLOR ROAD, AT 30.0 FEET TO AN IRON ROD FOUND FOR THE APPARENT EAST RIGHT-OF-WAY OF TAYLOR ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1320.69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

THENCE S 08°35'18"W ALONG THE EAST LINE OF THE SAID LOT 167, SAME BEING THE WEST LINE OF AN 80.0 EASEMENT TO HCDD NO. 1, RECORDED IN VOLUME 2726, PAGE 461, HIDALGO COUNTY DEED RECORDS, A DISTANCE OF 412.55 FEET TO AN IRON ROD SET ON THE NORTH LINE OF A 100 FOOT UNITED IRRIGATION DISTRICT RIGHT-OF-WAY, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°22'57"W ALONG THE SOUTH LINE OF THE SAID LOT 167, SAME BEING THE NORTH LINE OF A 100 FOOT UNITED IRRIGATION DISTRICT RIGHT-OF-WAY, PASSING AT 1291.05 THE APPARENT EAST RIGHT-OF-WAY OF TAYLOR ROAD, AT 1301.05 FEET THE DEDICATED EAST RIGHT-OF-WAY OF TAYLOR ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1321.05 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 12.51 ACRES OF LAND, MORE OR LESS.

**NOTES:**

- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
  - A) FRONT: 20 FT. EXCEPT 15 FT. FOR ENCLOSED CARPORT OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES
  - B) REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
  - C) SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
  - D) CORNER: 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
  - E) GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
- THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480334 0400 C, REVISED NOV. 16, 1982. FLOOD ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500 YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, (MEDIUM SHADING).
- STORM WATER DETENTION OF \_\_\_\_ C.F. OR \_\_\_\_ AC-FT IS REQUIRED FOR THIS SUBDIVISION.
- MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE AT LEAST 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT.
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON S. TAYLOR ROAD, UVALDE AVENUE AND ON BOTH SIDES OF ALL INTERIOR STREETS.
- NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG UVALDE AVENUE AND S. TAYLOR ROAD.
- CITY OF McALLEN BENCHMARK: MC 80 IS LOCATED ON THE SOUTH (FRONTAGE ROAD) BOUND OF EXP. 83., 80 FT. SOUTH FROM THE EOP OF THE FRONTAGE ROAD, AND 16 FT. NORTH FROM THE END OF A CANAL. THE MONUMENT IS SET APPROXIMATELY 500 FT. EAST OF TAYLOR RD. ELEV. 104.41 FT.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- NO CURB CUT, ACCESS OR LOT FRONTAGE PERMITTED ON UVALDE AVE. AND S. TAYLOR ROAD.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- COMMON AREAS, DETENTION AREAS AND PRIVATE STREETS MUST BE MAINTAINED BY THE LOT OWNERS, AND NOT THE CITY OF McALLEN.
- DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS.
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TAYLOR VILLAS SUBDIVISION, RECORDED AS DOCUMENT NUMBER \_\_\_\_\_, HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PR SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT OF DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.
- 15 FT. X 15 FT. SIDE OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.



STATE OF TEXAS:  
COUNTY OF HIDALGO:

I, WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS TAYLOR VILLAS, SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME(S) IS/ARE SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE SURFACE USE OF THE STREETS, ALLEYS, COMMON AREAS AND UTILITY EASEMENTS THEREON SHOWN ARE RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF McALLEN, EMPLOYEES OF THE UTILITY COMPANIES UNDER FRANCHISE OF SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. OWNERSHIP AND MAINTENANCE OF ALL STREET IMPROVEMENTS AND COMMON AREA(S) SHALL REMAIN WITH AND BE THE RESPONSIBILITY OF THE TAYLOR VILLAS HOMEOWNER'S ASSOCIATION. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTIONS OF TAYLOR ROAD AND UVALDE AVENUE FOR USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF McALLEN.

SERGIO GOVELA, MANAGER  
SYNERGY A REAL ESTATE ALLIANCE, L.L.C.  
4001 S. SHARY RD. SUITE 550-47  
MISSION, TEXAS 78572

Date

STATE OF TEXAS:  
COUNTY OF HIDALGO:

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

NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION

Date

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

MAYOR, CITY OF McALLEN

Date

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

Date

STATE OF TEXAS  
COUNTY OF HIDALGO

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

SALINAS ENGINEERING & ASSOCIATES  
CONSULTING ENGINEERS & SURVEYORS  
2221 DAFFOIL AVE.  
McALLEN, TEXAS 78501  
(956) 682-0981

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

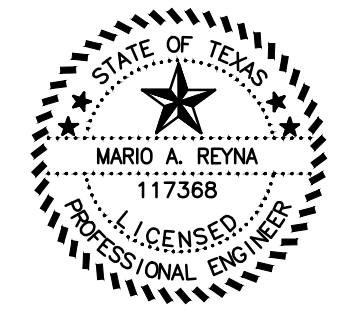
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

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

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

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435

DATE PREPARED: 7/1/24  
ENGINEERING JOB # 24055.00



UNITED IRRIGATION DISTRICT

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

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

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



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

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

INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

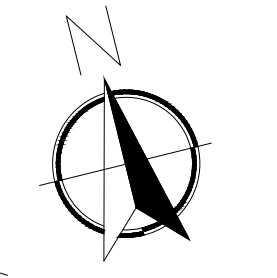
BY: \_\_\_\_\_ DEPUTY

DATE OF PREPARATION 07-12-24

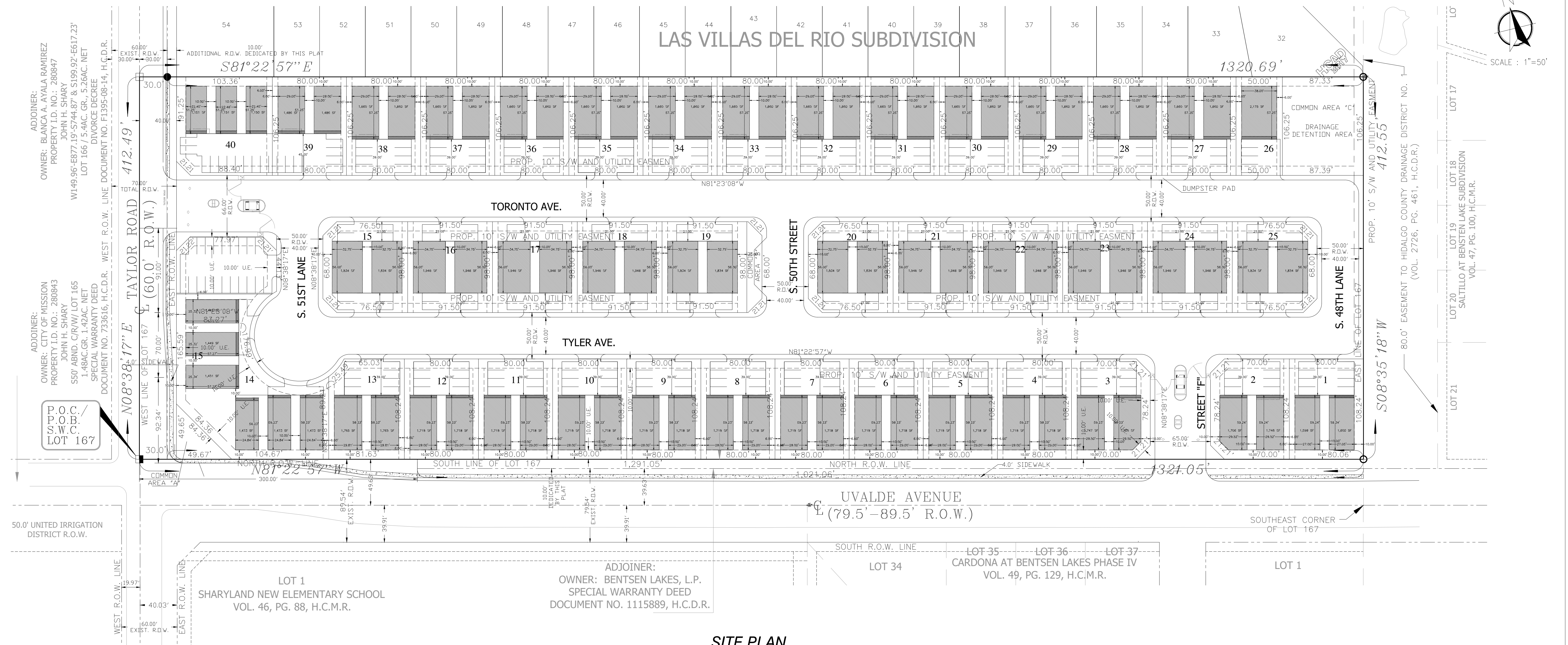
**MELDEN & HUNT, INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS

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

DRAWN BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
SURVEYED, CHECKED: \_\_\_\_\_ DATE: \_\_\_\_\_



# LAS VILLAS DEL RIO SUBDIVISION



P.O.C.  
P.O.B.  
S.W.C.  
LOT 167

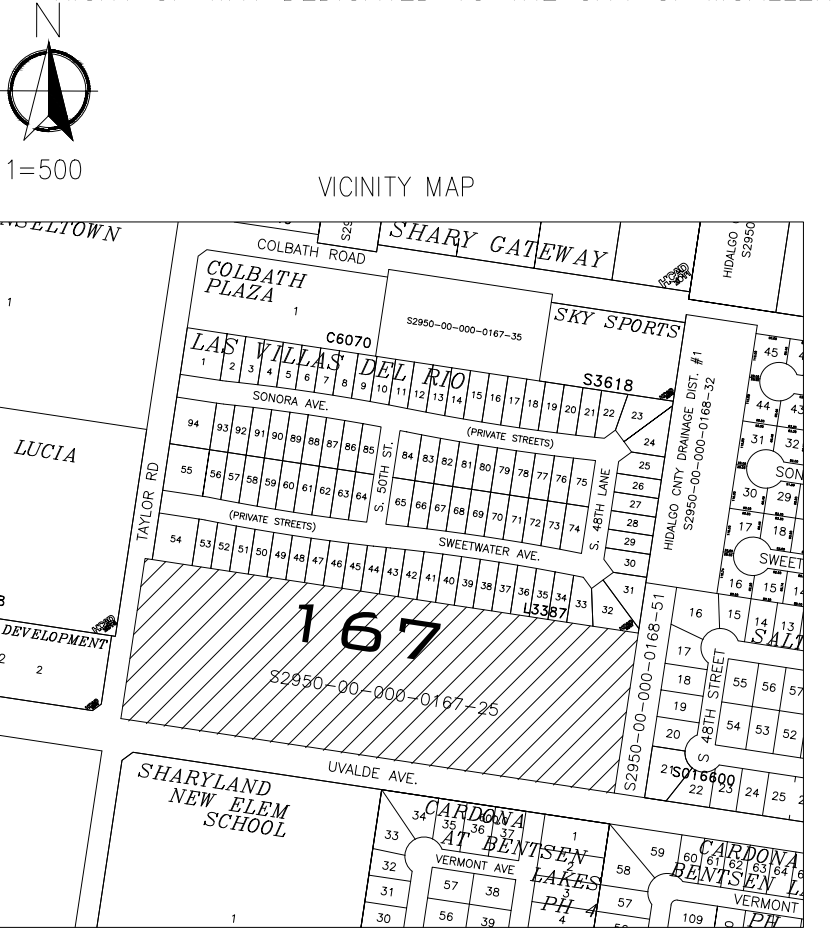
## TAYLOR VILLAS SUBDIVISION

BEING A 12.51 ACRE TRACT OF LAND OUT OF LOT 167, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO PLAT RECORDED IN VOLUME I, PAGE 17, DEED RECORDS, HIDALGO COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF HIDALGO

I, WE THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS TAYLOR VILLAS, SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME(S) IS/ARE SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE SURFACE USE OF THE STREETS, ALLEYS, COMMON AREAS AND UTILITY EASEMENTS THEREON SHOWN ARE RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF THE UTILITY COMPANIES UNDER FRANCHISE OF SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. OWNERSHIP AND MAINTENANCE OF ALL STREET IMPROVEMENTS AND COMMON AREA(S) SHALL REMAIN WITH AND BE THE RESPONSIBILITY OF THE TAYLOR VILLAS HOMEOWNER'S ASSOCIATION. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTIONS OF TAYLOR ROAD AND UVALDE AVENUE FOR USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN.

SERGIO GOVELA, MANAGER  
SYNERGY A REAL ESTATE ALLIANCE, L.L.C.  
4001 S. SHARY ROAD, SUITE 550-47  
MISSION, TX. 78572



STATE OF TEXAS  
COUNTY OF HIDALGO

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

MARIO A. SALINAS  
LICENSED PROFESSIONAL ENGINEER # 96611  
3911 N. 10TH STREET, SUITE H.  
MCALLEN, TEXAS 78501

DATE

DATE

## SITE PLAN

### SITE PLAN GENERAL NOTES

- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:  
A) FRONT: 20 FT. EXCEPT 15 FT. FOR ENCLOSED CARPORTS OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.  
B) REAR: 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.  
C) SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.  
D) CORNER: 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.  
E) GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON S. TAYLOR ROAD, UVALDE AVENUE, AND ON BOTH SIDES OF ALL INTERIOR STREETS.
- SIDEWALK CROSS SLOPE TO HAVE MAXIMUM 2% SLOPE, 5% MAXIMUM FOR LONGITUDINAL SLOPE.
- REFER TO CIVIL DRAWINGS GRADING, SITE UTILITIES, ASPHALT AND CONCRETE PAVEMENT, DRAINAGE CURBS, GUTTERS, BUILDING & DRIVE DIMENSIONS & LOCATIONS.
- ALL DIMENSIONS AT CURB LINES TO BACK OF CONCRETE CURBS.
- REFER TO MEP DRAWINGS FOR UNDERGROUND ELECTRICAL & OVERHEAD UTILITIES.
- THIS PUD SITE PLAN IS SUBJECT TO COMPLY WITH THE REQUIRED CONDITIONS UNDER TAYLOR VILLAS SUBDIVISION RECORDED UNDER DOCUMENT NO. \_\_\_\_\_, HIDALGO COUNTY MAP OF RECORDS.

STATE OF TEXAS  
COUNTY OF HIDALGO

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

SALINAS ENGINEERING & ASSOCIATES  
CONSULTING ENGINEERS & SURVEYORS  
2221 DAFFOIL AVENUE  
MCALLEN, TEXAS 78501  
(956)882-9081

DATE

SITE INFORMATION						
#	LOT	SQ.FT. TOTAL TWO STORY	LOT AREA	LANDSCAPE PROVIDED	4" OAK TREE	PARKING PROVIDED
1	1	6,398.00	8,662.15	3,231.15	3	8
2	2	6,908.00	8,979.19	3,293.19	3	8
3	3	6,904.00	8,974.84	3,290.84	3	8
4	4-12	6,872.00	8,658.89	2,990.89	3	8
5	13	7,060.00	8,652.09	2,890.09	3	8
6	14	17,536.00	26,576.08	11,360.27	9	24
7	15,20	7,336.00	8,742.00	2,770.00	4	8
8	16-18 & 21-24	7,784.00	8,967.00	2,771.00	4	8
9	19	7,336.00	8,967.00	2,995.00	4	8
10	25	7,336.00	8,744.25	3,668.00	4	8
11	26	4,350.00	5,312.50	1,708.39	3	4
12	27-38	6,640.00	8,500.00	2,948.00	3	8
13	39	5,944.00	8,500.00	2,636.00	3	8
14	40	6,904.00	10,871.50	3,774.22	4	10

DATE OF PREPARATION 05-08-2024

## MAS ENGINEERING LLC.

CONSULTING ENGINEERING  
FIRM NO. F-15499

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

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





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

Reviewed On: 8/16/2024

<b>SUBDIVISION NAME: TAYLOR VILLAS SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>S. Taylor Road: 10 ft. ROW dedication required for 40 ft. from centerline for 80 ft. ROW                      Paving: 52 ft. - 65 ft. Curb &amp; gutter: both sides                      Revisions Needed:                      - Some lines and text are overlapping. Ensure that dimensions and labels are legible, prior to final.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>Uvalde Avenue: 49.63 ft. from centerline for 89.54 ft. ROW existing                      Paving: 52 ft. - 65 ft. Curb &amp; gutter: both sides                      Revisions Needed:                      - Some lines and text are overlapping. Ensure that dimensions and labels are legible, prior to final.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>Interior Streets (proposed as private): 60 ft.                      Paving: 40 ft. Curb &amp; gutter: both sides                      - Street names will be finalized prior to final.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan                      *** The project engineer on behalf of the developer has submitted a variance application (VAR2024-0011) which includes a variance request to allow 50 ft. ROW with 40 ft. paving back-to-back and 10 ft. utility easement on both sides of the interior streets. A subdivision application for this property with the same proposed name was in process in 2015 and a variance to allow 50 ft. ROW with 40 ft. paving was approved by the Board on September 1, 2015, subject to 10 ft. sidewalk and utility easement on both sides of the interior streets. The same variance with the same conditions will be honored for this subdivision.</p>	Non-compliance
<p>Paving _____ Curb &amp; gutter _____                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Applied
<p>* 1,200 ft. Block Length                      *** The project engineer on behalf of the developer has submitted a variance application (VAR2024-0011) which includes a variance to the maximum block length requirement to allow 1,320 ft. block length on the north side, due to the existing adjacent subdivision on the north side. A subdivision application for this property with the same proposed name was in process in 2015 and a variance to allow the block length was recommended for approval by the Planning and Zoning Commission on June 16, 2015, and approved by the City Commission on July 13, 2015. The same variance will be honored for this subdivision.                      **Subdivision Ordinance: Section 134-118</p>	Applied

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

<p>* 900 ft. Block Length for R-3 Zone Districts                  **Subdivision Ordinance: Section 134-118</p>	<p>NA</p>
<p>* 600 ft. Maximum Cul-de-Sac                  **Subdivision Ordinance: Section 134-105</p>	<p>NA</p>
<p><b>ALLEYS</b></p>	
<p>ROW: 20 ft. Paving: 16 ft.                  ** A subdivision application for this property with the same proposed name was in process in 2015. The proposed layout was approved in final form for that subdivision on March 1, 2016, and in revised final form on July 18, 2017. However, the subdivision must comply with Public Works Department requirements. As per Public Works must comply with Dumpster Pad Layout that was approved along PUD CUP (CUP2023-0056) approved by City Commission on June 24, 2024.                  - Any changes on the site plan may require a CUP amendment. If the PUD CUP is amended, the plat must be adjusted accordingly prior to recording.                  *Alley/service drive easement required for commercial/multi-family properties                  **Subdivision Ordinance: Section 134-106</p>	<p>Applied</p>
<p><b>SETBACKS</b></p>	
<p>* Front: 20 ft. except for 15 ft. for unenclosed carports or greater for easements, whichever is greater applies                  - Setbacks are established as per the PUD CUP (CUP2023-0056) approved by the City Commission on June 24, 2024. If the PUD CUP is amended, the plat notes must be adjusted accordingly prior to recording.                  - Revise plat note as shown above, prior to final.                  - Clarify what will be considered front of the lot for lots 15-25, prior to final.                   *** The project engineer on behalf of the developer has submitted a variance application (VAR2024-0011) which includes a variance request to allow the front setback to be 20 ft. except 10 ft. for unenclosed carports or greater for easements, whichever is greater applies. Based on the 50 ft. ROW and 40 ft. paving for the interior streets and requirement of 10 ft. sidewalk and utility easement, staff recommends 15 ft. minimum setback for unenclosed carports in lieu of 10 ft. requested by the project engineer. At the Planning and Zoning Commission Meeting of April 2, 2024, the Board approved the front yard setback as requested.</p>	<p>Non-compliance</p>
<p>* Rear: In accordance with the Zoning Ordinance, or greater for easements, which ever is greater applies                  - Setbacks are established as per the PUD CUP (CUP2023-0056) approved by the City Commission on June 24, 2024. If the PUD CUP is amended, the plat notes must be adjusted accordingly prior to recording.                  - PUD site plan shows a setback of 10 ft. or greater for easements, whichever is greater applies must clarify rear setback prior to final.                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Sides: In accordance with the Zoning Ordinance, or greater for easements, which ever is greater applies                  - Setbacks are established as per the PUD CUP (CUP2023-0056) approved by the City Commission on June 24, 2024. If the PUD CUP is amended, the plat notes must be adjusted accordingly prior to recording.                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Corner: 10 ft. or greater for easements, which ever is greater applies                  - Setbacks are established as per the PUD CUP (CUP2023-0056) approved by the City Commission on June 24, 2024. If the PUD CUP is amended, the plat notes must be adjusted accordingly prior to recording.                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>

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

<p>* Garage: 18 ft. except where greater setback is required; greater setback applies                  - Setbacks are established as per the PUD CUP (CUP2023-0056) approved by the City Commission on June 24, 2024. If the PUD CUP is amended, the plat notes must be adjusted accordingly prior to recording.                  **Zoning Ordinance: Section 138-356                  *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p><b>SIDEWALKS</b></p>	<p>Required</p>
<p>* 4 ft. wide minimum sidewalk required on S. Taylor Road, Uvalde Avenue and on both sides of all interior streets.                  **Sidewalk requirements may increase to 5 ft. per Engineering Department , finalize wording for note prior to final.                  **Subdivision Ordinance: Section 134-120                  * Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Applied</p>
<p><b>BUFFERS</b></p>	<p>Required</p>
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Uvalde Avenue and S. Taylor Road.                  **Landscaping Ordinance: Section 110-46                  * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.                  **Landscaping Ordinance: Section 110-46                  *Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Applied</p>
<p><b>NOTES</b></p>	<p>Applied</p>
<p>* No curb cut, access, or lot frontage permitted along Uvalde Avenue and South Taylor Road                  **Must comply with City Access Management Policy</p>	<p>Applied</p>
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.                  - The approved PUD site plan must be recorded together with the subdivision plat. Any changes on the site play may require a CUP amendment. If the PUD CUP is amended, the plat must be adjusted accordingly, prior to recording.</p>	<p>Required</p>
<p>* Common Areas, detention area, private streets, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.                  - Revise plat note #15 as shown above, prior to final.</p>	<p>Non-compliance</p>
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>NA</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 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>	<p>Required</p>

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

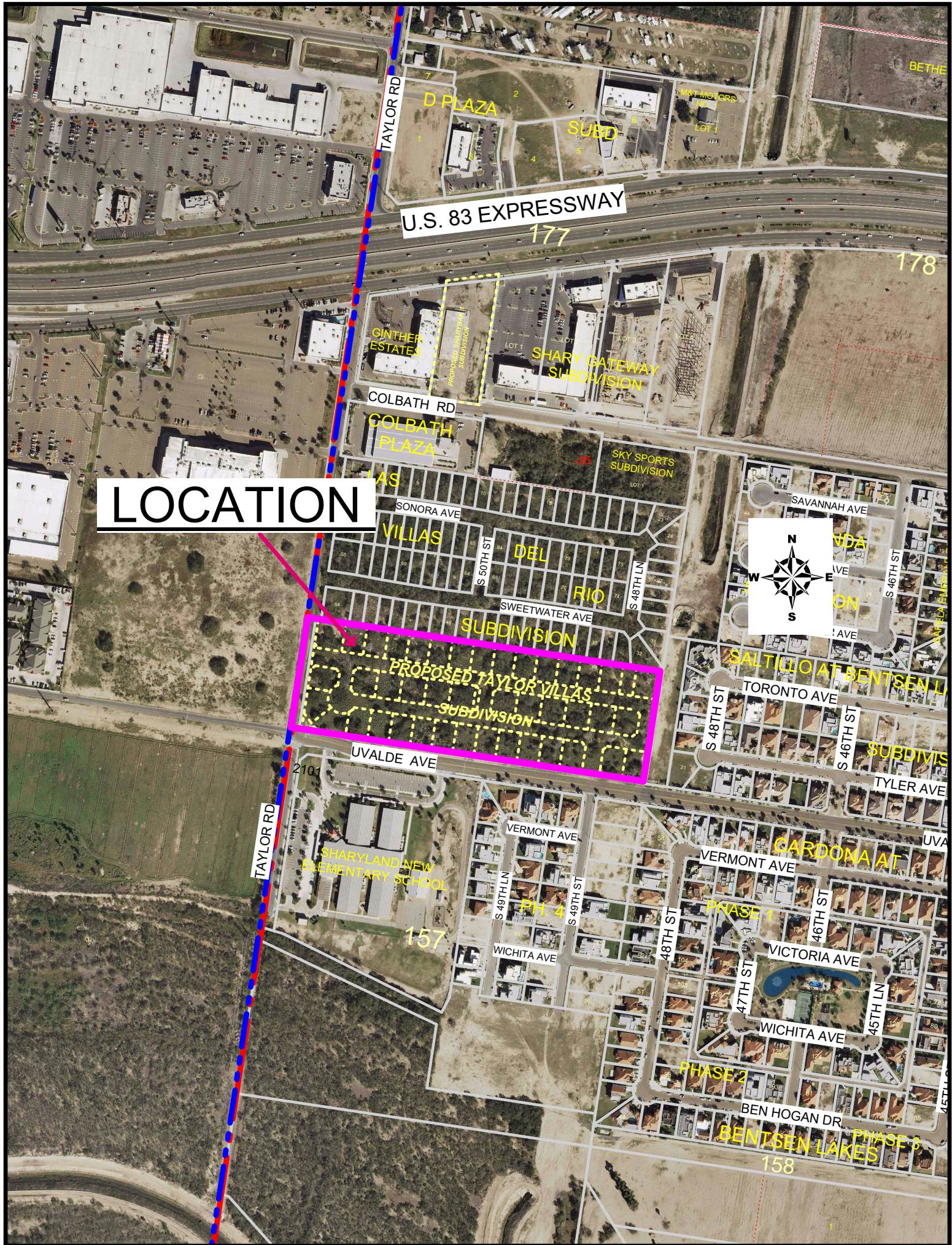
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.                  **Homeowner's Association Covenants must be submitted for staff review, prior to recording.                  ***Section 134-168 applies if private subdivision is proposed.                  ****Section 110-72 applies if public subdivision is proposed.                  *****Landscaping Ordinance: Section 110-72                  *****Subdivision Ordinance: Section 134-168</p>	<p>Required</p>
<p><b>LOT REQUIREMENTS</b></p>	
<p>* Lots fronting public/private streets                  **Subdivision Ordinance: Section 134-1</p>	<p>Applied</p>
<p>* Minimum lot width and lot area                  - A PUD CUP (CUP2023-0056) was approved by City Commission on June 24, 2024. If the PUD CUP is amended, the plat must be adjusted accordingly, prior to recording.                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p><b>ZONING/CUP</b></p>	
<p>* Existing: R-2 Proposed: R-2 (Duplex-Fourplex Residential) District                  - A PUD CUP (CUP2023-0056) was approved by City Commission on June 24, 2024. If the PUD CUP is amended, the plat must be adjusted accordingly, prior to recording.                  ** CUP for Planned Unit Development will be reviewed simultaneously with subdivision plat and requirements will/may be revised as needed.                  ** The property was annexed and initially zoned to R-2 District on September 14, 2015.                  ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval                  - A PUD CUP (CUP2023-0056) was approved by City Commission on June 24, 2024. If the PUD CUP is amended, the plat must be adjusted accordingly, prior to recording.                  *** CUP for Planned Unit Development will be reviewed simultaneously with subdivision plat and requirements will/may be revised as needed.                  ****Zoning Ordinance: Article V</p>	<p>Applied</p>
<p><b>PARKS</b></p>	
<p>* Land dedication in lieu of fee. City Commission granted variance for fees in lieu of land at their meeting of November 23, 2015 subject to conditions that developer to pay 50% of the total park fees prior to plat recording and the other 50% to be paid at time of building permit issuance. Total Park fees amount to \$117,600, 50% up front is \$58,800 and payable prior to recording. The other 50% will be paid at time of building permit issuance. That amount is \$350 per unit until the project is complete. (168 units x \$350 = \$58,800). Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. If the number of lot/dwelling unit changes park fees will be adjusted accordingly.</p>	<p>Required</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. City Commission granted variance for fees in lieu of land at their meeting of November 23, 2015 subject to conditions that developer to pay 50% of the total park fees prior to plat recording and the other 50% to be paid at time of building permit issuance. Total Park fees amount to \$117,600, 50% up front is \$58,800 and payable prior to recording. The other 50% will be paid at time of building permit issuance. That amount is \$350 per unit until the project is complete. (168 units x \$350 = \$58,800). Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. If the number of lot/dwelling unit changes park fees will be adjusted accordingly.</p>	<p>Required</p>

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

<p>* Pending review by the City Manager's Office. City Commission granted variance for fees in lieu of land at their meeting of November 23, 2015 subject to conditions that developer to pay 50% of the total park fees prior to plat recording and the other 50% to be paid at time of building permit issuance. Total Park fees amount to \$117,600, 50% up front is \$58,800 and payable prior to recording. The other 50% will be paid at time of building permit issuance. That amount is \$350 per unit until the project is complete. (168 units x \$350 = \$58,800). Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. If the number of lot/dwelling unit changes park fees will be adjusted accordingly.</p>	<p>Required</p>
<p><b>TRAFFIC</b></p>	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.                  - As per Traffic Department, TIA waived.                  * Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>Applied</p>
<p><b>COMMENTS</b></p>	
<p>Comments:                  - Plat notes, setbacks, requirements, subject to be revised based on CUP for Planned Unit Development prior to final as process is reviewed simultaneously with the subdivision plat.                  - CUP for Planned Unit Development will be reviewed simultaneously with subdivision plat and requirements will/may be revised as needed. Cross reference notes will need to be finalized prior to recording.                  - The plat and PUD must have information, notes, etc. that must match as any changes will require both to be revised accordingly.                  **Gate Details submitted on December 28, 2022 have been approved by Traffic Department.                  - A PUD CUP (CUP2023-0056) was approved by City Commission on June 24, 2024. If the PUD CUP is amended, the plat must be adjusted accordingly, prior to recording.                  - Any abandonments must be done by separate process, not by plat.                  - A subdivision application under the same name, Taylor Villas Subdivision (SUB2022-0151) for the subject property was in process by the same developer but with a different engineer and was approved in preliminary form subject to the conditions noted, drainage, and Utilities approval on January 17, 2023. The previous application was withdrawn by the developer with a letter of release by the previous engineer and resubmitted by Melden &amp; Hunt on August 13, 2024.                  **Must comply with City's Access Management Policy.</p>	<p>Applied</p>
<p><b>RECOMMENDATION</b></p>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL.</p>	<p>Applied</p>

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

# LOCATION



Sub 2024-0086

# City of McAllen

## Planning Department

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

Project Information	Subdivision Name <u>Balboa Acres</u>
	Legal Description <u>Balboa Acres E 50' LOT 19 BLK 27</u>
	Location <u>S Wane Rd and Elmira Ave LOT 19</u>
	City Address or Block Number <u>3508 Elmira Ave</u>
	Total No. of Lots <u>1</u> Total Dwelling Units <u>1</u> Gross Acres <u>.14</u> Net Acres <u>.14</u>
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	For Fee Purposes: <input type="checkbox"/> Commercial ( <u>.14</u> Acres ) / <input checked="" type="checkbox"/> Residential ( <u>1</u> Lots ) Replat: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No
	Existing Zoning <u>R1</u> Proposed Zoning <u>R1</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____
	Existing Land Use <u>Residential R1</u> Proposed Land Use <u>Residential R1</u>
	Irrigation District # <u>N/A</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other _____
Agricultural Exemption: <input type="checkbox"/> Yes / <input type="checkbox"/> No Parcel # <u>120829</u>	
Estimated Rollback Tax Due <u>N/A</u> Tax Dept. Review <u>I.D.L</u>	
Owner	Name <u>Rocio Granados, Jorge Jimenez</u> Phone <u>956-309-8210</u>
	Address <u>3508 Elmira Ave</u> E-mail <u>rocioliconay@gmail.com</u>
	City <u>McAllen</u> State <u>Tx</u> Zip <u>78503</u>
Developer	Name <u>same as owner</u> Phone _____
	Address _____ E-mail _____
	City _____ State _____ Zip _____
	Contact Person _____
Engineer	Name _____ Phone _____
	Address _____ E-mail _____
	City _____ State _____ Zip _____
	Contact Person _____
Surveyor	Name <u>Art Salinas</u> Phone <u>956-618-5565</u>
	Address <u>1524 Dove Avenue</u> E-mail _____
	City <u>McAllen</u> State <u>Tx</u> Zip <u>78504</u>

EDG

Isaac Villalobos

Kratos Development LLC  
956-777-7451 - Built by kratos@gmail.com

AUG 06 2024

BY: CW

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

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

### PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature Rocio Granados Date 06/02/2024

Print Name Rocio Granados

Owner  Authorized Agent

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



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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Owner(s) Signature(s)

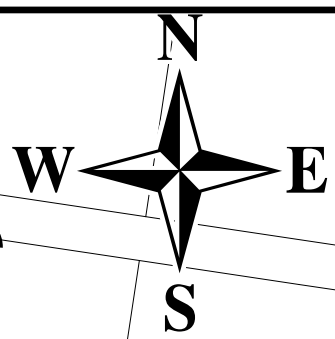
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 08/06/2024

Print Name Jorge A Jimenez

Owner  Authorized Agent

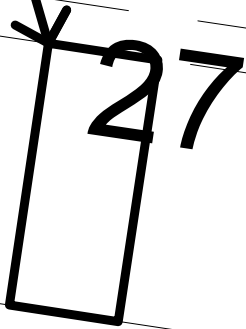
The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion



BALBOA<sup>26</sup> ACRE

LOCATION

↑  
WARE RD



8-A

8-B

ELMIRA AVE

28

20-A

20-B

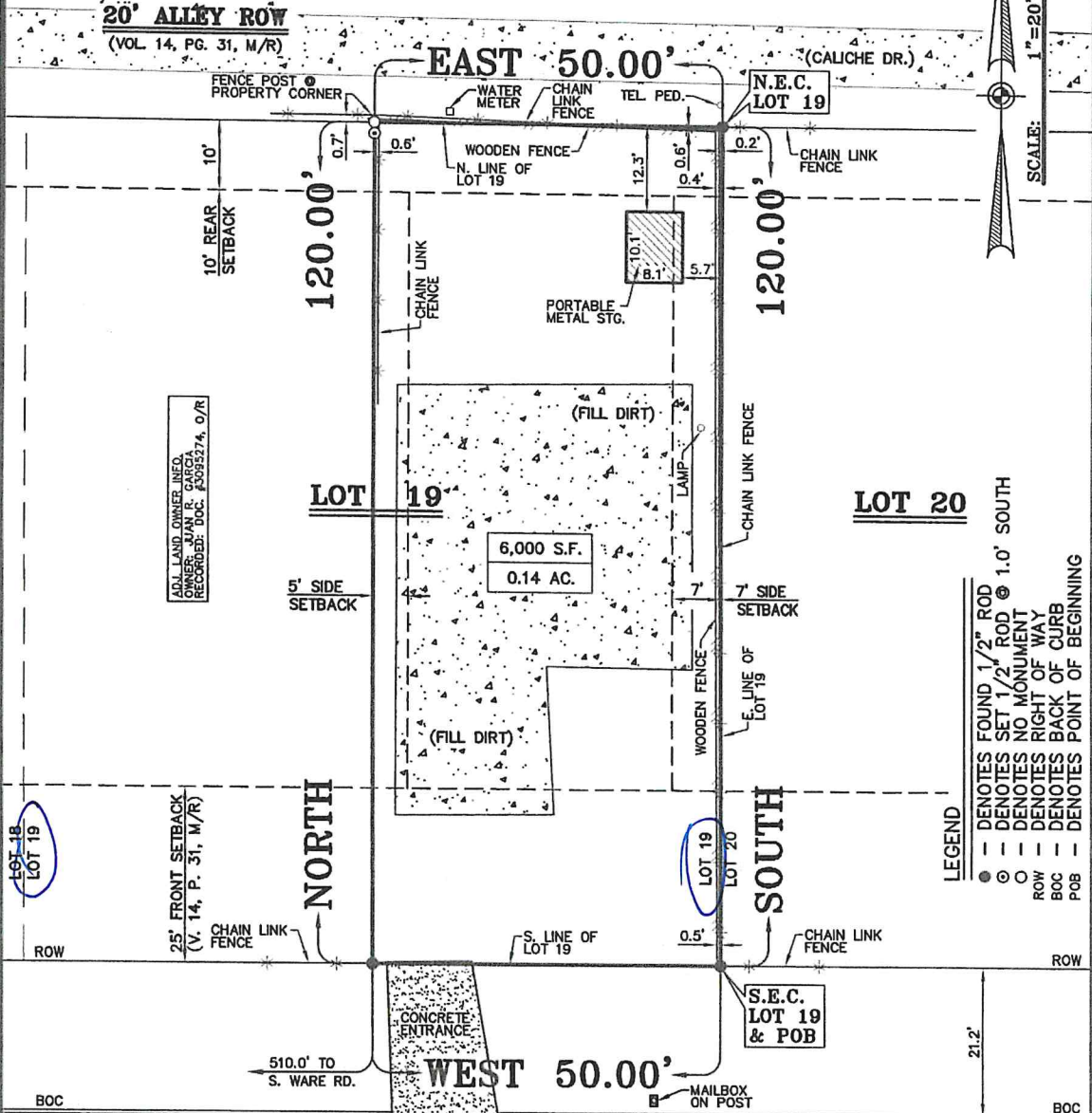
21-A

21-B

22-A

22-B

FRANCISCA AVE



**LEGEND**

- DENOTES FOUND 1/2" ROD
- DENOTES SET 1/2" ROD @ 1.0' SOUTH
- DENOTES NO MONUMENT
- DENOTES RIGHT OF WAY
- DENOTES BACK OF CURB
- DENOTES POINT OF BEGINNING

**ELMIRA AVE.**  
(80' ROW-VOL 14, PG. 31, M/R)

**FLOOD ZONE CERTIFICATION:** The property shown hereon lies in Zone AH. Zone AH areas are areas of shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined as per F.E.M.A. Flood Insurance Rate Map Panel No. 480343-0010-C dated 11-02-82.

- PLAT NOTES:**
- 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.
  - This survey was prepared without the benefit of a title policy. Easement research is not within the scope of this boundary survey.
  - 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".
  - This is a standard survey and does not include a subsurface utility or topographic investigation.
  - Blanket easements, rules, regulations, and rights in favor of Hidalgo County Water Improvement District No. 3.
  - Utility easement in favor of as shown by instrument dated December 27, 1977, recorded in Volume 1558, Page 91, Deed Records of Hidalgo County, Texas. (Blanket)
  - Building setback lines as per City zoning ordinance, unless otherwise noted.
  - Subject to any oil, gas and mineral lease of record.
  - Bearing Beals: "S. line of Lot 19, Block 27, Balboa Acres"
  - Client: Jorge Alejandro Jiménez and Rocío Granados

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT 3508 ELMIRA AVE., in McALLEN, TEXAS, DESCRIBED AS FOLLOWS:  
A 0.14 ACRE TRACT OF LAND, BEING THE EAST 50.00 FEET OF LOT 19, BLOCK 27, BALBOA ACRES, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 14, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS. (SEE METES AND BOUNDS DESCRIPTION)

24-67876      08-02-24  
Job No.      Date

© COPYRIGHT 2024 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.



AUG 06 2024

CW



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

Reviewed On: 8/15/2024

<b>SUBDIVISION NAME: BALBOA ACRES EAST HALF OF LOT 19, BLOCK 27</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>Elmira Avenue: 80 ft. ROW existing                      Paving: approximately 36 ft. existing Curb &amp; gutter: both sides                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Applied
<p>Paving _____ Curb &amp; gutter _____                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Applied
<p>* 1,200 ft. Block Length                      **Subdivision Ordinance: Section 134-118</p>	NA
<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
<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: existing conditions remain                      *Alley/service drive easement required for commercial/multi-family properties                      **Subdivision Ordinance: Section 134-106</p>	Applied
<b>SETBACKS</b>	
<p>* Front: 25 ft.                      **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Rear: In accordance with the Zoning Ordinance or greater for easements                      **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Sides: In accordance with the Zoning Ordinance or greater for easements                      **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Corner                      **Zoning Ordinance: Section 138-356</p>	NA
<p>* Garage: 18 ft. except where greater setback required, greater setback applies                      **Zoning Ordinance: Section 138-356</p>	Applied
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Required
<b>SIDEWALKS</b>	
<p>* 4 ft. wide minimum sidewalk required on                      **Subdivision Ordinance: Section 134-120</p>	NA

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

* Perimeter sidewalks must be built or money escrowed if not built at this time.	NA
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	NA
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	NA
*Perimeter buffers must be built at time of Subdivision Improvements.	NA
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area - Survey for east half of Lot 19, Block 27 shows 50 ft. of width **Zoning Ordinance: Section 138-356	Applied
<b>ZONING/CUP</b>	
* Existing: R-1 Proposed:R-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
<b>PARKS</b>	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	Required

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

* Pending review by the City Manager's Office.	NA
<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	TBD
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
<b>COMMENTS</b>	
<p>Comments:</p> <ul style="list-style-type: none"> <li>- Existing plat notes remain the same</li> <li>- Public hearing with legal notices required for the subdivision of the lot</li> <li>- Must comply with other department requirements prior to recording as may be applicable</li> <li>*Must comply with City’s Access Management Policy.</li> </ul>	Applied
<b>RECOMMENDATION</b>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL.</p>	Applied

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



BALBOA<sup>26</sup> ACRE

LOCATION

WARE RD



27

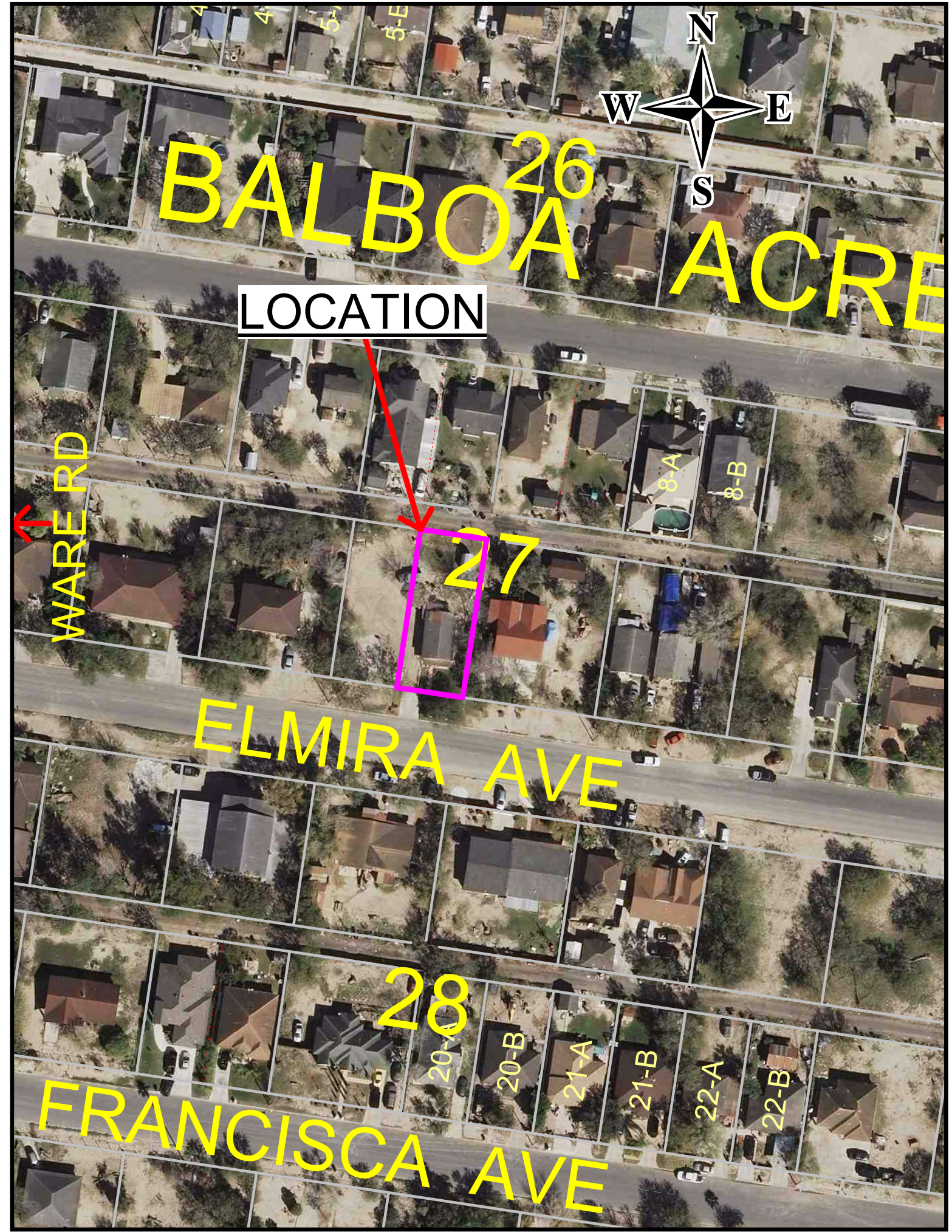
ELMIRA AVE

28

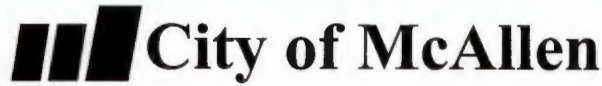
FRANCISCA AVE

20-A 20-B 21-A 21-B 22-A 22-B

8-A 8-B



Sub 2024-0087



# City of McAllen Planning Department

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

<b>Project Information</b>	Subdivision Name <u>Oaks at Northgate Subdivision</u>
	Legal Description <u>A 0.70 of an acre tract being a portion of Lots 1 and 2, ODM Subdivision, as recorded in Volume 43, Page 103, Map Records, Hidalgo County, Texas.</u>
	Location <u>1921 Northgate Lane</u>
	City Address or Block Number _____
	Total No. of Lots <u>1</u> Total Dwelling Units <u>1</u> Gross Acres <u>0.70</u> Net Acres <u>0.70</u>
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	For Fee Purposes: <input type="checkbox"/> Commercial ( _____ Acres) / <input checked="" type="checkbox"/> Residential ( <u>0.70</u> Lots) Replat: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____
	Existing Land Use <u>Single Family Residential</u> Proposed Land Use <u>Single Family Residential</u>
	Irrigation District # <u>1</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other _____
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>665835</u>	
Estimated Rollback Tax Due <u>562.69</u> Tax Dept. Review <u>UPG</u>	
<b>Owner</b>	Name <u>Oscar and Rosie V. Sotelo Living Trust</u> Phone <u>(956) 457-5638</u>
	Address <u>2101 Northgate Lane</u> E-mail <u>michael.sotelo15@yahoo.com</u>
	City <u>McAllen</u> State <u>Tx</u> Zip <u>78504</u>
<b>Developer</b>	Name <u>Oscar and Rosie V. Sotelo Living Trust</u> Phone <u>(956) 457-5638</u>
	Address <u>2101 Northgate Lane</u> E-mail <u>michael.sotelo15@yahoo.com</u>
	City <u>McAllen</u> State <u>Tx</u> Zip <u>78504</u>
	Contact Person <u>Michael Sotelo</u>
<b>Engineer</b>	Name <u>R. E. Garcia &amp; Associates</u> Phone <u>(956) 381-1061</u>
	Address <u>116 N. 12th</u> E-mail <u>regaassoc@aol.com</u>
	City <u>Edinburg</u> State <u>Tx.</u> Zip <u>78541</u>
	Contact Person <u>Raul E. Garcia, PE, RPLS</u>
<b>Surveyor</b>	Name <u>R. E. Garcia &amp; Associates</u> Phone <u>(956) 381-1061</u>
	Address <u>116 N. 12th</u> E-mail <u>regaassoc@aol.com</u>
	City <u>Edinburg</u> State <u>Tx.</u> Zip <u>78541</u>

EDG

AUG 08 2024  
Cee



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

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

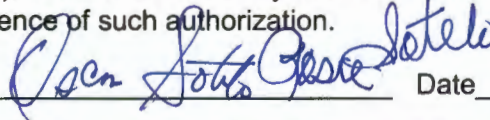
### **PLAT TO SHOW:**

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

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

Owner(s) Signature(s)

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

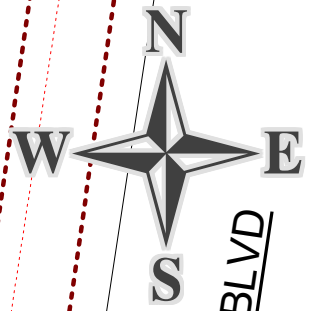
Signature  Date 8/7/24

Print Name Dr. Oscar Sotelo & Rosie V. Sotelo

Owner  Authorized Agent

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

# LOCATION



N BICENTENNIAL BLVD

NORTHGATE AVE

LOT 2

NORTHGATE LANE ESTATES

PROPOSED

NORTHGATE

LOT 1

14

KINGSBOROUGH KINGSB

26

25

27

30

KILGORE AVE.

N 18TH LN

TH ST.

34

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

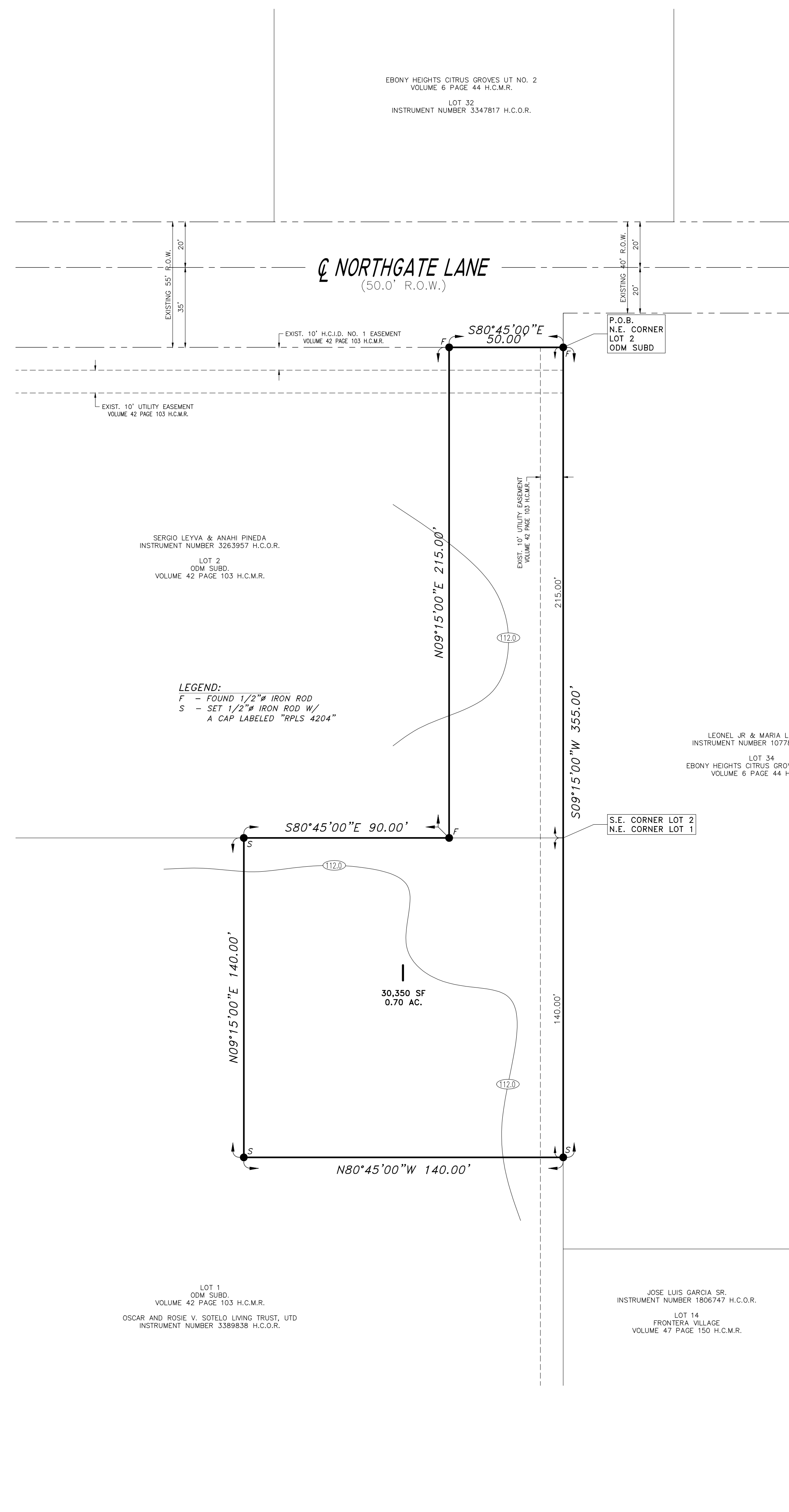
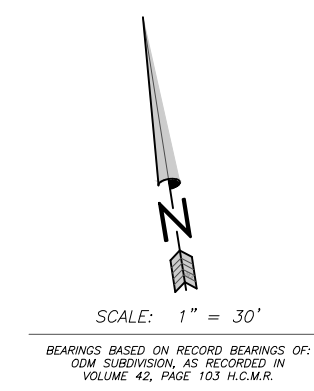
# PLAT OF OAKS AT NORTHGATE SUBDIVISION

A 0.70 OF AN ACRE TRACT OF LAND BEING A PORTION OF LOTS 1 AND 2, ODM SUBDIVISION, AS RECORDED IN VOLUME 42, PAGE 103, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1775, PAGE 767, DEED, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: OCTOBER 03, 2022 SCALE IN FEET  
0 30' 60' 90' SCALE: 1" = 30'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**  
ENGINEERS, SURVEYORS, PLANNERS  
116 NORTH 12TH AVE.  
EDINBURG, TEXAS 78541 (956) 381-1061  
EMAIL: REGAASSOC@AOL.COM

R.E. Garcia  
Associates



### PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "X"  
ZONE "X" IS DEFINED AS AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0325 D  
EFFECTIVE DATE: JUNE 06, 2000, LOMAR MAY 17, 2001  
  
THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968.  
(42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:  
FRONT: 230 FEET OR EASEMENT WHICHEVER IS GREATER.  
REAR: 15 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 15 FEET OR EASEMENT WHICHEVER IS GREATER
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB ON THE CENTER OF LOT OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE:
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **1.039 CUBIC-FEET (0.02 ACRE-FEET)** OF STORM WATER RUNOFF.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- BUFFERS:  
6.00 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.  
8.00 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.  
PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER DRAINAGE PLAN.
- SITE PLAN MUST BE APPROVED BY THE PLANNING & ZONING COMMISSION PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT 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.

### METES AND BOUNDS DESCRIPTION

A 0.70 OF AN ACRE TRACT OF LAND BEING A PORTION OF LOTS 1 AND 2, ODM SUBDIVISION, AS RECORDED IN VOLUME 42, PAGE 103, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1775, PAGE 767, DEED, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND ONE-HALF INCH IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHGATE LANE ALSO BEING THE WEST LINE OF LOT 34, EBONY HEIGHTS CITRUS GROVES SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 6, PAGE 44, MAP RECORDS, HIDALGO COUNTY, TEXAS, BEING THE NORTHEAST CORNER OF SAID LOT 2, ODM SUBDIVISION, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S09°15'00"W** ALONG THE EAST LINE OF SAID ODM SUBDIVISION ALSO BEING THE WEST LINE OF SAID LOT 34, EBONY HEIGHTS CITRUS GROVES SUBDIVISION, UNIT NO. 2, PASS AT 215.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 2, ODM SUBDIVISION, ALSO BEING THE MOST SOUTHERLY NORTHEAST CORNER OF SAID LOT 1, ODM SUBDIVISION AND CONTINUING FOR A TOTAL DISTANCE OF **355.00 FEET** TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N80°45'00"W 140.00 FEET** PARALLEL TO THE NORTH LINE OF SAID LOT 1, ODM SUBDIVISION, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N09°15'00"E 140.00 FEET** PARALLEL TO THE EAST LINE OF SAID LOT 1, ODM SUBDIVISION, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" ON THE NORTH LINE OF SAID LOT 1, ODM SUBDIVISION, ALSO BEING THE SOUTH LINE OF SAID LOT 2, ODM SUBDIVISION, ALSO BEING THE SOUTH LINE OF THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF A THIRD PARTY RECORDED IN DOCUMENT NUMBER 3263957, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR A EXTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S80°45'00"E 90.00 FEET** ALONG SAID NORTH LINE OF LOT 1, ODM SUBDIVISION, ALSO BEING THE SOUTH LINE OF SAID LOT 2, ODM SUBDIVISION, ALSO BEING THE SOUTH LINE OF SAID TRACT DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF A THIRD PARTY RECORDED IN DOCUMENT NUMBER 3263957, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, TO A FOUND ONE-HALF INCH IRON ROD BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF A THIRD PARTY RECORDED IN DOCUMENT NUMBER 3263957, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N09°15'00"E 215.00 FEET** PARALLEL TO THE EAST LINE OF SAID LOT 2, ODM SUBDIVISION, ALSO BEING THE EAST LINE OF SAID TRACT DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF A THIRD PARTY RECORDED IN DOCUMENT NUMBER 3263957, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, TO A FOUND ONE-HALF INCH IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF SAID NORTHGATE LANE, ALSO BEING THE NORTH LINE OF SAID LOT 2, ODM SUBDIVISION, BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF A THIRD PARTY, RECORDED IN DOCUMENT NUMBER 3263957, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S80°45'00"E 50.00 FEET** ALONG SAID SOUTH RIGHT-OF-WAY LINE OF NORTHGATE LANE, ALSO BEING THE NORTH LINE OF SAID LOT 2, ODM SUBDIVISION, TO THE POINT OF BEGINNING AND CONTAINING 0.70 OF AN ACRE (30,350 SQUARE FEET) OF LAND, MORE OR LESS.

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

### HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

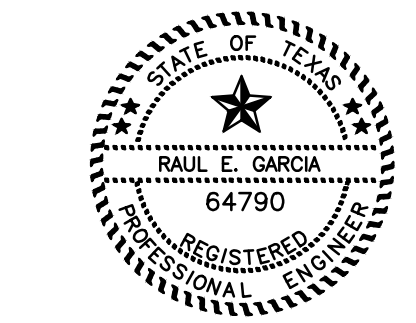
RAUL E. SESIN, P.E., C.F.M. \_\_\_\_\_ DATE \_\_\_\_\_  
GENERAL MANAGER

**THE STATE OF TEXAS  
COUNTY OF HIDALGO**  
I, **RAUL E. GARCIA**, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR 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 EDINBURG, TEXAS.

"REGISTERED PROFESSIONAL LAND SURVEYOR #4204



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



REGISTERED PROFESSIONAL ENGINEER #64790



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

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

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

DR. OSCAR SOTELO, TRUSTEE \_\_\_\_\_ DATE \_\_\_\_\_  
OSCAR AND ROSIE V. SOTELO LIVING TRUST, LTD  
2101 NORTHGATE ROAD  
MCALLEN, TEXAS 78501

ROSIE V. SOTELO, TRUSTEE \_\_\_\_\_ DATE \_\_\_\_\_  
OSCAR AND ROSIE V. SOTELO LIVING TRUST, LTD  
2101 NORTHGATE ROAD  
MCALLEN, TEXAS 78501

**THE STATE OF TEXAS  
COUNTY OF HIDALGO**  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED **OSCAR AND ROSIE V. SOTELO**, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

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

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

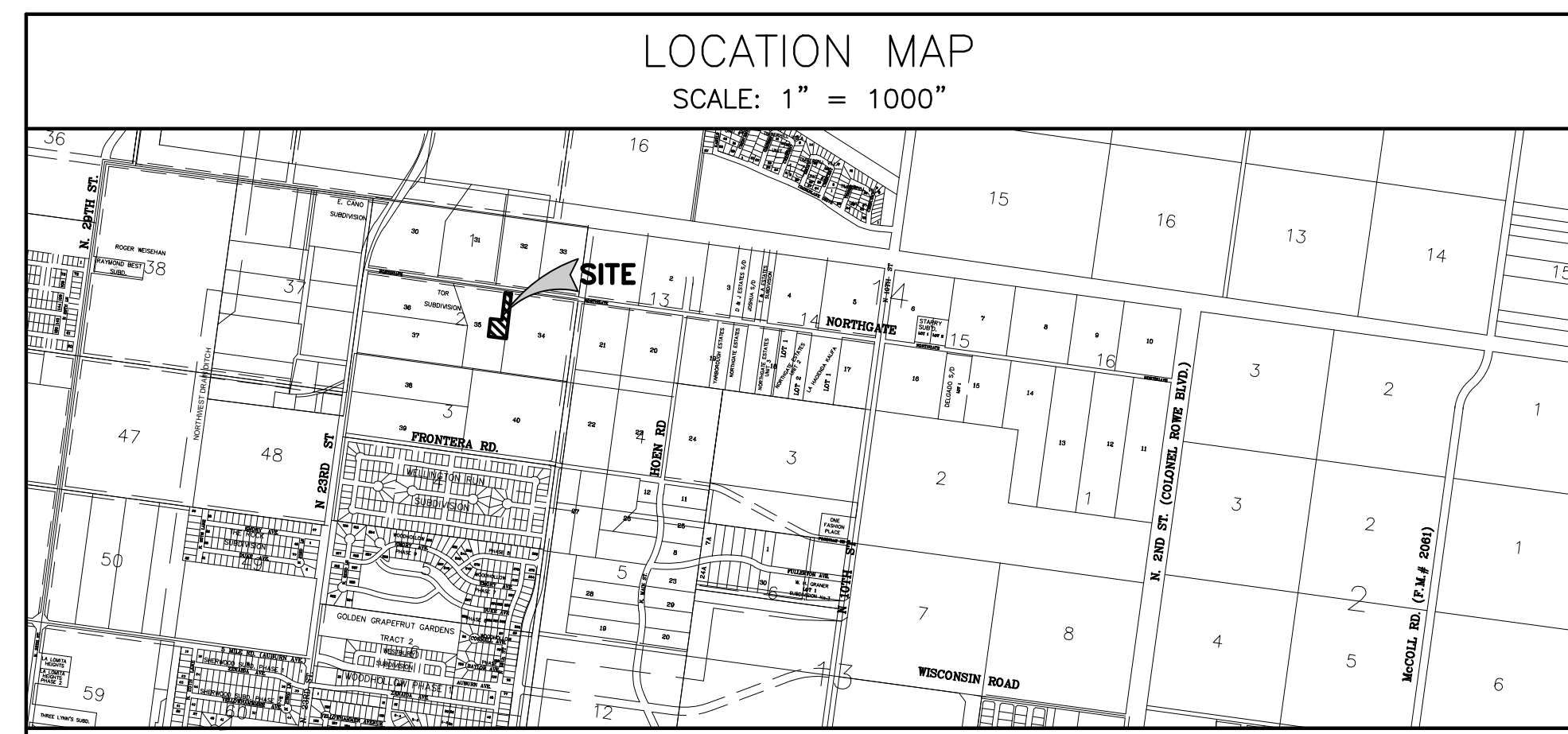
**CITY OF McALLEN  
MAYOR CERTIFICATION**  
I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

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

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

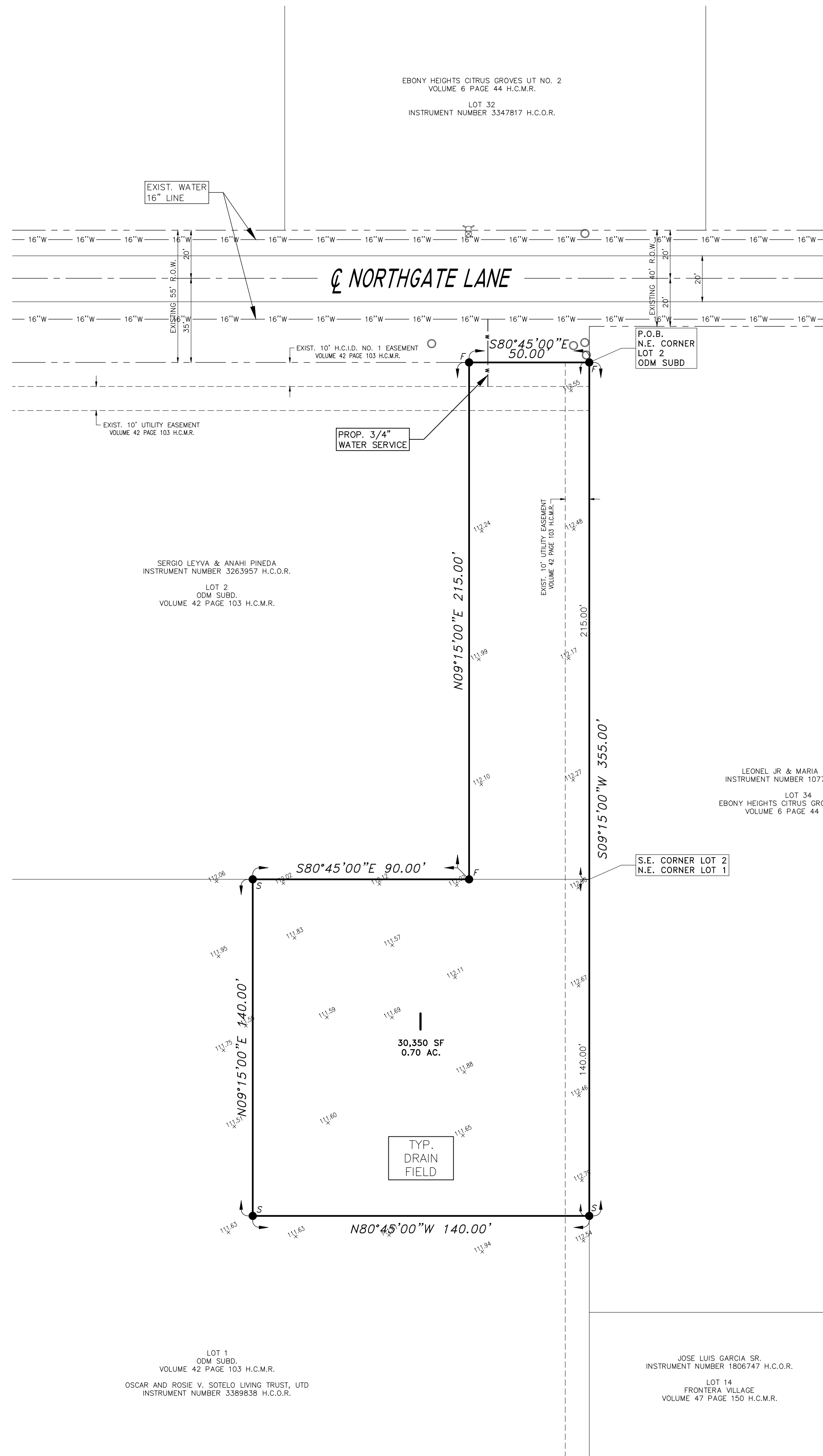
**CITY OF McALLEN CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE §212.009(C) & §212.0115(B)**  
I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

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



**PRINCIPAL CONTACTS:**

OWNER:	NAME:	ADDRESS:	CITY, STATE & ZIP:	PHONE # / FAX #:
OWNER:	OSCAR AND ROSIE V. SOTELO	2101 NORTHGATE LANE	MCALLEN, TX. 78504	(956) 457-5638
ENGINEER:	RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78539	(956) 381-1061
SURVEYOR:	RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78539	(956) 381-1061



EBONY HEIGHTS CITRUS GROVES UT NO. 2  
VOLUME 6 PAGE 44 H.C.M.R.  
LOT 32  
INSTRUMENT NUMBER 3347817 H.C.O.R.

EXIST. WATER  
16" LINE

⊕ NORTHGATE LANE

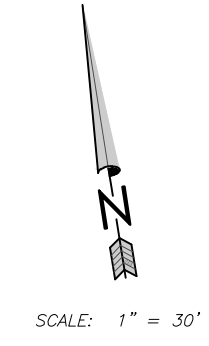
PROP. 3/4"  
WATER SERVICE

SERGIO LEYVA & ANAHI PINEDA  
INSTRUMENT NUMBER 3263957 H.C.O.R.  
LOT 2  
ODM SUBD.  
VOLUME 42 PAGE 103 H.C.M.R.

LEONEL JR & MARIA L GARZA  
INSTRUMENT NUMBER 1077836 H.C.O.R.  
LOT 34  
EBONY HEIGHTS CITRUS GROVES UT NO. 2  
VOLUME 6 PAGE 44 H.C.M.R.

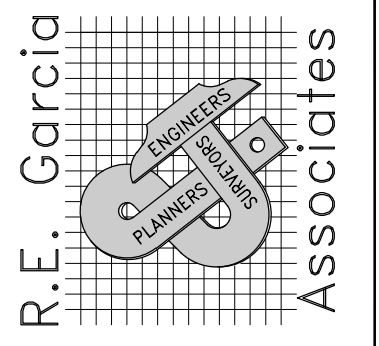
LOT 1  
ODM SUBD.  
VOLUME 42 PAGE 103 H.C.M.R.  
OSCAR AND ROSIE V. SOTELO LIVING TRUST, LTD  
INSTRUMENT NUMBER 3389838 H.C.O.R.

JOSE LUIS GARCIA SR.  
INSTRUMENT NUMBER 1806747 H.C.O.R.  
LOT 14  
FRONTERA VILLAGE  
VOLUME 47 PAGE 150 H.C.M.R.



LEGEND:  
⊕ - FIRE HYDRANT  
⊕ - WATER VALVE  
○ - STAND PIPE

**R. E. GARCIA & ASSOCIATES**  
ENGINEERS, SURVEYORS, PLANNERS  
ENGINEER (P-5007) & SURVEYOR (10015300)  
116 NORTH 12th AVE.  
EDINBURG, TEXAS 78541 (956) 381-1061  
EMAIL: REGAASSOC@AOL.COM



PROJECT :  
**UTILITY LAYOUT  
OAKS AT NORTHGATE SUBDIVISION  
MCALLEN, TEXAS**

JOB # 2022-168

DATE: NOVEMBER 30, 2022

REVISIONS:

DRAWN BY: D.E.S.

SHEET NO.

1 / 1



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

Reviewed On: 8/15/2024

<b>SUBDIVISION NAME: OAKS AT NORTHGATE</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>Northgate Lane: Dedication as needed for 35 ft. from centerline for 70 ft. total ROW                      Paving: 44 ft. Curb &amp; gutter: both sides                      - Show the document number for ROW dedication for Northgate Lane as per ODM Subdivision, prior to final.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>Paving _____ Curb &amp; gutter _____                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Applied
<p>* 1,200 ft. Block Length                      **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 900 ft. Block Length for R-3 Zone Districts                      **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac                      **Subdivision Ordinance: Section 134-105</p>	Applied
<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: 16 ft.                      *Alley/service drive easement required for commercial/multi-family properties                      **Subdivision Ordinance: Section 134-106</p>	NA
<b>SETBACKS</b>	
<p>* Front: 50 feet or in line with existing structures, whichever is greater                      - Revise plat note as shown above, prior to final. If note is proposed to be removed or altered, a vacate and replat is required.                      **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: In accordance with the Zoning Ordinance or greater for easements                      - Revise rear setback note as shown above, prior to final. If note is proposed to be removed or altered, a vacate and replat is required.                      **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides: In accordance with the Zoning Ordinance or greater for easements                      - Revise side setback note as shown above, prior to final. If note is proposed to be removed or altered, a vacate and replat is required.                      **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner                      **Zoning Ordinance: Section 138-356</p>	NA

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

<p>* Garage: 18 ft. except where greater setback is required, greater setback applies                  - Include a plat note as shown above, prior to final.                  **Zoning Ordinance: Section 138-356                  *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Non-compliance
<b>SIDEWALKS</b>	Applied
<p>* 4 ft. wide minimum sidewalk required on Northgate Lane                  - Include a plat note as shown above, wording to be finalized prior to final.                  - Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements                  **Subdivision Ordinance: Section 134-120                  * Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Non-compliance
<b>BUFFERS</b>	Required
<p>* 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.</p>	Applied
<b>NOTES</b>	Applied
<p>* No curb cut, access, or lot frontage permitted along                  **Must comply with City Access Management Policy                  * Site plan must be approved by the Planning and Development Departments prior to building permit issuance.                  - Remove plat note #12 as residential site plans don't need to go to the Planning and Zoning Commission.                  * Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.                  * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.                  * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.                  **Section 110-72 applies if public subdivision is proposed.                  **Landscaping Ordinance: Section 110-72                  **Subdivision Ordinance: Section 134-168                  * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.                  **Section 110-72 applies if public subdivision is proposed.                  **Landscaping Ordinance: Section 110-72                  **Subdivision Ordinance: Section 134-168</p>	Required
<b>LOT REQUIREMENTS</b>	TBD
<p>* Lots fronting public streets                  **Subdivision Ordinance: Section 134-1</p>	Non-compliance
	NA
	NA
	NA
	NA
<b>LOT REQUIREMENTS</b>	Applied

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

<p>* Minimum lot width and lot area                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p><b>ZONING/CUP</b></p>	
<p>* Existing: R-1 Proposed: R-1                  ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval                  ***Zoning Ordinance: Article V</p>	<p>NA</p>
<p><b>PARKS</b></p>	
<p>* Land dedication in lieu of fee.</p>	<p>NA</p>
<p>* Park Fee of \$700 per lot/dwelling unit (1 additional lot = \$700) 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.</p>	<p>Required</p>
<p>* Pending review by the City Manager's Office.</p>	<p>NA</p>
<p><b>TRAFFIC</b></p>	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</p>	<p>TBD</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>TBD</p>
<p><b>COMMENTS</b></p>	
<p>Comments:                  - Any abandonments must be done by separate document, not by plat, must be finalized prior to final.                  - Provide a ownership map to verify that no landlocked properties exist or will be created, prior to final.                  - Subdivision name will need to be changed to ODM Subdivision Lot 2A, prior to final.                  - Recorded plat notes remain effective. Please add relevant plat notes from ODM Subdivision prior to final. If any plat note is proposed to be removed or altered, a vacate and replat is required.                  - Public Hearing with legal notices will be required for the re-subdivision.                  - Engineer must clarify inclusion of Lots 1 &amp; 2 of original ODM subdivision as they will become non-conforming lots in relation to subdivision status.                  *Must comply with City's Access Management Policy.</p>	<p>Applied</p>
<p><b>RECOMMENDATION</b></p>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL.</p>	<p>Applied</p>

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

# LOCATION

NORTHGATE AVE

N BICENTENNIAL BLVD

PROPOSED  
NORTHGATE LANE ESTATES

LOT 2

LOT 1

KINGSBOROUGH

KINGS

KILGORE AVE.

19TH ST.

14

26

25

27

30

34





SUB2024-0083

# City of McAllen Planning Department

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

Project Information	Subdivision Name <u>Orangewood South Lot 19A &amp; 20A (Gated Community)</u>	
	Legal Description <u>Resubdivision of Lots 19 &amp; 20, Orangewood South</u>	
	Location <u>E. Burns Drive and Burns Drive South</u>	
	City Address or Block Number <u>3800 Burns Dr</u>	
	Total No. of Lots <u>2</u> Total Dwelling Units <u>1</u> Gross Acres <u>2.48</u> Net Acres <u>2.48</u>	
	<input type="checkbox"/> Public Subdivision / <input checked="" type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial ( <u>    </u> Acres) / <input checked="" type="checkbox"/> Residential ( <u>2</u> Lots) Replat: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date <u>    </u>	
	Existing Land Use <u>Residential</u> Proposed Land Use <u>Residential</u>	
	Irrigation District # <u>2</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other <u>    </u>	
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>252401 (lot 19) &amp; 242502 (lot 20)</u>		
Estimated Rollback Tax Due <u>n/a</u> <u>φ</u> Tax Dept. Review <u>MR H/26/24</u>		
Owner	Name <u>Juan &amp; Leticia Pena</u> Phone <u>956-800-4384</u>	
	Address <u>3800 Burns South Drive</u> E-mail <u>erick@orange-made.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u>	
Developer	Name <u>Same As Owner</u> Phone <u>    </u>	
	Address <u>    </u> E-mail <u>    </u>	
	City <u>    </u> State <u>    </u> Zip <u>    </u>	
	Contact Person <u>    </u>	
Engineer	Name <u>Spoor Engineering Consultants, Inc.</u> Phone <u>956-683-1000</u>	
	Address <u>510 So. Broadway Street</u> E-mail <u>SEC@SpoorEng.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>Stephen Spoor, P.E.</u>	
Surveyor	Name <u>Robles &amp; Associates, RPLS</u> Phone <u>956-968-2422</u>	
	Address <u>107 W. Huisache Street</u> E-mail <u>roblesandassoc@gmail.com</u>	
	City <u>Weslaco</u> State <u>TX</u> Zip <u>78596</u>	

RECEIVED  
JUL 26 2024  
By NG

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

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

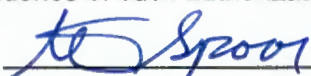
### PLAT TO SHOW:

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

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

Owner(s) Signature(s)

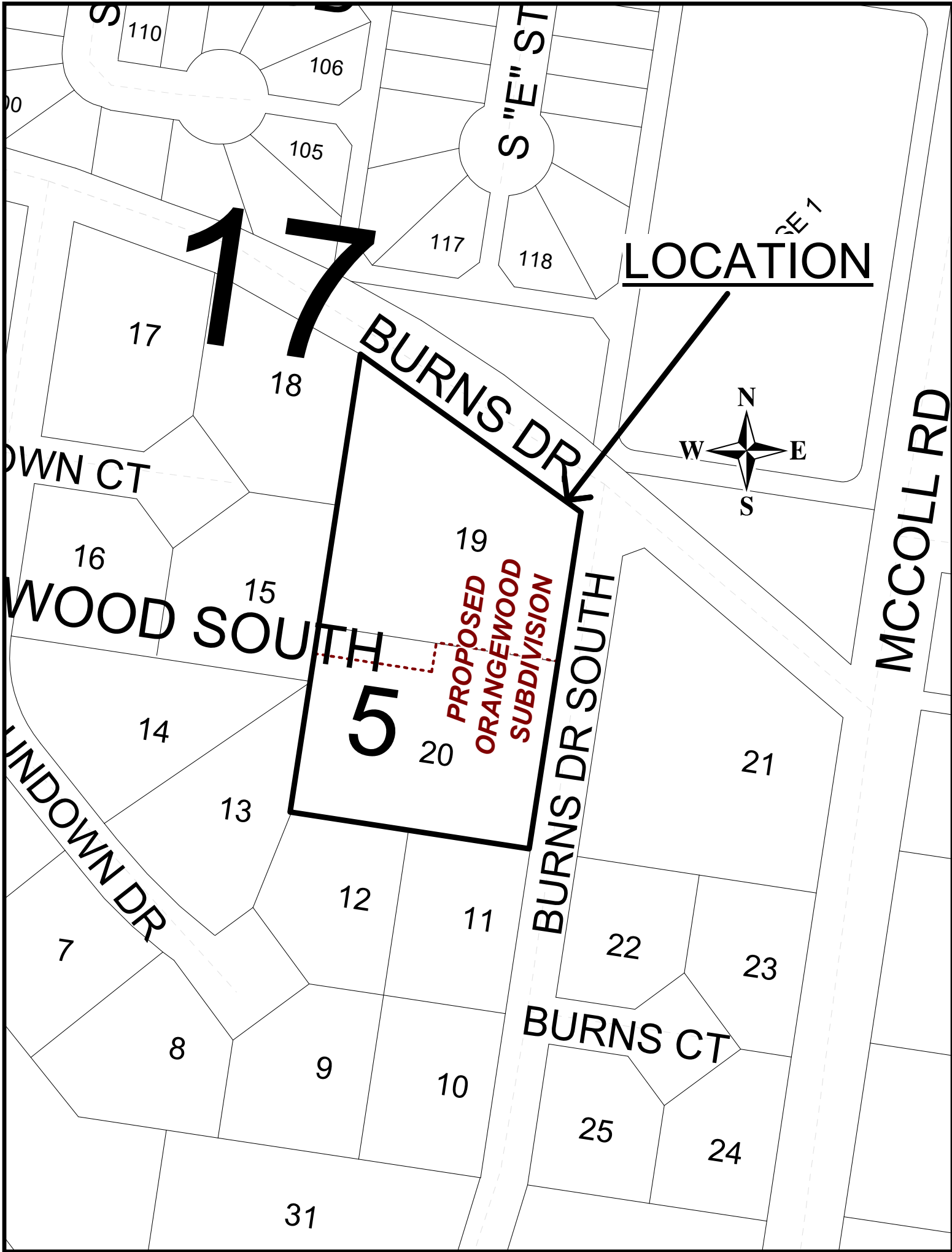
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 07-17-24

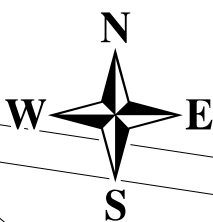
Print Name Stephen Spoor, P.E.

Owner  Authorized Agent

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



LOCATION



**BURNS DR**

**BURNS DR SOUTH**

**MCCOLL RD**

**WOOD SOUTH**

**DOWN CT**

**WINDOWN DR**

**BURNS CT**

**5**

**PROPOSED  
ORANGEWOOD  
SUBDIVISION**

**17**

18

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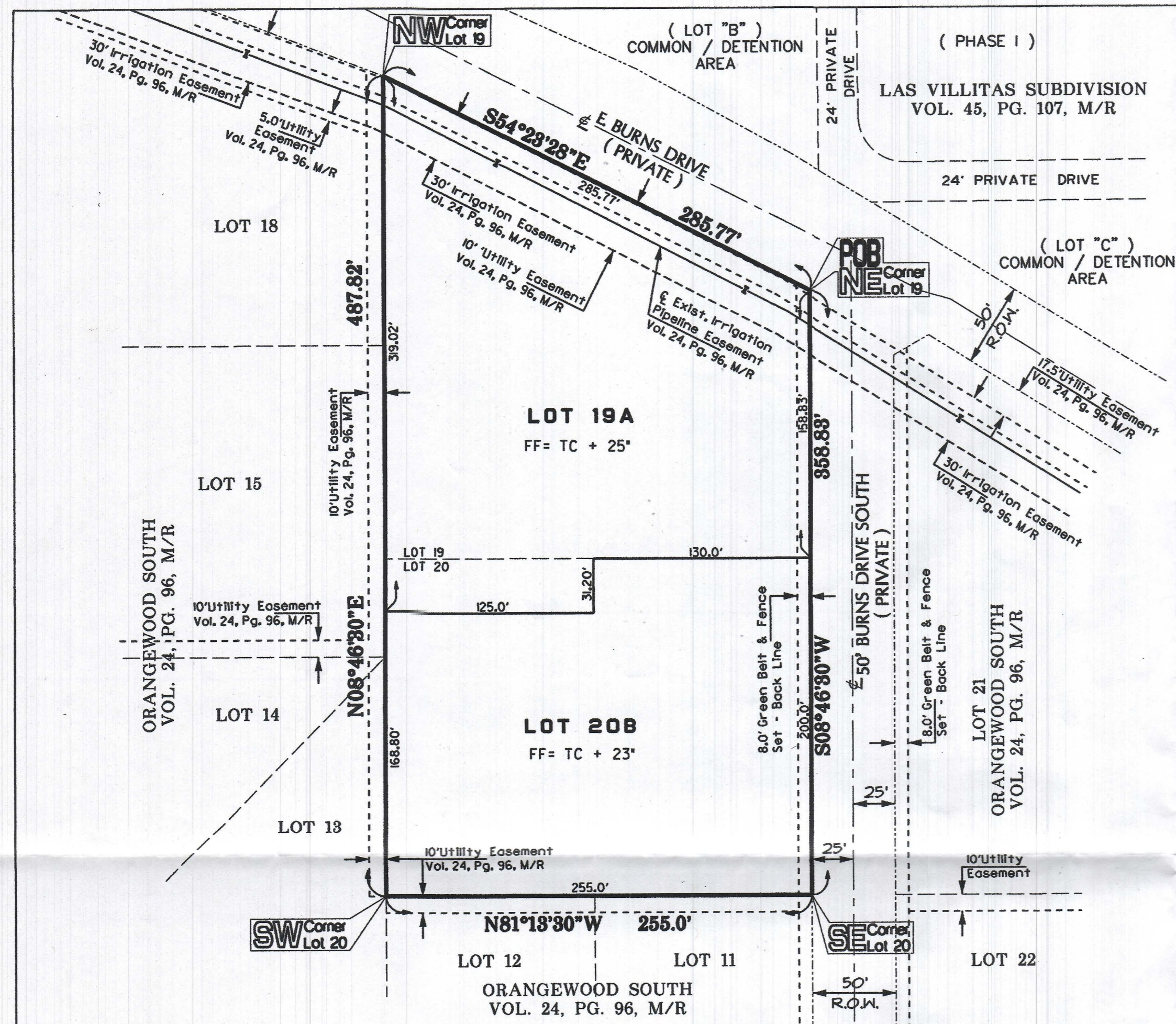
105

117

118

**S "E" ST**

**2E7**



**NOTES:**

- 1) FRONTYARD SET - BACK SHALL BE A MINIMUM OF 25 FT
- 2) REARYARD SET - BACK SHALL BE A MINIMUM OF 10.0 FT UNLESS OTHERWISE SHOWN.
- 3) SIDEYARD SET - BACK SHALL BE A MINIMUM 6.0 FT. EXCEPT SIDEYARDS ADJACENT TO STREETS SHALL BE 10.0 FT. UNLESS NOTED OTHERWISE.
- 4) MINIMUM FLOOR ELEVATION SHALL BE T.C. + INCHES ABOVE TOP OF CURB AT FRONT CENTER OF EACH LOT AS SHOWN.
- 5) CENTRAL POWER & LIGHT CO. IS HEREBY GRANTED AN EASEMENT AND RIGHT OF WAY ON EACH LOT IN SAID SUBDIVISION FOR AN UNDERGROUND ELECTRIC SERVICE LATERAL TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSE AT THE RIGHT LOCATION WHERE SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED AND MAINTAINED FROM TIME TO TIME.
- 6) STREETS WITHIN THE SUBDIVISION WHICH ARE INDICATED AS PRIVATE, WILL BE MAINTAINED BY THE (OWNER) S.

**METES & BOUNDS**

LOTS 19 AND 20, ORANGEWOOD SOUTH, CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 24, PAGE 96, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the northeast corner of Lot 19, for the northeast corner of the following described tract of land; said point being at the intersection of the South line of East Burns Drive (Private) and the West line of Burns Drive South (Private);  
 THENCE, with the East line of Lots 19 and 20, and the West line of Burns Drive South (Private), South 08 Deg. 46 Min. 30 Sec. West, 358.83 feet to the southeast corner of Lot 20, for the southeast corner hereof;  
 THENCE, with the South line of Lot 20, North 81 Deg. 13 Min. 30 Sec. West, 255.0 feet to the southwest corner of Lot 20, for the southwest corner hereof;  
 THENCE, with the West line of Lots 20 and 19, North 08 Deg. 46 Min. 30 Sec. East, 487.82 feet to the northwest corner of Lot 19, for the northwest corner hereof; said point being on the South line of East Burns Drive (Private);  
 THENCE, with the North line of Lot 19, and the South line of East Burns Drive (Private), South 54 Deg. 23 Min. 28 Sec. East, 285.77 feet to the POINT OF BEGINNING, containing 2.48 acres of land, more or less.

**COUNTY CLERK'S RECORDING CERTIFICATE**



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

ON \_\_\_\_\_ AT \_\_\_\_\_ AM / PM  
 DOCUMENT NUMBER: \_\_\_\_\_  
 OF MAP RECORDS OF HIDALGO COUNTY  
 BY: \_\_\_\_\_ DEPUTY: \_\_\_\_\_



**MAP OF ORANGEWOOD SOUTH LOT 19A and 20A (GATED COMMUNITY)**

BEING A RESUBDIVISION OF LOTS 19 & 20, ORANGEWOOD SOUTH CITY OF McALLEN, HIDALGO COUNTY TEXAS, ACCORDING TO PLAT RECORDED IN VOL. 24, PG. 96, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONTAINING 2.48 AC. OF LAND, MORE OR LESS.

**LOCATION MAP**

Prepared by: **Spoor Engineering Consultants, Inc.**  
 Consulting Engineers - Civil Land Planning  
 FORM # 6-603  
 202 South 4th Street McALLEN, TEXAS 78501  
 SEC@spooreng.com (956) 683 1000

**STATE OF TEXAS: COUNTY OF HIDALGO:**

ORANGEWOOD SOUTH LOT 19A and 20A GATED COMMUNITY SUBDIVISION, DO HEREBY GRANT AN EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MIGHT NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN EMPLOYEES OF UTILITIES OPERATION UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

By: **Juan C. Pena & Leticia R. Pena**  
 3800 Burns South Dr.  
 McAllen, Texas 78503

**STATE OF TEXAS: COUNTY OF HIDALGO:**

**Juan C. Pena and Leticia R. Pena** KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

**STATE OF TEXAS: COUNTY OF HIDALGO:**

I, REYNALDO ROBLES, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR #4032 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE, AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES, RPLS # 4032  
 ROBLES AND ASSOCIATE, PLLC  
 107 W. HUISACHE ST.  
 WESTLACO, TEXAS 78596  
 TBPEL'S FIRM No. 10096700

**STATE OF TEXAS: COUNTY OF HIDALGO:**

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



07-12-24  
**Stephen Spoor**  
 REGISTERED PROFESSIONAL ENGINEER  
 P. E. REGISTRATION No. 56752

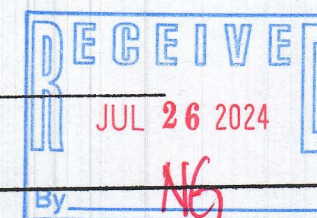
I, THE UNDERSIGNED MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION REGULATIONS OF THIS CITY WHERE IN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: **RAUL E. SESIN, P.E., C.F.M.** GENERAL MANAGER DATE





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

Reviewed On: 8/15/2024

<b>SUBDIVISION NAME: ORANGEWOOD SOUTH LOT 19A &amp; 20A</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>East Burns Drive: 50 ft. ROW existing                      Paving: 30 ft. Curb &amp; gutter: both sides                      - Show existing ROW as per recorded plat and reference document number for existing ROW, prior to final                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>Burns Drive South: 50 ft. ROW existing                      Paving: 30 ft. Curb &amp; gutter: both sides                      - Reference document number for existing ROW, prior to final                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>Paving _____ Curb &amp; gutter _____                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Applied
<p>* 1,200 ft. Block Length                      **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 900 ft. Block Length for R-3 Zone Districts                      **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac                      **Subdivision Ordinance: Section 134-105</p>	NA
<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: 16 ft.                      *Alley/service drive easement required for commercial/multi-family properties                      **Subdivision Ordinance: Section 134-106</p>	NA
<b>SETBACKS</b>	
<p>* Front: 25 ft. or greater for easements or in line with existing structures , whichever is greater applies                      - Revise front setback as shown above, prior to final.                      **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: 10 ft. or greater for easements                      - Revise rear setback as shown above, prior to final.                      **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides: 6 ft. or greater for easements                      - Revise side setback as shown above, prior to final.                      **Zoning Ordinance: Section 138-356</p>	Non-compliance

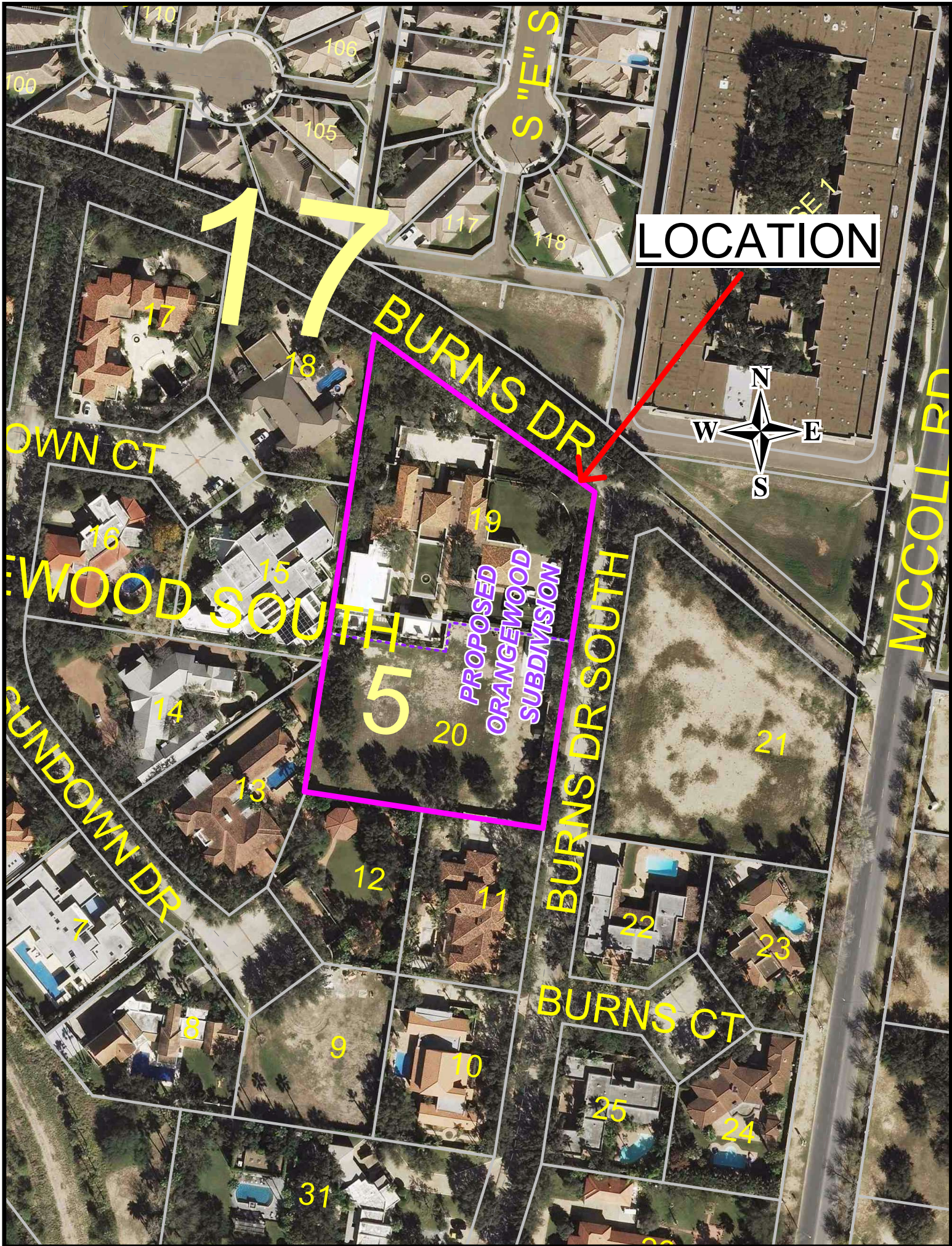
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**

<p>* Corner: 10 ft. or greater for easements                  - Include corner setback as shown above, prior to final.                  **Zoning Ordinance: Section 138-356</p> <p>* Garage: 18 ft. except where greater setback is required, greater setback applies.                  - Include a garage note as shown above, prior to final.                  **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Non-compliance
	Non-compliance
	Applied
<b>SIDEWALKS</b>	
<p>* 4 ft. wide minimum sidewalk required on East Burns Drive and Burns Drive South                  - Include a plat note as shown above, 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>	Non-compliance
	Required
<b>BUFFERS</b>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses                  **Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses                  **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
	Applied
	Required
<b>NOTES</b>	
<p>* No curb cut, access, or lot frontage permitted along                  **Must comply with City Access Management Policy</p>	Applied
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	Applied
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>	Applied
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	NA
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.                  - Engineer must clarify status of HOA document and applicable revisions may be needed to reflect HOA changes.                  **Section 134-168 applies if private subdivision is proposed.                  **Landscaping Ordinance: Section 110-72                  **Subdivision Ordinance: Section 134-168</p>	Required
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.                  - Engineer must clarify status of HOA document and applicable revisions may be needed to reflect HOA changes.                  **Section 134-168 applies if private subdivision is proposed.                  **Landscaping Ordinance: Section 110-72                  **Subdivision Ordinance: Section 134-168</p>	Required

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

<b>LOT REQUIREMENTS</b>		
* Lots fronting public/private streets **Subdivision Ordinance: Section 134-1		Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356		Applied
<b>ZONING/CUP</b>		
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V		Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V		NA
<b>PARKS</b>		
* Land dedication in lieu of fee.		NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. 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
* Pending review by the City Manager's Office.		NA
<b>TRAFFIC</b>		
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic Department, Trip Generation for 2 single-family lot is waived.		Applied
* Traffic Impact Analysis (TIA) required prior to final plat.		NA
<b>COMMENTS</b>		
Comments: - Any abandonments must be done by separate document, not by plat, must be finalized prior to final. - Subdivision name needs to be revised to "Orangewood South Lots 19A and 20A" (Gated Community) will need to be in smaller font not as bold with a spacing between the subdivision name and gated community. - Recorded plat notes remain effective. If any plat note is proposed to be removed or altered, a vacate and replat is required. - Public Hearing with legal notices will be required for the re-subdivision. *Must comply with City's Access Management Policy.		Applied
<b>RECOMMENDATION</b>		
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**



LOCATION



BURNS DR

BURNS DR SOUTH

BURNS CT

MCCOLL RD

OWN CT

ORANGEWOOD SOUTH

RUNDOWN DR

S "E" S

5

PROPOSED  
ORANGEWOOD  
SUBDIVISION

100, 110, 106, 105, 117, 118, 17, 18, 16, 15, 19, 20, 21, 14, 13, 12, 11, 22, 23, 7, 8, 9, 10, 25, 24, 31



# City of McAllen Planning Department

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

<b>Project Information</b>	Subdivision Name <u>Habitat at Ware</u>	
	Legal Description <u>6.84 Acres out of Lot 80 La Lomita Irrigation &amp; Construction Co. Subdivision</u>	
	Location <u>The west side of N. Ware Road, approximately 500 feet south of Lark Avenue</u>	
	City Address or Block Number <u>6201 N. Ware Rd</u>	
	Total No. of Lots <u>64</u> Total Dwelling Units <u>60</u> Gross Acres <u>6.84</u> Net Acres <u>6.84</u>	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial ( <u>0</u> Acres) / <input checked="" type="checkbox"/> Residential ( <u>60</u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-3T</u> Proposed Zoning <u>R-3T</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Townhomes</u>	
	Irrigation District # <u>1</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other _____	
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>210699</u>		
Estimated Rollback Tax Due <u>N/a</u> Tax Dept. Review _____		
<b>Owner</b>	Name <u>Habitat Development Group LLC</u> <u>Ricardo Daniel Martinez, Managing Member</u> Phone <u>956-578-3919</u>	
	Address <u>302 S. 10th Street</u> E-mail <u>daniel@habitatdevelopers.com</u>	
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>	
<b>Developer</b>	Name <u>Same as Owner</u> Phone _____	
	Address _____ E-mail _____	
	City _____ State _____ Zip _____	
	Contact Person _____	
<b>Engineer</b>	Name <u>Spoor Engineering Consultants, Inc.</u> Phone <u>956-683-1000</u>	
	Address <u>202 S. 4th Street</u> E-mail <u>sec@spooeng.com</u>	
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>	
	Contact Person <u>Steve Spoor, P.E.</u>	
<b>Surveyor</b>	Name <u>Robles &amp; Associates - Reynaldo Robles</u> Phone <u>956-</u>	
	Address <u>107 W. Huisache Street</u> E-mail <u>roblesandassoc@gmail.com</u>	
	City <u>Weslaco</u> State <u>Texas</u> Zip <u>78596</u>	

KF

RECEIVED

JAN 05 2024

By AP

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

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

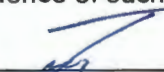
### PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature  Date Jan. 5, 2024

Print Name Ricardo Daniel Martinez, Man. Member

Owner  Authorized Agent

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

VAR 2024-0036



# City of McAllen

## Planning Department VARIANCE TO SUBDIVISION PROCESS APPLICATION

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

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

<b>Project</b>	Legal Description	6.84 Acres out of Lot 80, La Lomita Irrigation and Construction Co.		
		Subdivision _____		
	Proposed Subdivision (if applicable)	Habitat at Ware		
	Street Address	6201 N. Ware Road		
		Number of lots	64	Gross acres
	Existing Zoning	R-3T	Existing Land Use	Vacant
	<input checked="" type="checkbox"/> Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)			
<b>Applicant</b>	Name	Spoor Engineering Consultants, Inc. Phone 956-683-1000		
	Address	510 S. Broadway St. E-mail sec@spooreng.com		
	City	McAllen	State	Texas Zip 78501
<b>Owner</b>	Name	Habitat Development GROUP LLC Phone 956-578-3919		
	Address	302 S. 10th Street E-mail daniel@habitatdevelopers.com		
	City	McAllen	State	Texas Zip 78501
<b>Authorization</b>	To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?			
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
	I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.			
	Signature			Date
Print Name	Steve Spoor, P.E.		<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Authorized Agent
<b>Office</b>	*FOR OFFICE USE ONLY*			
	APPLICATION FILING FEE:	<input type="checkbox"/> \$250.00		
	Accepted by _____	Payment received by _____	Date _____	
	Rev 06/21			



# City of McAllen

## *Planning Department*

### REASON FOR APPEAL

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

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

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

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

*Spoor Engineering Consultants, Inc.*

Consulting Engineers - Civil Land Planning  
510 S. Broadway St. McAllen, Texas 78501  
956-683-1000                      sec@spooeng.com

**Habitat at Ware**

July 26, 2024

*Variance to Subdivision Process Application*

***Variances Requested:***

- A. Variance to allow a 3.5 foot side setback on the east side of Lots 2 through 15 and Lots 17 through 38, *to allow for the TOWNHOMES TO BE DETACHED.*
- B. Variance to the 900 foot block length requirement to allow a block length of 1,124 feet (Centerline of N. Ware Road to Centerline of N. 41<sup>st</sup> Street) *LOTS 1 AND 16 MUST REQUIRE IT BECAUSE THEY CAN BE DETACHED WITHOUT A VARIANCE*

---

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

---

- A. The subdivision ordinance allows a side setback of Zero feet or Six feet. The layout of the townhomes on these lots incorporates a 3.5 foot setback and has been carefully laid out for aesthetic and livability reasons. We are requesting this variance but still understand we will be subject to compliance with building code requirements.
- B. An additional north-south street in this narrow development would require the creation of cul de sacs or temporary turnarounds that would create additional intersections in the development that would negatively impact traffic in the area.

---

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

---

- A. The layout of the townhomes on these lots incorporates a 3.5 foot setback and has been carefully laid out for aesthetic and livability reasons.
- B. An additional north-south street in this narrow development would require the creation of cul de sacs or temporary turnarounds that would create additional intersections in the development that would negatively impact traffic in the area.

*Spoor Engineering Consultants, Inc.*

Consulting Engineers - Civil Land Planning  
510 S. Broadway St. McAllen, Texas 78501  
956-683-1000                      sec@spooreng.com

---

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

---

A. We are requesting this variance but still understand we will be subject to compliance with building code requirements.

B. A private access easement / service drive is being proposed for this subdivision to aid in the circulation of traffic throughout the development.

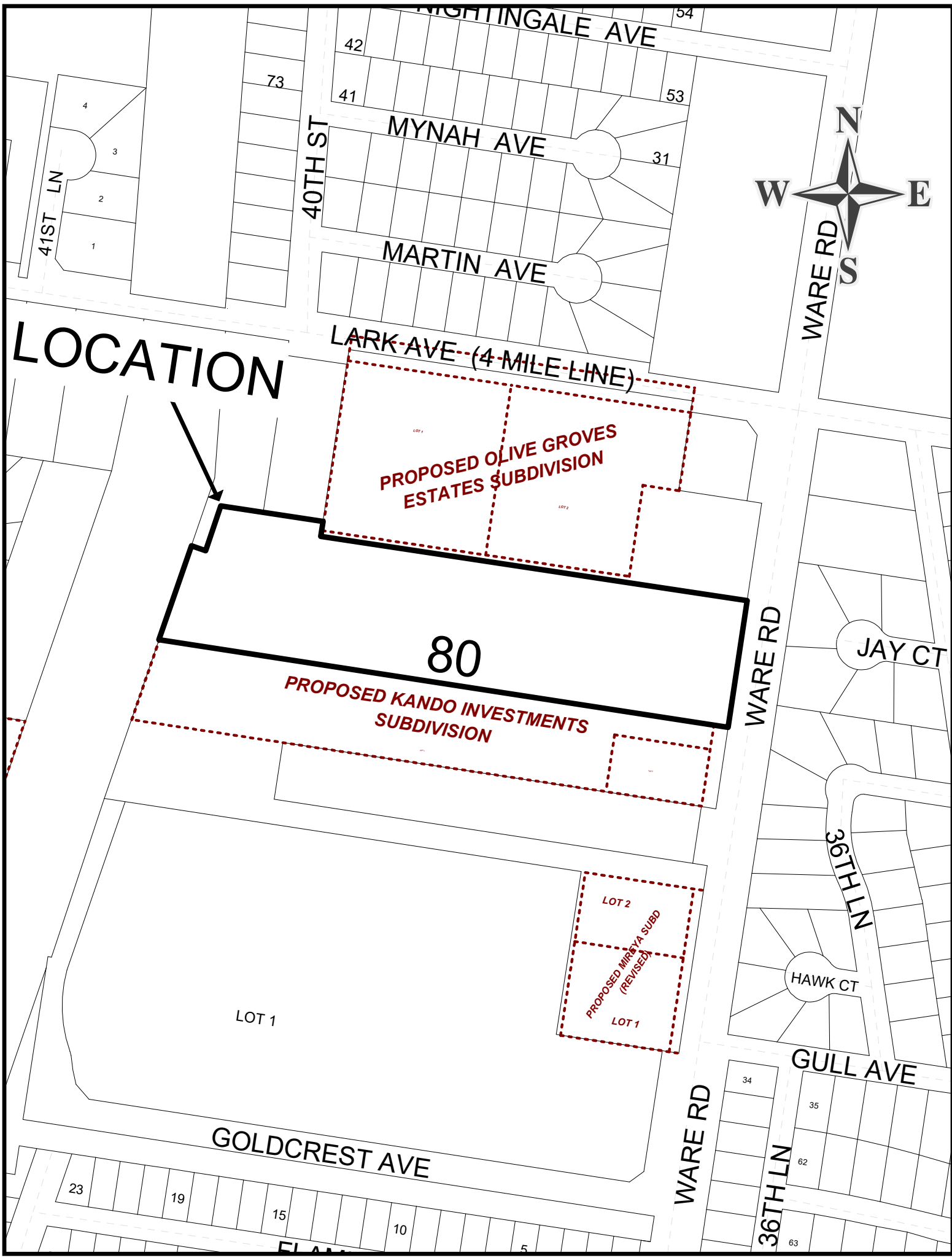
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4. Describe how the variance will not have the effect of preventing the orderly subdivision in the area in accordance with the provisions of this chapter.

---

A. This variance would not have any impact, negative or positive, on any other developments in the area.

B. This variance would not have any impact, negative or positive, on any other developments in the area.



**LOCATION**

NIGHTINGALE AVE 54

42

41

53

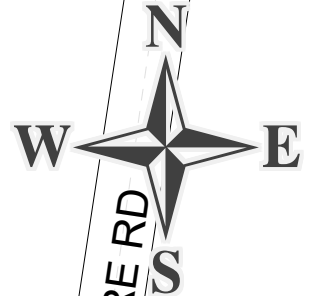
MYNAH AVE

31

40TH ST

MARTIN AVE

WARE RD



LARK AVE (4 MILE LINE)

**PROPOSED OLIVE GROVES ESTATES SUBDIVISION**

**80**

**PROPOSED KANDO INVESTMENTS SUBDIVISION**

JAY CT

WARE RD

36TH LN

HAWK CT

LOT 2  
PROPOSED MIRYA SUBD  
(REVISED)  
LOT 1

LOT 1

GULL AVE

WARE RD

GOLDCREST AVE

34

35

62

36TH LN

63

23

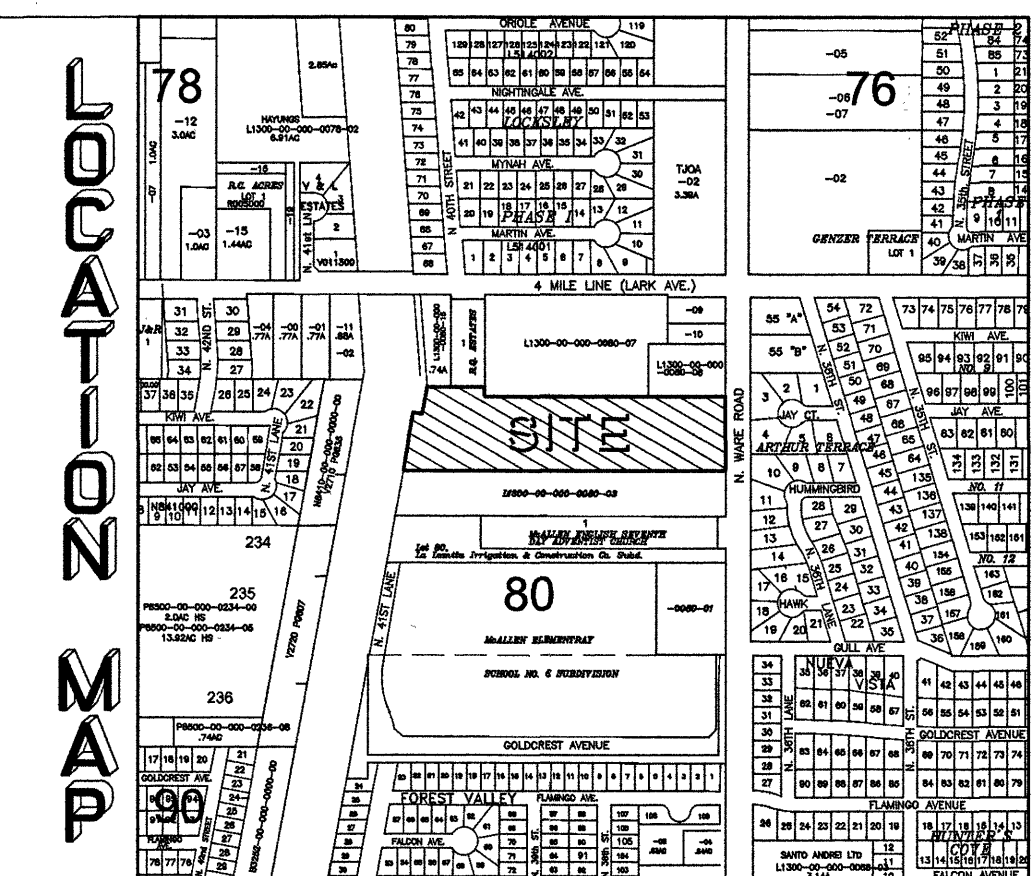
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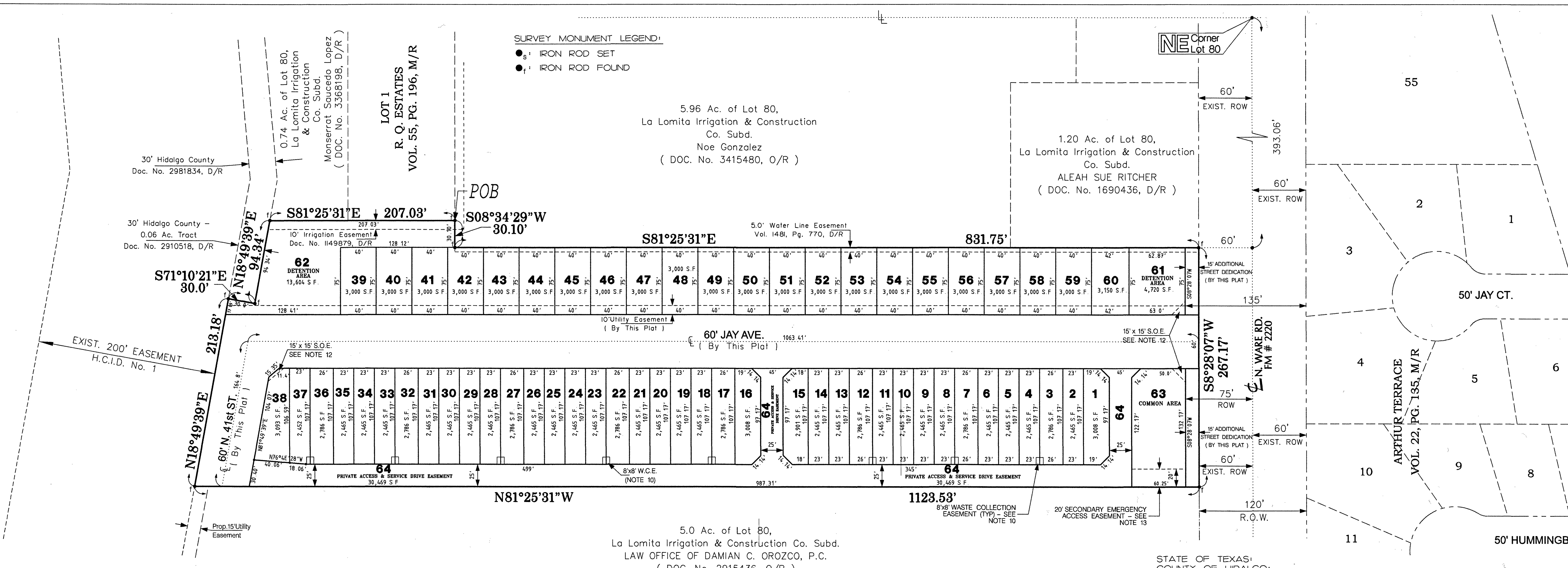
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FLAMINGO



**Spoor Engineering Consultants, Inc.**  
 Consulting Engineers - Civil Land Planning  
 FIRM # F6003  
 202 South 4th Street McALLEN, TEXAS 78501  
 SEC@spooreng.com (956) 683 1000

**SURVEY MONUMENT LEGEND:**  
 ● 1" IRON ROD SET  
 ● 1" IRON ROD FOUND



- NOTES:**
- MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:  
 LOTS 1 AND 16:  
 FRONT: 10 FEET OR GREATER FOR EASEMENTS  
 REAR: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS  
 EAST SIDE: CORNER: 10 FEET OR GREATER FOR EASEMENTS  
 WEST SIDE: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS AND SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS  
 GARAGE: 18 FEET - EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES  
  
 LOTS 15 AND 38:  
 FRONT: 10 FEET OR GREATER FOR EASEMENTS  
 REAR: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS  
 EAST SIDE: 3.5 FEET  
 WEST SIDE: 10 FEET OR GREATER FOR EASEMENTS  
 GARAGE: 18 FEET - EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES  
  
 LOTS 2 THROUGH 14 AND 17 THROUGH 37:  
 FRONT: 10 FEET OR GREATER FOR EASEMENTS  
 REAR: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS  
 EAST SIDE: 3.5 FEET  
 WEST SIDE: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS AND SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS  
 GARAGE: 18 FEET - EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES  
  
 LOTS 39 THROUGH 60:  
 FRONT: 10 FEET OR GREATER FOR EASEMENTS  
 REAR: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS  
 EAST SIDE: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS AND SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS  
 WEST SIDE: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS AND SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS  
 GARAGE: 18 FEET - EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
  - MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
  - THIS PROPERTY FALLS IN ZONE 'C' OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0005 C REVISED NOV. 2, 1982.
  - A 6' OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG N. WARE ROAD AND N. 41ST STREET. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
  - 5' WIDE MINIMUM SIDEWALK IS REQUIRED ON N. WARE RD. AND A 4' WIDE MINIMUM SIDEWALK IS REQUIRED ON BOTH SIDES OF N. 41ST ST., JAY AVENUE, AND ALL INTERIOR STREETS.
  - BENCHMARK - STATION NAME: MC 76 SET BY ARANDA & ASSOC. LOCATED AT THE SOUTH-EAST OF WARE RD. AND MILE 4 RD ELEV. - 125.83 (NAVD88)
  - OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT.
  - 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.
  - DRAINAGE DETENTION OF 101 ACRE- FEET (43,940 CUBIC FEET) IS REQUIRED FOR THIS PROPERTY
  - 8'x8' WASTE COLLECTION EASEMENT (W.C.E.) SHOWN CENTERED ON LOT LINES BETWEEN LOTS: 3 & 4, 7 & 8, 11 & 12, 17 & 18, 22 & 23, 27 & 28, 32 & 33, AND 36 & 37.

**MAP OF HABITAT AT WARE**  
 June 7, 2024  
 Scale: 1"=60'

*McAllen, Texas*

**BEING A SUBDIVISION OF A 6.84 AC. TRACT OF LAND OUT OF LOT 80, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, Hidalgo County, Texas; according to plat recorded in vol. 24, page 68, Deed Records Hidalgo County, Texas.**

**METES & BOUNDS**

A 6.84 ACRE TRACT OF LAND OUT OF LOT 80, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the southeast corner of Lot 1, R O Estates, City of McAllen, recorded in Volume 55, Page 196, Map Records, for the most northerly northeast corner of the following described tract of land, said point being on the West line of a 5.96 acre tract described in Deed recorded in Document No. 3415480, Official Records;

THENCE, with the West line of said 5.96 acre tract, South 08 Deg. 34 Min. 29 Sec. East, 30.10 feet to the southwest corner of said 5.96 acre tract for an interior corner hereof;

THENCE, with the South line of said 5.96 acre tract, South 81 Deg. 25 Min. 31 Sec. East, at 630.0 feet pass the southeast corner of said 5.96 acre tract, and at 831.75 feet a point on the West line of North Ware Road, for the most southerly northeast corner hereof;

THENCE, with the West line of North Ware Road, South 08 Deg. 28 Min. 07 Sec. West, 267.17 feet to the northeast corner of a 5.0 acre tract as described in Warranty Deed With Vendor's Line recorded in Document No. 2915436, Official Records;

THENCE, with the North line of said 5.0 acre tract, North 81 Deg. 25 Min. 31 Sec. West, 1123.53 feet to the northwest corner of said 5.0 acre tract, for the southwest corner hereof, said point being on the East line of HCID No. 1 200 foot canal right-of-way;

THENCE, with the East line of said canal right-of-way, North 18 Deg. 49 Min. 39 Sec. East, 213.18 feet to a point for the most southerly northwest corner hereof, said point being the southwest corner of a 0.06 acre tract as described in Deed recorded in Document No. 2910518, Official Records;

THENCE, with the South line of said 0.06 acre tract, South 71 Deg. 10 Min. 21 Sec. East, 30.0 feet to the southeast corner of said 0.06 acre tract for an interior corner hereof;

THENCE, with the East line of said 0.06 acre tract, North 18 Deg. 49 Min. 39 Sec. East, 94.34 feet to the northeast corner of said 0.06 acre tract, for the most northerly northwest corner hereof;

THENCE, with the South line of Lot 1, R O Estates, and its projection, South 81 Deg. 25 Min. 31 Sec. East, 207.03 feet to the POINT OF BEGINNING, containing 6.84 acres of land, more or less.

STATE OF TEXAS  
 COUNTY OF HIDALGO

I, ME, THE UNDERSIGNED, HOLDERS (OR DULY AUTHORIZED OFFICERS OF THE HOLDERS) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS HABITAT AT WARE OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

GARTHOK LENDING, LLC

BY: JAMES B. EZELL, MANAGER  
 502 CARDINAL  
 McALLEN TX 78504

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES B. EZELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING.  
 THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC

STATE OF TEXAS  
 COUNTY OF HIDALGO

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

Habitat Development Group, LLC, a Texas Limited Liability Company

BY: Ricardo Daniel Martinez, Managing Member  
 302 S. 10th St.  
 McALLEN, TEXAS 78501

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

NOTARY PUBLIC \_\_\_\_\_ 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 THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

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

I, REYNALDO ROBLES, 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.

REYNALDO ROBLES, R.P.L.S. #4032  
 ROBLES AND ASSOCIATES, PLLC - TBEPLS FIRM 10096700  
 107 W. HUISACHE ST. WESLACO, TEXAS 78596

STATE OF TEXAS  
 COUNTY OF HIDALGO

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

STATE OF TEXAS  
 COUNTY OF HIDALGO

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

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.26(a) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: RALL E. SESIN, P.E., CFM.  
 GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_





Reviewed On: 8/15/2024

<b>SUBDIVISION NAME: HABITAT AT WARE</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>North Ware Road: Dedication as needed for 75 ft. from centerline for 150 total ROW.                      Paving: By the State Curb &amp; gutter: By the State.                      Revisions Needed:                      - Provide the document number for the existing ROW on the plat and provide a copy for staff review prior to final.                      ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan                      ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	Non-compliance
<p>Proposed Jay Avenue: 60 ft. of total ROW dedication.                      Paving: 40 ft. Curb &amp; gutter: Both Sides.                      Revisions Needed:                      - Street name under review, and city established street name will be provided prior to final, finalize prior to final.                      ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan                      ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	Required
<p>North 41st Street: 60 ft. of total ROW dedication.                      Paving: 40 ft. Curb &amp; gutter: Both Sides                      ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan                      ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	Applied
<p>* 1,200 ft. Block Length.                      **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 900 ft. Block Length for R-3 Zone Districts.                      Revisions Needed:                      -Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 900 ft. maximum block length requirement.                      **Subdivision Ordinance: Section 134-118</p>	Non-compliance
<p>** The project engineer submitted a variance application (SUB2024-0036) including a variance to the block length requirement. The submitted letter states that the subdivision cannot comply with the block length requirement, since they are already dedicating 60 ft. ROW to N. 41st Street and additional north-south street would create additional intersection which would negatively impact the traffic in the area.</p>	
<p>* 600 ft. Maximum Cul-de-Sac.                      **Subdivision Ordinance: Section 134-105</p>	NA

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

<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: 16 ft.                      Pending Items:                      - Subdivision plat proposes a private access and service drive easement as Lot 64. Clarify why the private access and service drive easement is not shown as part of Lots 1-38 prior to final. A private access and service drive easement must be minimum 24 ft. wide and labeled as such and in compliance with fire and public works department requirements. Finalize all service drive requirements prior to final.                      *Alley/service drive easement required for commercial properties and multi-family properties.                      **Subdivision Ordinance: Section 134-106</p>	Non-compliance
<b>SETBACKS</b>	
<p>* Front: 10.00 ft. or greater for easements.                      **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Rear: In accordance with the Zoning Ordinance or greater for easements.                      **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Sides: In accordance with the Zoning Ordinance or greater for easements.                      **Zoning Ordinance: Section 138-356</p> <p>** The project engineer submitted a variance application (SUB2024-0036) including a variance request to the side setback requirement. The request is to allow 3.5 ft. setback on the east side of Lots 2-15 and east side of Lots 17-38. The request explains that allowing 3.5 ft. setback on the east side of above-mentioned lots will allow the detached design layout of the townhomes which is laid out for aesthetic and livability reasons.</p>	Non-compliance
<p>* Corner: 10.00 ft. or greater for easements                      Revisions needed:                      - Clarify the word "corner" for Lots 1, 15, and 16. Based on the submitted layout they are not corner lots. Side setback for Lots 1, 15, and 16 must be finalized prior to final.                      **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage: 18.00 ft. except where greater setback is required, greater setback applies.                      Revisions needed:                      -Include note as shown above, prior to final.                      **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
<b>SIDEWALKS</b>	
<p>* 5 ft. wide minimum sidewalk required on North Ware Road (FM 220) and 4 ft. wide minimum sidewalk required on both sides of North 41st Street and all interior street.                      **5 ft. sidewalk along N. Ware Road as per Engineering Department, 4ft. Sidewalk requirement may increase to 5 ft. for interior streets per Engineering Department prior to final. Finalize wording for note prior to final.                      **Subdivision Ordinance: Section 134-120</p>	Required
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
<b>BUFFERS</b>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Ware Road and North 41st Street.                      - Plat note wording will be finalized prior to final.                      **Landscaping Ordinance: Section 110-46</p>	Required

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

<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.                  **Landscaping Ordinance: Section 110-46                  *Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
<b>NOTES</b>	Required
<p>* No curb cut, access, or lot frontage permitted along North Ware Road and North 41st Street, except for the emergency access easement on Lot 63.                  - Revise plat note #15 as shown above 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.                  **Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to recording.                  ***Zoning Ordinance: Section 138-210.                  * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.                  * Common Areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen.                  * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.                  **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                  * 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
	Required
	NA
	Applied
	Required
	Required
<b>LOT REQUIREMENTS</b>	
<p>* Lots fronting public streets.                  **Subdivision Ordinance: Section 134-1</p>	Compliance
<p>* Minimum lot width and lot area.                  Revisions Needed:                  -Please include lot square footage for Lot 63, prior to final.                  **Zoning Ordinance: Section 138-356</p>	Non-compliance
<b>ZONING/CUP</b>	
<p>* Existing:R3-T(Townhouse Residential) District Proposed:R3-T(Townhouse Residential) District                  **At the City Commission meeting of August 28th,2023 the requested rezoning for the subject property to R-3T District was approved.                  ***Zoning Ordinance: Article V</p>	Applied

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

<p>* Rezoning Needed Before Final Approval.                  **At the City Commission meeting of August 28th,2023 the requested rezoning for the subject property to R-3T District was approved.                  ***Zoning Ordinance: Article V</p>	<p>Completed</p>
<p><b>PARKS</b></p>	
<p>* Land dedication in lieu of fee. As per application submitted on January 5,2024 a total of 60 lots proposed park fees total to \$42,000 (\$700 X60 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.</p>	<p>Required</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.As per application submitted on January 5,2024 a total of 60 lots proposed park fees total to \$42,000 (\$700 X60 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.</p>	<p>Required</p>
<p>* Pending review by the City Manager's Office. As per application submitted on January 5,2024 a total of 60 lots proposed park fees total to \$42,000 (\$700 X60 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.</p>	<p>Required</p>
<p><b>TRAFFIC</b></p>	
<p>* As per Traffic Department, Trip Generation is approved.</p>	<p>Applied</p>
<p>* As per Traffic Department, Traffic Impact Analysis (TIA) is not required.</p>	<p>Applied</p>
<p><b>COMMENTS</b></p>	
<p>Comments:                  - Consider combining the setback notes as all lots have the same front, rear, and garage setbacks. Revise as applicable prior to final.                  *Must comply with City's Access Management Policy.                  *Any abandonments must be done by separate process, not by plat.                  ** The project engineer submitted a variance application (SUB2024-0036) including the following variance requests:                  1. A variance request to 900 ft. block length requirement. The submitted letter states that the subdivision cannot comply with the block length requirement, since they are already dedicating 60 ft. ROW to N. 41st Street and additional north-south street would create additional intersection which would negatively impact the traffic in the area.                  2. A variance request to the side setback requirement. The request is to allow 3.5 ft. setback on the east side of Lots 2-15 and east side of Lots 17-38. The request explains that allowing 3.5 ft. setback on the east side of above-mentioned lots will allow the detached design layout of the townhomes which is laid out for aesthetic and livability reasons. If the variance is approved, it will be subject to compliance with building code requirements.</p>	<p>Required</p>
<p><b>RECOMMENDATION</b></p>	
<p>STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL, AND THE BOARD'S CLARIFICATION ON THE REQUESTED VARIANCES.</p>	<p>Applied</p>

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



NIGHTINGALE AVE  
LOCKSLEY SUBD.

MYNAH AVE  
PHASE I

MARTIN AVE

LARK AVE (4 MILE LINE)



LOCATION

PROPOSED OLIVE GROVES  
ESTATES SUBDIVISION

80

PROPOSED KANDO INVESTMENTS  
SUBDIVISION

MCCALLEN ENGLISH SEVENTH DAY  
ADVENTIST CHURCH SUBD  
LOT 1

MCCALLEN

ELEMENTARY  
SCHOOL NO 5

GOLDCREST AVE  
SUBDIVISION

FOREST  
FLAMINGO AVE

WARE RD

JAY C

36TH LN

HAWK CT

GULL AVE

WARE RD

36TH LN

NUEVA

SUB 2024-0088



# City of McAllen Planning Department

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

<b>Project Information</b>	Subdivision Name <u>Estancia at Tres Lagos Phase IV Subdivision</u>	
	Legal Description <u>Being 25.332 +/- acres out of Section 232, Texas-Mexican Railway Company Survey, according to the patent issued by the State of Texas, Recorded in Volume 4, Pages 142-143, Hidalgo County Deed Records, City of McAllen, Hidalgo County, Texas.</u>	
	Location <u>Northwest of Estancia at Tres Lagos Phase II &amp; Phase III Subdivision</u>	
	City Address or Block Number <u>4900 Town Lake Drive</u>	
	Total No. of Lots <u>30</u> Total Dwelling Units <u>28</u> Gross Acres <u>25.332</u> Net Acres _____	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial ( _____ Acres) / <input checked="" type="checkbox"/> Residential ( <u>28</u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Single Family Residential</u>	
	Irrigation District # <u>UID</u> Water CCN: <input type="checkbox"/> MPU / <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Agricultural Exemption: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Parcel # <u>1075073</u>		
Estimated Rollback Tax Due <u>3,864.36</u> Tax Dept. Review <u>WPG</u>		
<b>Owner</b>	Name <u>Rhodes Development, Inc. formerly known as Rhodes Enterprises, Inc.</u> Phone <u>(956) 287-2800</u>	
	Address <u>200 S 10th St, Suite 1700</u> E-mail <u>brfrisby@rhodes.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
<b>Developer</b>	Name <u>Rhodes Development, Inc.</u> Phone <u>(956) 287-2800</u>	
	Address <u>200 S 10th St, Suite 1700</u> E-mail <u>brfrisby@rhodes.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>Brad Frisby, Vice President Land Development</u>	
<b>Engineer</b>	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	
	Contact Person <u>Mario A Reyna, P.E., Beto De La Garza, and Della Robles</u>	
<b>Surveyor</b>	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	

AUG 08 2024

WPG  
RWI  
Dew

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 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

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

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

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

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


### PLAT TO SHOW:

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

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

Owner(s) Signature(s)

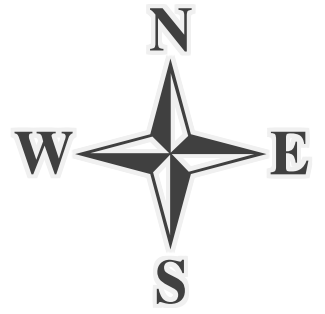
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 08.06.2024

Print Name Mario A Reyna, P.E.

Owner  Authorized Agent

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



LOCATION



WARE RD  
↓

**PHASE 4**

ESTANCIA

WHITE RIVER WAY

ESTANCIA PKWY

TRES LAGO  
DIVISION

**PHASE 3**

TOWN LAKE DR

TRESLAGOSBLVD

COMMUNITY

TRES

CV

SUR

TE

AT

PHASE 2

EL



130' R.O.W. TO CITY OF McALLEN,  
BY DOCUMENT NUMBER 2780232, H.C.D.R.  
SUBJECT TO EASEMENT OF  
UNITED IRRIGATION DISTRICT

TEXAS-MEXICAN RAILWAY COMPANY SURVEY SECTION 232  
VOLUME 4, PAGES 142-143, H.C.D.R.

RHODES ENTERPRISES, INC., A TEXAS CORPORATION  
CORRECTION SPECIAL WARRANTY DEED  
DOCUMENT NUMBER 2869684, H.C.D.R.

N.W. COR. LOT 22  
ESTANCIA AT TRES LAGOS  
LAGOS SUBDIVISION  
P.O.B.

BOUNDARY Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent

LOTS Curve Table

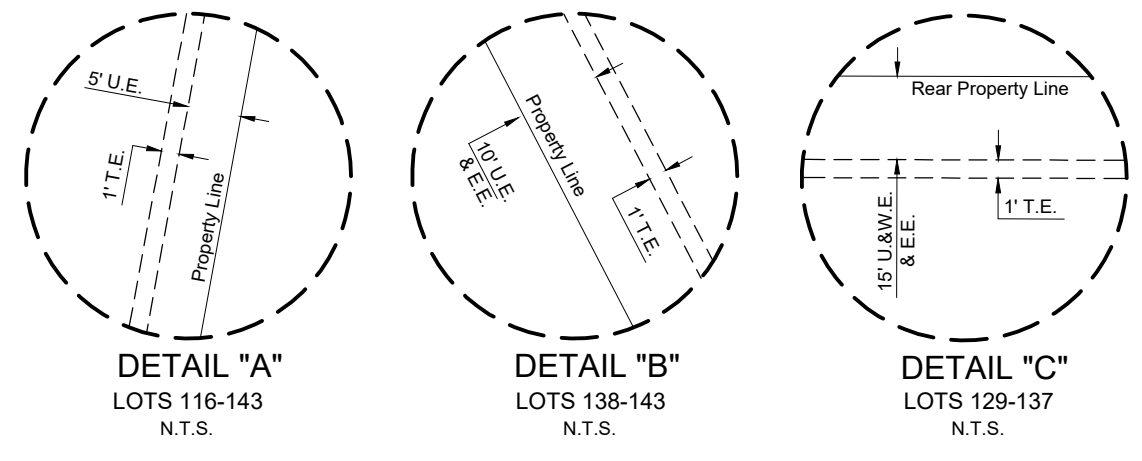
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	113.91	775.00	008° 25' 17"	N25° 29' 53"W	113.81	57.06
C2	6.08	275.00	001° 16' 03"	S29° 04' 30"E	6.08	3.04
C3	103.25	275.00	021° 30' 46"	S17° 41' 06"W	102.65	52.24
C4	5.38	930.00	000° 19' 54"	S7° 05' 40"E	5.38	2.69
C5	65.42	930.00	004° 01' 50"	N9° 16' 32"W	65.41	32.72
C6	44.65	210.00	012° 10' 59"	S11° 11' 57"E	44.57	22.41
C7	77.59	210.00	021° 10' 09"	S11° 28' 36"W	77.15	39.24
C8	61.50	210.00	022° 14' 11"	S33° 10' 47"W	60.99	41.27
C9	77.59	210.00	021° 10' 13"	S64° 52' 59"W	77.15	39.24
C10	79.31	210.00	021° 38' 22"	S76° 17' 16"W	78.84	40.13
C11	49.17	210.00	013° 24' 57"	N86° 11' 05"W	49.06	24.70
C12	61.78	1,230.00	002° 52' 41"	S80° 55' 08"E	61.78	30.90
C13	12.75	1,230.00	000° 35' 39"	S62° 39' 16"E	12.75	6.38
C14	97.40	275.00	020° 17' 34"	N72° 48' 20"W	96.89	49.21
C15	105.58	275.00	021° 59' 49"	N61° 39' 38"W	104.93	53.45
C16	31.83	275.00	006° 37' 56"	N37° 20' 46"W	31.81	15.93
C17	96.82	275.00	020° 10' 23"	N23° 56' 37"W	96.32	48.92
C18	104.52	275.00	021° 46' 37"	N2° 58' 07"W	103.89	52.90
C19	20.96	225.00	005° 20' 18"	S5° 15' 03"W	20.96	10.49
C20	163.62	225.00	041° 39' 59"	S19° 15' 03"E	160.04	85.62
C21	196.74	225.00	050° 05' 56"	S64° 08' 03"E	190.53	105.16
C22	195.92	225.00	049° 53' 27"	N65° 52' 15"E	189.79	104.66
C23	15.01	225.00	003° 49' 22"	N39° 00' 50"E	15.01	7.51
C24	62.19	275.00	012° 57' 23"	N40° 00' 44"E	62.05	31.23
C25	82.67	275.00	017° 13' 24"	N55° 06' 08"E	82.36	41.65
C26	46.07	275.00	009° 35' 52"	N68° 30' 46"E	46.01	23.09
C27	20.98	275.00	004° 22' 13"	N75° 29' 49"E	20.97	10.49
C28	113.04	275.00	023° 33' 00"	N89° 27' 30"E	112.25	57.33
C29	95.96	275.00	019° 59' 33"	S68° 48' 09"E	95.47	48.47
C30	94.03	275.00	019° 35' 24"	S48° 58' 40"E	93.57	47.48
C31	96.93	275.00	020° 11' 43"	S29° 05' 06"E	96.43	48.97
C32	97.64	275.00	020° 20' 34"	S8° 48' 57"E	97.13	49.34
C33	31.51	275.00	006° 33' 52"	S4° 38' 16"W	31.49	15.77
C34	141.06	225.00	035° 55' 12"	N10° 02' 24"W	138.76	72.93
C35	166.86	225.00	042° 29' 28"	N49° 14' 44"W	163.06	87.48
C36	198.86	225.00	050° 38' 17"	S84° 11' 23"W	192.45	106.45
C37	199.55	225.00	050° 48' 49"	S33° 27' 50"W	193.07	106.87
C38	148.30	225.00	037° 45' 47"	S10° 49' 28"E	145.63	76.95
C39	19.36	825.00	001° 20' 40"	N29° 02' 14"W	19.36	9.68
C40	118.24	825.00	008° 12' 42"	N24° 15' 34"W	118.14	59.22

Lot Area Table

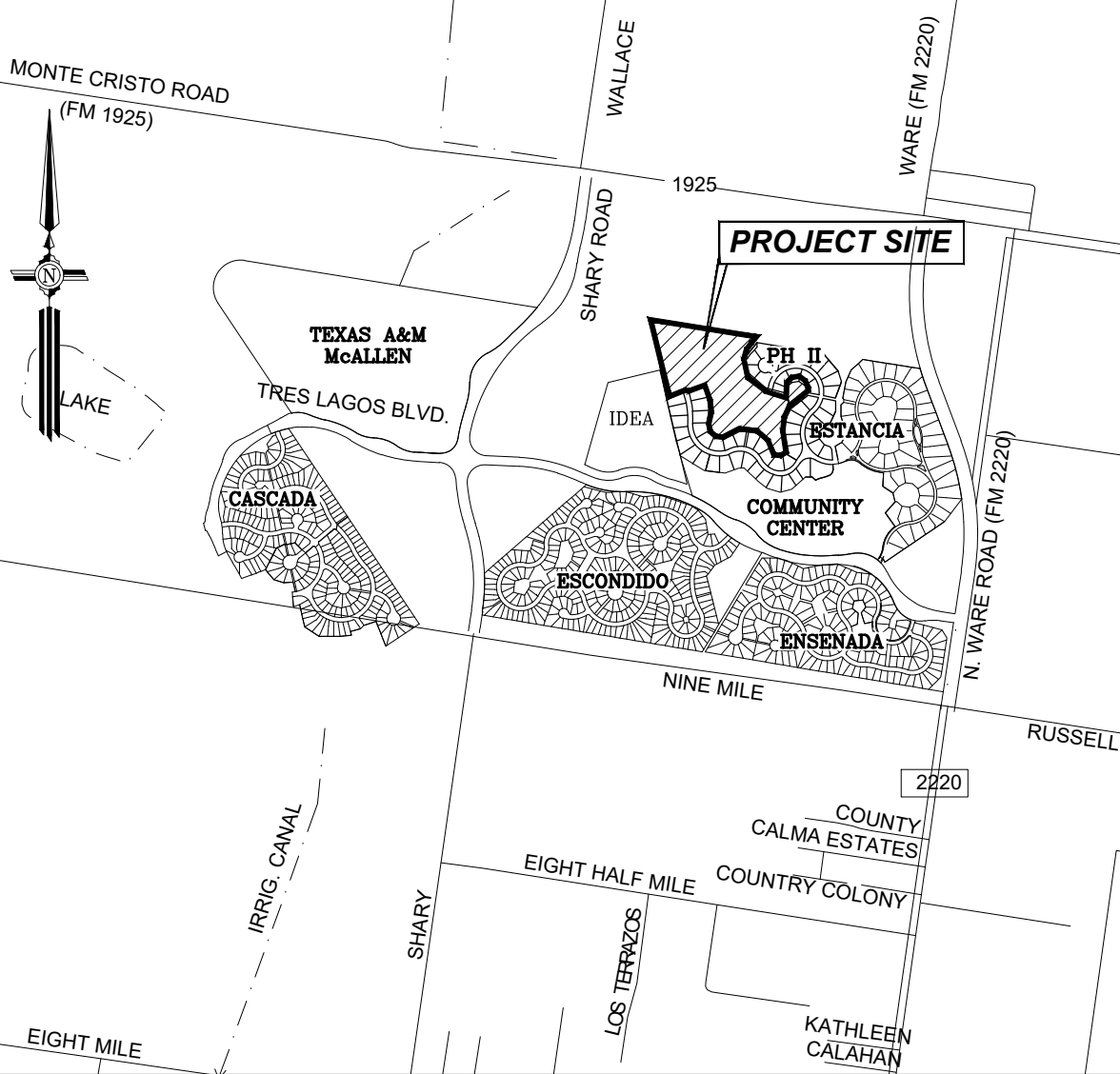
Lot #	SQ. FT.	Area	Line #	Length	Direction
116	24057.18	0.552	S39	59.55	N70° 00' 00"E
117	25847.67	0.593	S66	30.00	N68° 43' 17"E
118	18327.82	0.421	S67	45.38	N64° 00' 00"E
119	18096.82	0.415	S68	46.63	N76° 00' 00"E
120	19570.25	0.449	S69	59.42	N84° 00' 00"E
121	21383.08	0.491	S70	93.53	S67° 56' 19"E
122	20234.80	0.465	S71	105.90	S47° 12' 12"E
123	19174.94	0.440	S72	86.55	S24° 03' 58"E
124	19231.99	0.442	S73	48.36	S06° 07' 07"W
125	19521.03	0.448	S74	40.08	S15° 06' 10"W
126	19161.77	0.440	S75	34.79	S28° 00' 00"W
127	18901.46	0.434	S76	45.88	S53° 33' 08"W
128	20351.26	0.467	S77	48.28	N79° 30' 00"E
129	19522.84	0.448	S78	30.86	N80° 00' 00"E
130	18457.51	0.424	S79	30.00	N51° 00' 00"E
131	18255.66	0.419	S80	30.00	N00° 00' 00"E
132	23022.27	0.529	S81	30.00	N49° 04' 29"W
133	44659.90	1.025	S82	73.77	N75° 04' 08"W
134	44831.27	1.029	S83	117.26	N43° 30' 24"W
135	23711.69	0.544	S84	113.41	N26° 12' 09"W
136	19242.51	0.442	S85	61.53	N03° 00' 00"E
137	20863.70	0.479	S86	42.59	N09° 30' 00"E
138	19533.42	0.448	S87	65.53	N31° 00' 00"E
139	17672.69	0.406	S88	65.78	N52° 00' 00"E
140	17483.68	0.401	S89	61.63	N71° 05' 35"E

Front Setback Lines

Line #	Length	Direction
S39	59.55	N70° 00' 00"E
S66	30.00	N68° 43' 17"E
S67	45.38	N64° 00' 00"E
S68	46.63	N76° 00' 00"E
S69	59.42	N84° 00' 00"E
S70	93.53	S67° 56' 19"E
S71	105.90	S47° 12' 12"E
S72	86.55	S24° 03' 58"E
S73	48.36	S06° 07' 07"W
S74	40.08	S15° 06' 10"W
S75	34.79	S28° 00' 00"W
S76	45.88	S53° 33' 08"W
S77	48.28	N79° 30' 00"E
S78	30.86	N80° 00' 00"E
S79	30.00	N51° 00' 00"E
S80	30.00	N00° 00' 00"E
S81	30.00	N49° 04' 29"W
S82	73.77	N75° 04' 08"W
S83	117.26	N43° 30' 24"W
S84	113.41	N26° 12' 09"W
S85	61.53	N03° 00' 00"E
S86	42.59	N09° 30' 00"E
S87	65.53	N31° 00' 00"E
S88	65.78	N52° 00' 00"E
S89	61.63	N71° 05' 35"E



LOCATION MAP  
SCALE: 1" = 2,000'



**LEGEND & ABBREVIATIONS**

- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- P.O.B. - POINT OF BEGINNING
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
- R.O.W. - RIGHT-OF-WAY
- N.W. COR. - NORTHERNMOST NORTHWEST CORNER
- SQ. FT. - SQUARE FEET
- D.B.T.P. - DEDICATED BY THIS PLAT
- EASE. - EASEMENT
- S.W.S.C. - SHARYLAND WATER SUPPLY CORPORATION
- U.E. - UTILITY EASEMENT D.B.T.P.
- U.&W.E. - UTILITY & WALL EASEMENT D.B.T.P.
- T.E. - TECHNOLOGY EASEMENT D.B.T.P.
- D.E. - DRAINAGE EASEMENT D.B.T.P.
- E.E. - ELECTRICAL EASEMENT D.B.T.P.
- F.S.B.L. - FRONT SETBACK LINE
- \* - CURVED SETBACK LINE
- N.T.S. - NOT TO SCALE-DETAILS
- P.I.D. - PUBLIC IMPROVEMENT DISTRICT
- ℄ - ROAD CENTER LINE

# SUBDIVISION MAP OF ESTANCIA AT TRES LAGOS PHASE IV SUBDIVISION

(PRIVATE SUBDIVISION)  
BEING A SUBDIVISION OF 15.279 ACRES OUT OF SECTION 232,  
TEXAS-MEXICAN RAILWAY COMPANY SURVEY  
ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS,  
RECORDED IN VOLUME 4, PAGES 142-143, H.C.D.R.,  
CITY OF McALLEN, HIDALGO COUNTY, TEXAS

**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

DRAWN BY: R.N. DATE: 11-16-2021  
SURVEYED, CHECKED: DATE: \_\_\_\_\_  
FINAL CHECK: DATE: \_\_\_\_\_



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

Reviewed On: 8/15/2024

**SUBDIVISION NAME: ESTANCIA AT TRES LAGOS PHASE IV**

**REQUIREMENTS**

**STREETS AND RIGHT-OF-WAYS**

<p>Interior Streets: minimum 50 ft. ROW                  Paving: 32 ft. Curb &amp; gutter: both sides                  **Subdivision Ordinance: Section 134-105                  **Monies must be escrowed if improvements are required prior to final                  **COM Thoroughfare Plan                  Revisions needed:                  - Project engineer to label range of ROW on the plat.                  - Name of the streets will be finalized prior to final.                  - Some plat texts overlap other info. Revise as applicable prior to final.                  - Interior streets for phases I, II, and III had "(PID Street)" Label. Revise as applicable prior to final.                  * Access to this subdivision is from existing interior streets which connect to Tres Lagos Blvd.</p>	<p>Non-compliance</p>
<p>Paving _____ Curb &amp; gutter _____                  **Subdivision Ordinance: Section 134-105                  **Monies must be escrowed if improvements are required prior to final                  **COM Thoroughfare Plan</p>	<p>Applied</p>
<p>* 1,200 ft. Block Length                  **Subdivision Ordinance: Section 134-118</p>	<p>Applied</p>
<p>* 900 ft. Block Length for R-3 Zone Districts                  **Subdivision Ordinance: Section 134-118</p>	<p>NA</p>
<p>* 600 ft. Maximum Cul-de-Sac                  **Subdivision Ordinance: Section 134-105                  Cul-de-sac street length does not apply provided that the development uses the "coving method" and emergency access walks/drives are provided, per agreement.</p>	<p>NA</p>

**ALLEYS**

<p>ROW: 20 ft. Paving: 16 ft.                  *Alley/service drive easement required for commercial properties                  **Subdivision Ordinance: Section 134-106</p>	<p>NA</p>
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**SETBACKS**

<p>* Front: 20 ft. minimum or as shown in "Front Setback Table" (sheet 2 of 2) per agreement.                  **Must comply with PID requirements.                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Rear (Proposing): 11 ft. or greater for easements                  16 ft. or greater for easements for Lots 100-115                  - Clarify/revise the plat note prior to final, as proposed Lots are numbered from 116 to 143.                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Interior Sides: 5 ft. or greater for easements per agreement.                  **Must comply with PID requirements.                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>

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

<p>* Corner (Proposing): 10 ft. or greater for easements, as may be applicable.                  - Clarify the note or remove as no lot seems to be a corner lot as per plat                  **Zoning Ordinance: Section 138-356</p> <p>* Garage: 18 ft. except where greater setback is required; greater setback applies.                  **Must comply with PID requirements.                  **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Non-compliance
	Applied
	Applied
<b>SIDEWALKS</b>	
<p>* 4 ft. wide minimum sidewalk required on interior streets, as per approved sidewalk plan filed with the City at building permit stage, per agreement.                  - Sidewalk plan is needed 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>	Non-compliance
	Applied
<b>BUFFERS</b>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses                  **Landscaping Ordinance: Section 110-46</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses                  **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
<b>NOTES</b>	
<p>**Must comply with City Access Management Policy</p>	Applied
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	NA
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>	Applied
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	NA
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.                  **Section 110-72 applies if public subdivision is proposed.                  **Landscaping Ordinance: Section 110-72                  **Subdivision Ordinance: Section 134-168                  - Plat notes 20 and 21, reference Estancia at Tres Lagos Phase II and III. Clarify/revise the plat notes as applicable prior to final.                  - Plat notes wordings must be finalized prior to final/recording.</p>	Required
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.                  **Section 110-72 applies if public subdivision is proposed.                  **Landscaping Ordinance: Section 110-72                  **Subdivision Ordinance: Section 134-168</p>	Required

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

<b>LOT REQUIREMENTS</b>	
* Lots fronting public/private streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area - Project engineer to verify that all lots comply with the minimum 50 ft. frontage requirements, or in compliance per agreement. **Zoning Ordinance: Section 138-356	Required
<b>ZONING/CUP</b>	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
<b>PARKS</b>	
* Land dedication in lieu of fee. - As per Parks Department, Waiver granted through Waivers and Exceptions to the City of McAllen Platting Regulations, EXHIBIT "D", Item 6. -- Page 24, per agreement.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording - As per Parks Department, Waiver granted through Waivers and Exceptions to the City of McAllen Platting Regulations, EXHIBIT "D", Item 6. -- Page 24, per agreement.	NA
* Pending review by the City Manager's Office. - As per Parks Department, Waiver granted through Waivers and Exceptions to the City of McAllen Platting Regulations, EXHIBIT "D", Item 6. -- Page 24, per agreement.	NA
<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	TBD
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
<b>COMMENTS</b>	
<p>Comments:</p> <ul style="list-style-type: none"> <li>- It seems there is a Common Area between Lots 124 and 125 which is not labeled. Clarify and label prior to final.</li> <li>- If a common lot use is detention, please add the wording to the lot or as a plat note prior to final.</li> <li>- Some easements shown outside the subdivision boundary. Revise/Clarify and label the document number prior to final.</li> <li>- Some of texts on plat overlap others. Revise as applicable prior to final.</li> <li>- Only subdivision names, lot lines, and ROW are needed for previous phases. Paving layout and contour lines are not needed. Review and revise as applicable prior to final.</li> <li>- Use a darker line for lot line, easements, etc. The lot lines should be solid but not as bold as the subdivision boundary.</li> <li>- Use a lighter shade for contour lines and original legal description (i.e. Tex-Mex Railway Co.) prior to final.</li> <li>- Verify that all lot dimensions are included and are legible as applicable prior to final.</li> <li>- Verify and correct any discrepancy between the submitted survey boundary and the plat boundary prior to recording.</li> </ul> <p>* Must comply with City's Access Management Policy. ** Must comply with the Agreement and Public Improvement District (PID) conditions/requirements.</p>	Non-compliance

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

<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied

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

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**LOCATION**

**WARE RD**

**PHASE 4**

**ESTANCIA**

**WHITE RIVERWAY**

**ESTANCIA PKWY**

**TRES LAGO DIVISION**

**PHASE 3**

**TOWN LAKE DR**

**TRES LAGOS BLVD**

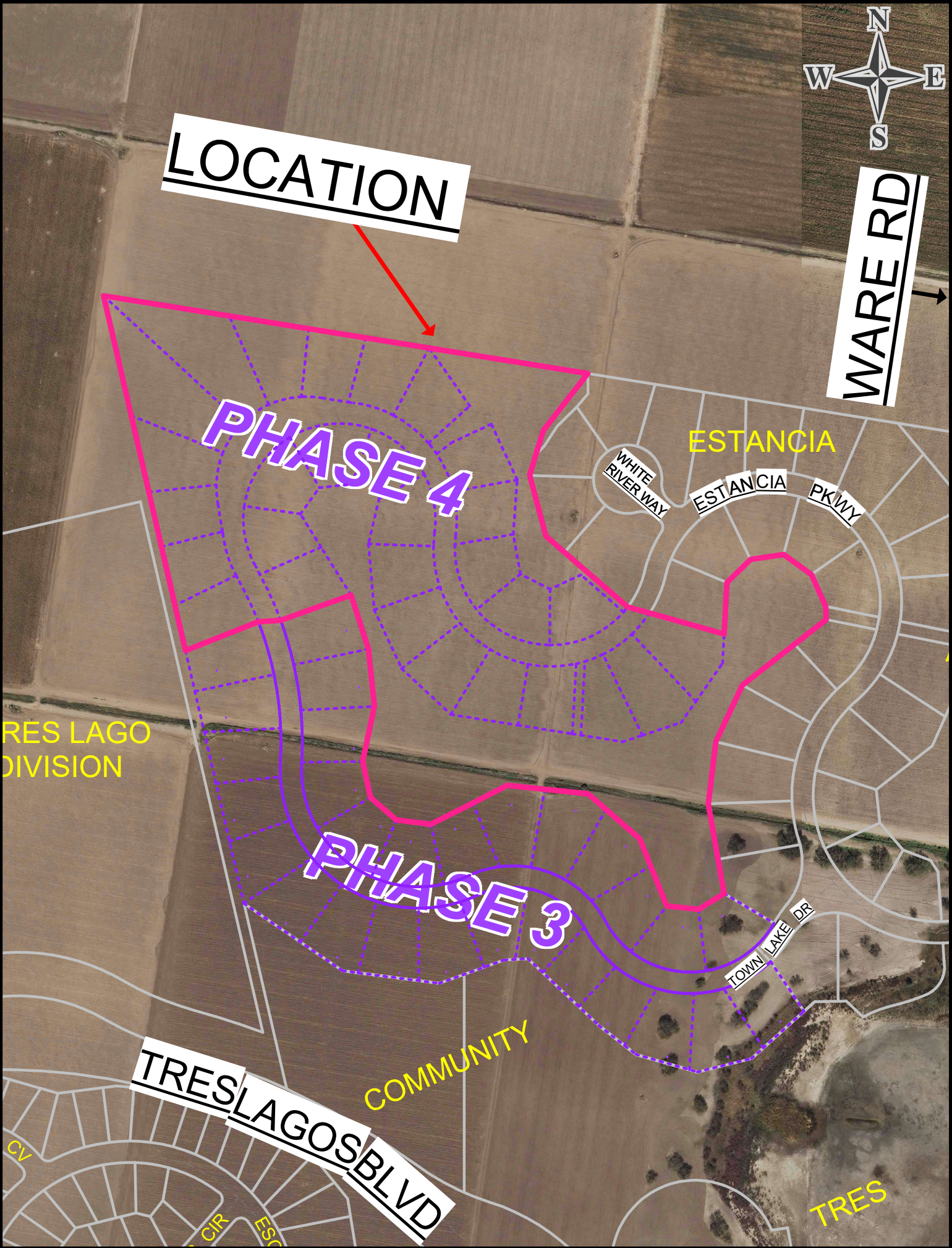
**COMMUNITY**

**TRES**

**CV**

**CIR**

**ESC**



SUB2024-0081

# City of McAllen Planning Department

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

**Project Information**

Subdivision Name TAJ PLAZA STORAGE SUBDIVISION

Legal Description 5.285 acres, consisting of 2.785 acres being all of Lot "A" Arapaho Subdivision according to the plat recorded in Vol 3, Page 178B and 2.500 acres being out of Lot 15, Section 11, Hidalgo Canal Company, according to the plat recorded in Vol Q, Page 175-177, H.C.D.R. H.C.M.R.

Location Approximately 425 feet nfrom ortheast corner of North 10th Street and Nolana Avenue

City Address or Block Number 4108 N. 10<sup>th</sup> Street

Total No. of Lots 1 Total Dwelling Units n/a Gross Acres 5.285 Net Acres \_\_\_\_\_

Public Subdivision /  Private and Gated /  Private but Not Gated within ETJ:  Yes /  No

For Fee Purposes:  Commercial (5.285 Acres) /  Residential ( \_\_\_\_\_ Lots) Replat:  Yes /  No

Existing Zoning C-3 Proposed Zoning C-3 Applied for Rezoning  No /  Yes: Date \_\_\_\_\_

Existing Land Use Commercial Plaza & Vacant Proposed Land Use Commercial Storage Units

Irrigation District # HCID#1 Water CCN:  MPU /  Sharyland Water SC Other \_\_\_\_\_

Agricultural Exemption:  Yes /  No Parcel # 189744 & 556622

Estimated Rollback Tax Due N/A Tax Dept. Review NPG 7-26-24

**Owner**

Name 3BU Family Limited Partnership Phone c/o (956) 381-0981  
c/o Art Ortega

Address 201 South Bales Road, Unit 10 E-mail mario@meldenandhunt.com, beto@meldenandhunt.com  
and drobles@meldenandhunt.com

City McAllen State TX Zip 78503

**Developer**

Name 3BU Family Limited Partnership Phone (c/o) (956) 381-0981  
c/o Art Ortega

Address 201 South Bales Road, Unit 10 E-mail mario@meldenandhunt.com / beto@meldenandhunt.com  
drobles@meldenandhunt.com

City McAllen State TX Zip 78503

Contact Person Mario A Reyna, Beto De La Garza & Della Robles

**Engineer**

Name Melden & Hunt, Inc. Phone (956) 381-0981

Address 115 West McIntyre Street E-mail mario@meldenandhunt.com, beto@meldenandhunt.com  
and drobles@meldenandhunt.com

City Edinburg State TX Zip 78541

Contact Person Mario A Reyna, P.E., Beto De La Garza, and Della Robles

**Surveyor**

Name Melden & Hunt, Inc. Phone (956) 381-0981

Address 115 West McIntyre Street E-mail robert@meldenandhunt.com

City Edinburg State TX Zip 78541

RECEIVED  
JUL 26 2024  
By NG

KF

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

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

### PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

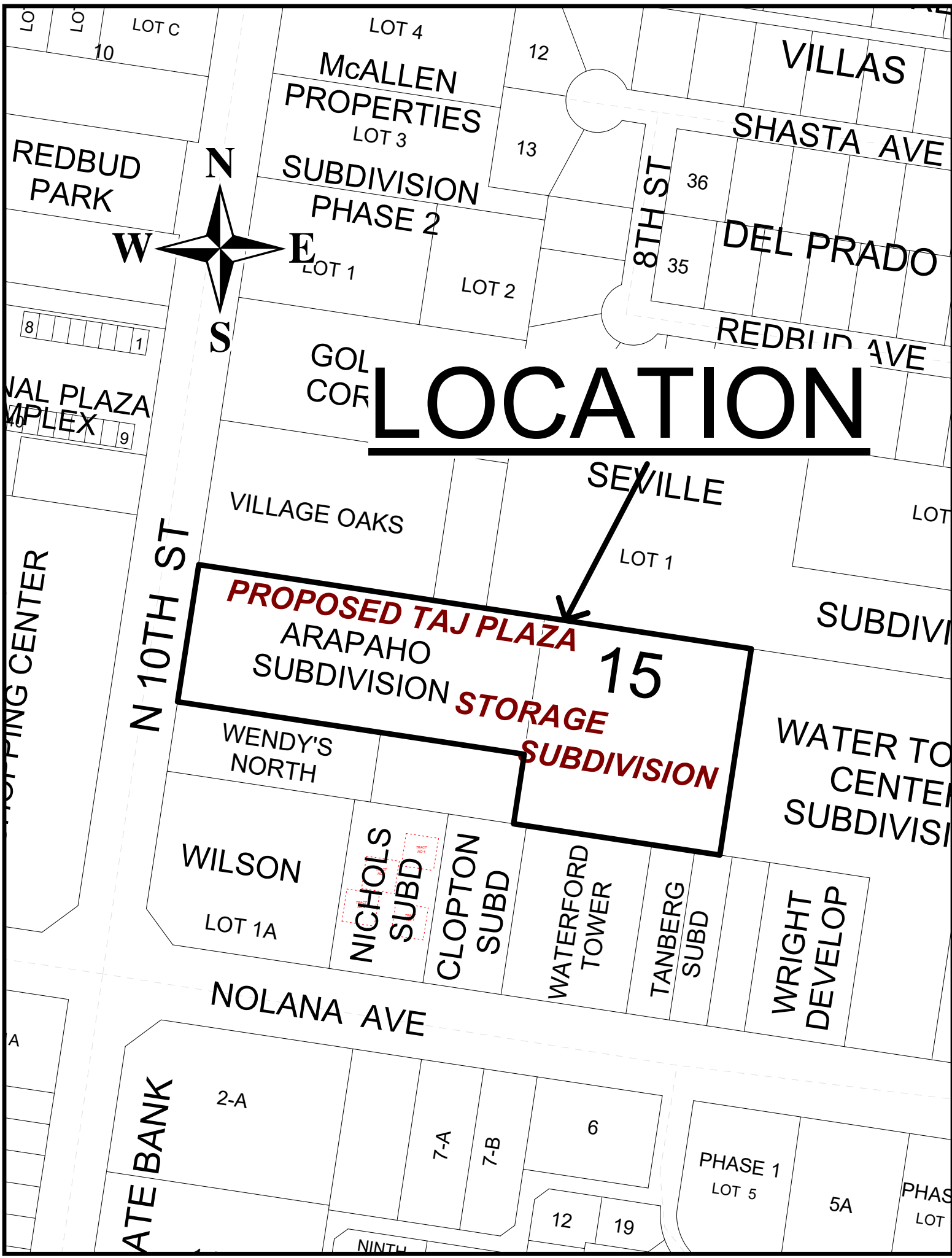
Signature  Date 07.25.2024

Print Name Mario A Reyna, P.E.

Owner  Authorized Agent

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

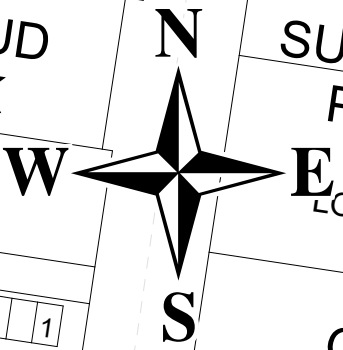




# LOCATION

**PROPOSED TAJ PLAZA**  
ARAPAHO  
SUBDIVISION **15**  
**STORAGE**  
SUBDIVISION

SEVILLE



LOT 4  
McALLEN  
PROPERTIES  
LOT 3  
SUBDIVISION  
PHASE 2

VILLAS

SHASTA AVE

DEL PRADO

REDBUD AVE

8TH ST

GOL  
COR

VILLAGE OAKS

SEVILLE

LOT 1

SUBDIVI

WENDY'S  
NORTH

WATER TO  
CENTER  
SUBDIVISI

WILSON

NICHOLS  
SUBD

CLOPTON  
SUBD

WATERFORD  
TOWER

TANBERG  
SUBD

WRIGHT  
DEVELOP

NOLANA AVE

ATE BANK

2-A

7-A

7-B

6

PHASE 1  
LOT 5

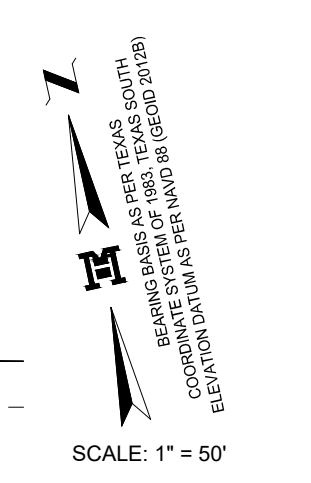
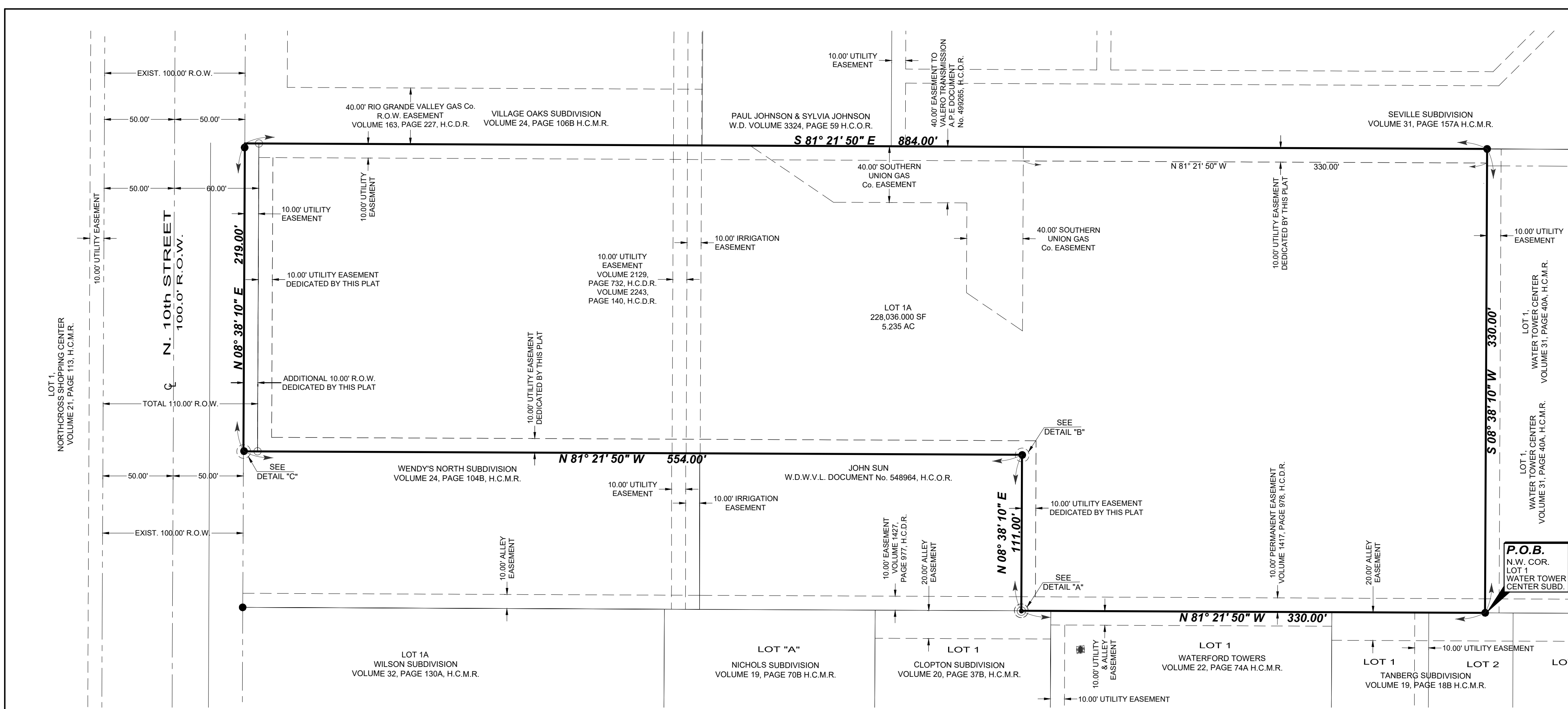
5A

PHAS  
LOT

12

19

NINTH

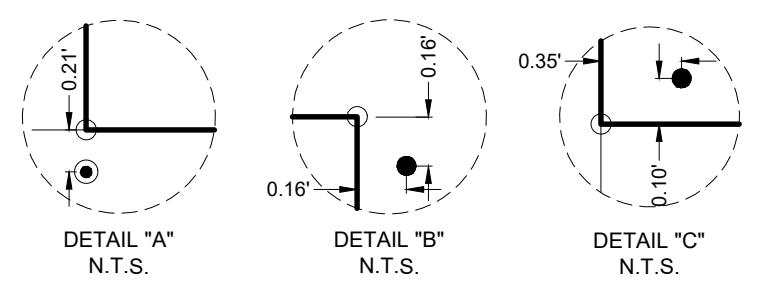


**LEGEND**

- FOUND No. 4 REBAR
- FOUND PIPE
- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET 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
- S.W. COR. - SOUTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- W.D. - WARRANTY DEED
- W.D.W.V.L. - WARRANTY DEED WITH VENDORS LIEN
- S.W.D. - SPECIAL WARRANTY DEED
- N.T.S. - NOT TO SCALE

# SUBDIVISION MAP OF TAJ PLAZA STORAGE SUBDIVISION

BEING A SUBDIVISION OF 5.285 ACRES  
CONSISTING OF:  
2.785 ACRES BEING ALL OF LOT "A"  
ARAPAHO SUBDIVISION,  
VOLUME 30, PAGE 178B, H.C.M.R.  
2.500 ACRES BEING OUT OF  
LOT 15, SECTION 11,  
HIDALGO CANAL COMPANY,  
VOLUME Q, PAGES 175-177, H.C.D.R.  
CITY OF MCALLEN,  
HIDALGO COUNTY, TEXAS



**METES AND BOUNDS DESCRIPTION:**

A TRACT OF LAND CONTAINING 5.285 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, SAID 5.285 ACRES CONSISTING OF: 2.785 ACRES BEING ALL OF LOT "A", ARAPAHO SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 30, PAGE 178B, HIDALGO COUNTY MAP RECORDS, 2.500 ACRES BEING OUT OF LOT 15, SECTION 11, HIDALGO CANAL COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME Q, PAGES 175-177, HIDALGO COUNTY DEED RECORDS, SAID 5.285 ACRES OUT OF A CERTAIN TRACT CONVEYED TO ULTIMATE INVESTMENTS, INC. BY VIRTUE OF A WARRANTY DEED WITH VENDORS LIEN RECORDED UNDER DOCUMENT NUMBER 433240 AND A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2448700, HIDALGO COUNTY OFFICIAL RECORDS, SAID 5.285 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT A NO. 4 REBAR FOUND ON THE SOUTHWEST CORNER OF LOT 1, WATER TOWER CENTER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 31, PAGE 40A, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHEAST CORNER OF THIS HERIN DESCRIBED TRACT;
1. THENCE, N 81° 21' 50" W A DISTANCE OF 330.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
  2. THENCE, N 08° 38' 10" E A DISTANCE OF 111.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
  3. THENCE, N 81° 21' 50" W ALONG THE SOUTH LINE OF SAID LOT "A", ARAPAHO SUBDIVISION, A DISTANCE OF 554.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
  4. THENCE, N 08° 38' 10" E ALONG THE WEST LINE OF SAID LOT "A" AND THE EAST RIGHT-OF-WAY LINE OF N. 10TH STREET, A DISTANCE OF 219.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
  5. THENCE, S 81° 21' 50" E ALONG THE NORTH LINE OF SAID LOT "A", AT A DISTANCE OF 554.00 FEET PASS THE NORTHEAST CORNER OF SAID LOT "A", CONTINUING A TOTAL DISTANCE OF 884.00 FEET TO A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 1, FOR THE NORTHEAST CORNER OF THIS TRACT;
  6. THENCE, S 08° 38' 10" W ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.285 ACRES OF LAND, MORE OR LESS.

**GENERAL NOTES :**

1. THIS SUBDIVISION IS IN FLOOD ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER: 480343 0005 C MAP REVISED: NOVEMBER 2, 1982.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE.  
N 10TH STREET: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.  
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.  
SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.  
ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.
4. CITY OF MCALLEN BENCHMARK: NUMBER MC 60,  
TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP 2,500 FEET SOUTH OF THE INTERSECTION OF NOLANA LOOP AND N. 10TH STREET. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16615056.2795, E=1075274.53569, ELEV.=116.23
5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 12,230 C.F. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREAS.
6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
7. NO BUILDING ALLOWED OVER ANY EASEMENT.
8. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG NORTH 10TH STREET.
9. A 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
10. A 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTIFAMILY RESIDENTIAL ZONES/USES.
11. MINIMUM 24' PRIVATE SERVICE DRIVE EASEMENT TO BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
13. COMMON AREAS, SERVICE DRIVE EASEMENTS MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
14. 15. SITE PLAN MUST BE APPROVED BY PLANNING AND ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.

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 IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

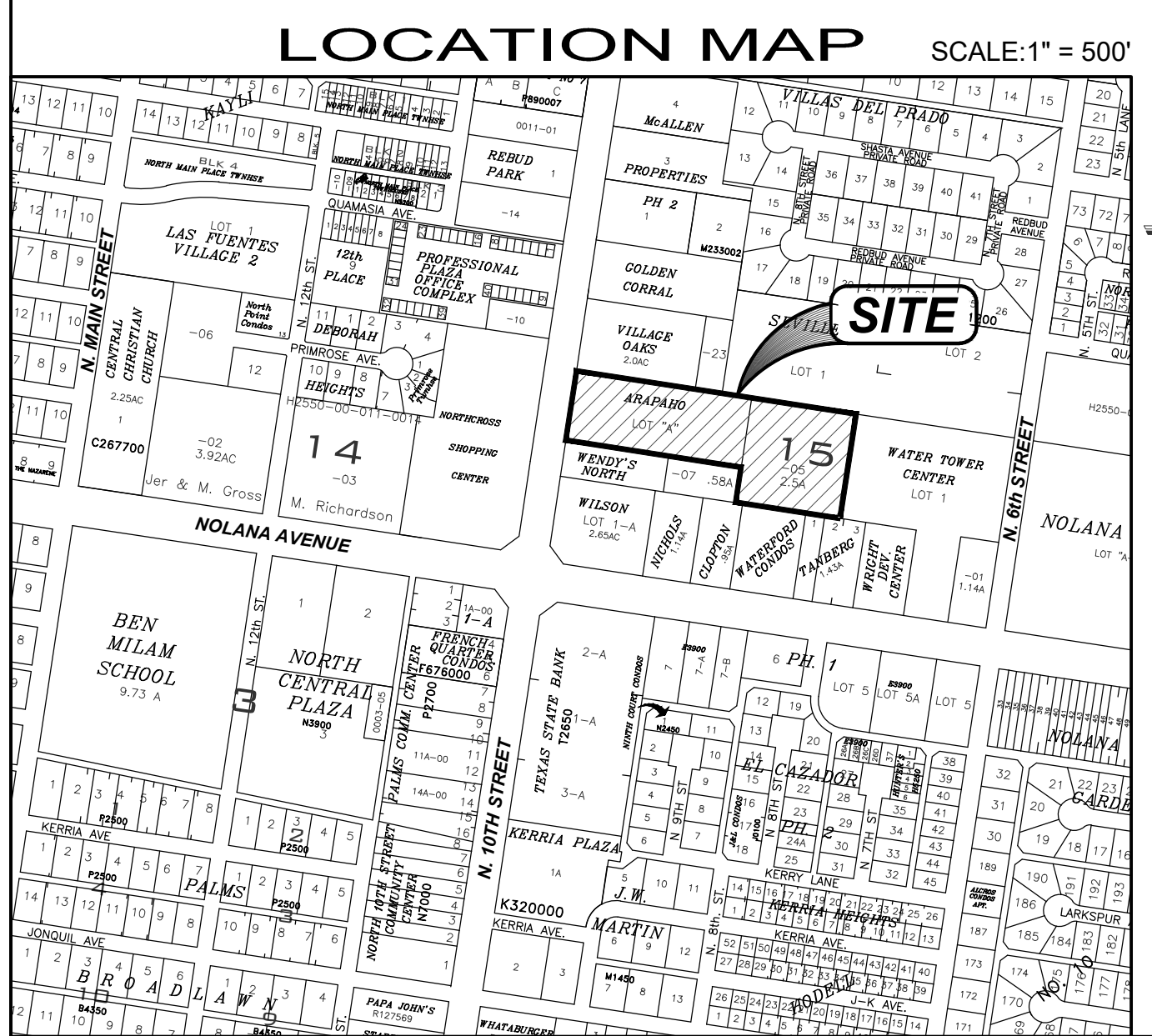
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE, WAIVER OR ABANDONMENT OF ANY PROPERTY INTEREST HELD BY THE DISTRICT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

O.E. BRAND JR., PRESIDENT \_\_\_\_\_ MARK FREELAND, SECRETARY \_\_\_\_\_

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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



**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

DRAWN BY: E.M.	DATE: 07-22-2024
SURVEYED, CHECKED _____	DATE _____
FINAL CHECK _____	DATE _____

THE STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE TAJ PLAZA STORAGE 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.

3BU FAMILY LIMITED PARTNERSHIP

ARTURO ORTEGA, MANAGING MEMBER \_\_\_\_\_ DATE \_\_\_\_\_  
201 S. BALES RD UNIT 10  
MCALLEN, TX 78503

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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

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

STATE OF TEXAS  
COUNTY OF HIDALGO

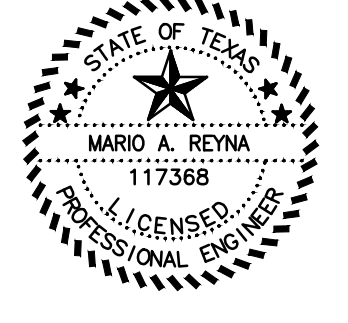
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

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: 07/22/24  
ENGINEERING JOB # 24089.00



THE 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 THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND BY ME OR UNDER MY SUPERVISION.

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

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

DATE SURVEYED: 02-25-2023  
T-1149, PGS. 15-18  
SURVEYING JOB NO. 22356.08



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

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

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



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

Reviewed On: 8/15/2024

**SUBDIVISION NAME: TAJ PLAZA STORAGE SUBDIVISION**

**REQUIREMENTS**

**STREETS AND RIGHT-OF-WAYS**

<p>N. 10th Street: ROW dedication for 60 ft. from centerline for 120 ft. total ROW                  Paving: By State Curb &amp; gutter: By State                  Revisions needed:                  - Provide the document number on the plat and provide a copy for staff review prior to final.                  - Clarify/remove the solid line drawn along N. 10th Street, parallel to the centerline, prior to final.                  - Clarify/remove the 10 ft. U.E. shown on the west side of N. 10th Street ROW prior to final.                  **Subdivision Ordinance: Section 134-105                  **Monies must be escrowed if improvements are required prior to final                  **COM Thoroughfare Plan</p>	<p>Non-compliance</p>
<p>Paving _____ Curb &amp; gutter _____                  **Subdivision Ordinance: Section 134-105                  **Monies must be escrowed if improvements are required prior to final                  **COM Thoroughfare Plan</p>	<p>Applied</p>
<p>* 1,200 ft. Block Length                  **Subdivision Ordinance: Section 134-118</p>	<p>Applied</p>
<p>* 900 ft. Block Length for R-3 Zone Districts                  **Subdivision Ordinance: Section 134-118</p>	<p>NA</p>
<p>* 600 ft. Maximum Cul-de-Sac                  **Subdivision Ordinance: Section 134-105</p>	<p>NA</p>

**ALLEYS**

<p>ROW: 20 ft. Paving: 16 ft.                  *Alley/service drive easement required for commercial properties                  - Proposing: Minimum 24 ft. private service drive easement to be established as part of the site plan and will be maintained by the lot owners and not the City of McAllen.                  **Subdivision Ordinance: Section 134-106</p>	<p>Required</p>
--	-----------------

**SETBACKS**

<p>* Front (N. 10th Street): 50 ft.                  - The proposed subdivision includes a replat of Arapaho Subdivision. Revise the setback note as shown above prior to final.                  - Proposing: In accordance with the Zoning Ordinance or greater for approved site plan or easements                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>

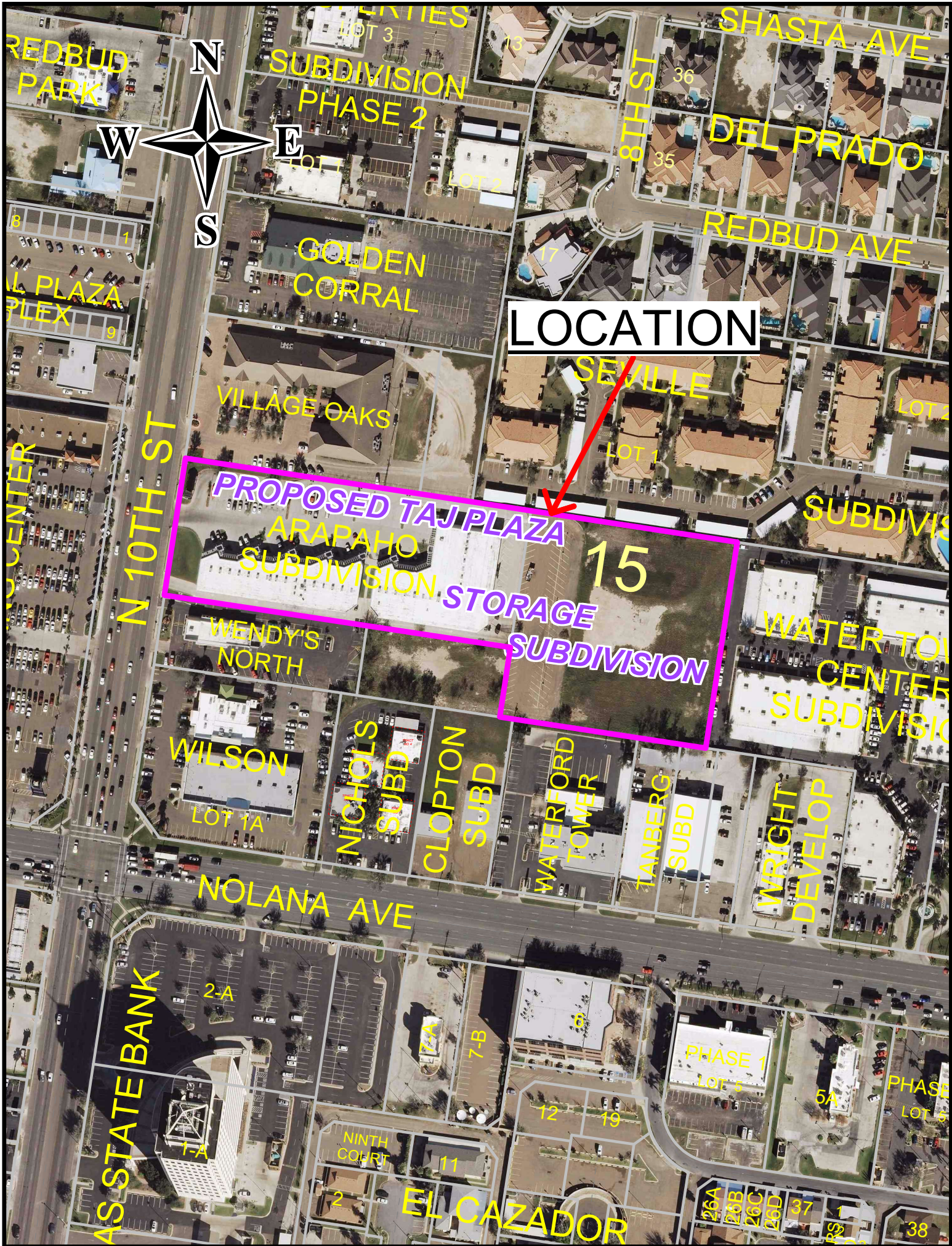
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**

<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>	NA
	NA
	Applied
<b>SIDEWALKS</b>	
<p>* 4 ft. wide minimum sidewalk required on N. 10th Street.                  - Sidewalk requirement may increase to 5 ft. as per the Engineering Department 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
<b>BUFFERS</b>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses                  **Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses                  **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
	Applied
	Required
<b>NOTES</b>	
<p>**Must comply with City Access Management Policy</p> <p>* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.</p>	Applied
<p>* Common Areas, any private drives, etc. must be maintained by the lot owners and not the City of McAllen.                  - Since no service drive easement is shown on the plat, clarify plat note No. 13 or revise it as shown above prior to final.                  - Proposing: Common Areas, service drive easements must be maintained by the lot owners and not the City of McAllen.</p>	Non-compliance
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	Applied
<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 private subdivision is proposed.                  **Landscaping Ordinance: Section 110-72                  **Subdivision Ordinance: Section 134-168</p>	NA
<p>* 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</p>	NA
<b>LOT REQUIREMENTS</b>	
<p>* Lots fronting public streets                  **Subdivision Ordinance: Section 134-1</p>	Applied

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

<p>* Minimum lot width and lot area                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p><b>ZONING/CUP</b></p>	
<p>* Existing: C-3 Proposed: C-3                  - Application states the proposed use as "Commercial Storage Units" Please clarify the use to determine whether a rezoning is required prior to final.                  ***Zoning Ordinance: Article V</p>	<p>Required</p>
<p>* Rezoning Needed Before Final Approval                  ***Zoning Ordinance: Article V                  - Application states the proposed use as "Commercial Storage Units." Please clarify the use to determine whether a rezoning is required prior to final.</p>	<p>TBD</p>
<p><b>PARKS</b></p>	
<p>* Land dedication in lieu of fee.                  - Based on the subdivision application, the proposed development will be commercial. Park land dedication or fees in lieu of land dedication is not required for commercial developments.</p>	<p>NA</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.                  - Based on the subdivision application, the proposed development will be commercial. Park land dedication or fees in lieu of land dedication is not required for commercial developments.</p>	<p>NA</p>
<p>* Pending review by the City Manager's Office.                  - Based on the subdivision application, the proposed development will be commercial. Park land dedication or fees in lieu of land dedication is not required for commercial developments.</p>	<p>NA</p>
<p><b>TRAFFIC</b></p>	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</p>	<p>Required</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>TBD</p>
<p><b>COMMENTS</b></p>	
<p>Comments:                  - Some easements shown on the plat do not have show a document number or a wording to indicate that they are being dedicated by this plat. Add the wordings as applicable prior to final.                  - Any abandonment must be done by a separate process, not the plat.                  - Clarify/remove the 10 ft. U.E. shown on the west side of N. 10th Street prior to final.                  - Legal Description of all adjacent lots on all sides are needed prior to final.                  - Show the boundary of Lot "A" Arapaho Subdivision with a very light shade of grey prior to final.                  * Must comply with City's Access Management Policy.                  ** The proposed subdivision includes all of Lot "A" Arapaho Subdivision. All originally recorded plat notes and restrictions for Arapaho Subdivision apply.</p>	<p>Non-compliance</p>
<p><b>RECOMMENDATION</b></p>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.</p>	<p>Applied</p>

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



REDBUD PARK

PLAZA COMPLEX

CENTER

WILSON

AS STATE BANK

PROPERTIES  
SUBDIVISION  
PHASE 2

GOLDEN CORRAL

VILLAGE OAKS

ARAPAHO SUBDIVISION

WENDY'S NORTH

NICHOLS SUBD

NOLANA AVE

NINTH COURT

EL CAZADOR

SHASTA AVE  
8TH ST  
36  
35  
DEL PRADO  
REDBUD AVE

LOCATION

SEVILLE

15  
STORAGE SUBDIVISION

SUBDIVISION

WATER TOWER CENTER SUBDIVISION

CLOPTON SUBD

WATERFORD TOWER

TANBERG SUBD

WRIGHT DEVELOP

PHASE 1 LOT 5

PHASE LOT 5

26A 26B 26C 26D

37

38



# City of McAllen

*SUB 2024-00021*

## Planning Department

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

### SUBDIVISION PLAT REVIEW APPLICATION

<b>Project Information</b>	Subdivision Name _____ PROPOSED Taylor Valley Estates _____
	Legal Description <u>10.00 acres out of Lot 247, John H Shary Subdivision, Volume 1, Page 17, Hidalgo County Map Records, City of McAllen, Hidalgo County, Texas</u>
	Location <u>East side of Taylor Road approximately 320 feet south of Pecan Boulevard (F.M.495)</u>
	City Address or Block Number _____ <u>1300 N. Taylor Rd.</u>
	Total No. of Lots <u>40</u> Total Dwelling Units <u>39</u> Gross Acres <u>10</u> Net Acres <u>9.848</u>
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	For Fee Purposes: <input type="checkbox"/> Commercial ( _____ Acres) / <input checked="" type="checkbox"/> Residential ( <u>40</u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____
	Existing Land Use <u>1 existing house rest is vacant</u> Proposed Land Use <u>single-family residential</u>
	Irrigation District # <u>UID</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other _____
Agricultural Exemption: <input type="checkbox"/> Yes / <input type="checkbox"/> No Parcel # _____ Prop ID: <u>#281256; #281257; #281258</u>	
Estimated Rollback Tax Due <u>\$7,520.60</u> Tax Dept. Review <u>MR. 1-15-24</u>	
<b>Owner</b>	Name <u>GOTU Development, LLC</u> Phone <u>(956) 777-3695</u>
	Address <u>3814 North Cage Boulevard</u> E-mail <u>rodutmcallen@aol.com</u>
	City <u>Pharr</u> State <u>Texas</u> Zip <u>78577</u>
<b>Developer</b>	Name <u>GOTU Development, LLC</u> Phone <u>(956) 777-3695</u>
	Address <u>3814 North Cage Boulevard</u> E-mail <u>rodutmcallen@aol.com</u>
	City <u>Pharr</u> State <u>Texas</u> Zip <u>78577</u>
	Contact Person <u>Daniel Garza or Robert Tudor</u>
<b>Engineer</b>	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street</u> E-mail <u>mario@meldenandhunt.com / beto@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>
	Contact Person <u>Mario A. Reyna, P.E. &amp; Della Robles</u>
<b>Surveyor</b>	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>

**RECEIVED**  
 JAN 15 2024  
 By AF

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

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


### **PLAT TO SHOW:**

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

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

Owner(s) Signature(s)

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

Signature  Date January 12, 2024

Print Name Mario A. Reyna, P.E.

Owner  Authorized Agent

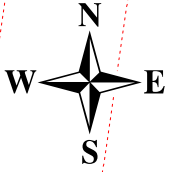
The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion



TAYLOR RD

PECAN BLVD

LOCATION



10 11  
SUBDIVISION

TAYLOR COMMERCIAL  
POINT SUBDIVISION  
LOT 1 LOT 2 LOT 3

EL LAUREL SUBDIVIS

PROPOSED MIKADA  
SUBDIVISION

-30 -35 -45 -25 -05 -00 -40 -42 -47  
-20 -45 -25 -42 -00 -2

PROPOSED RED SQUARE DENTAL AND  
ORTHODONTICS PLAZA SUBDIVISION

AAARI'A TERRACE SUBDIVISION

**PROPOSED TAYLOR VALLEY  
ESTATES SUBDIVISION  
247 (REVISED)**  
-20  
-10/-11

74

66

58

57

MAPLE AVE

MARBELLA

35

43

51

TAYLOR RD

34

26

SUBDIVISION

N 49TH ST

LOTA

52

KENDLEWOOD AVE

1

9

17

KENDLEWOOD

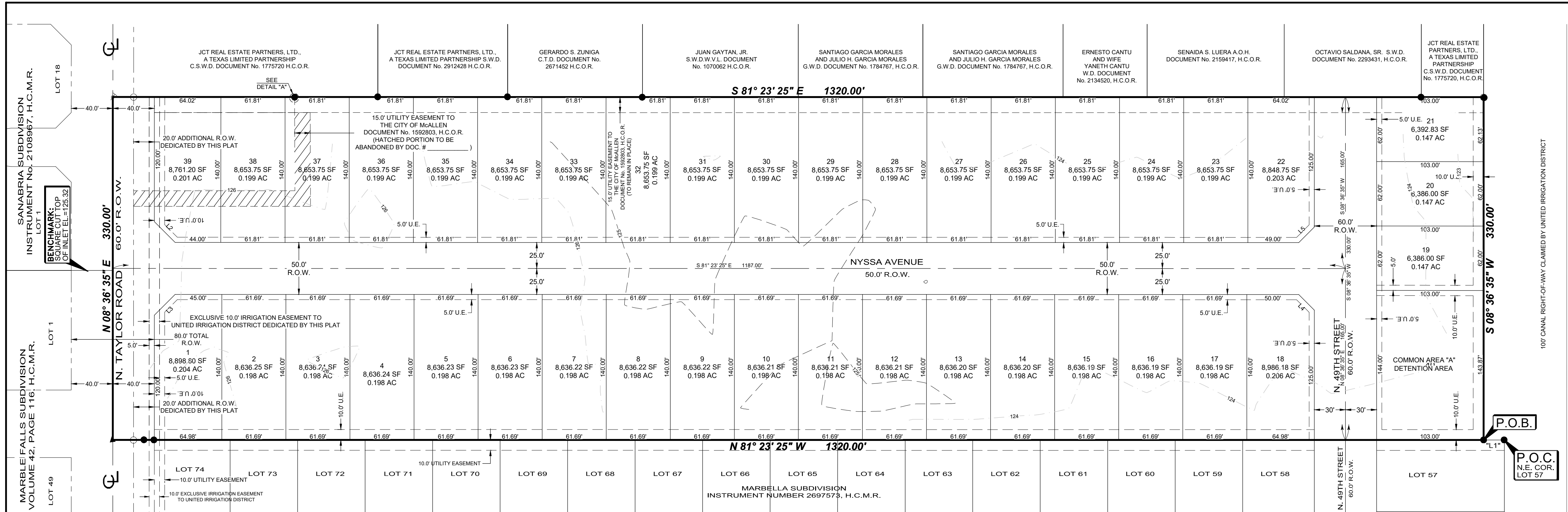
PHASE 2

108

-15  
1000

-16

160



**LEGEND**

- FOUND NO.4 REBAR
- FOUND NO.5 REBAR
- SET SQUARE CUT
- SET NO.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- A.O.H. - AFFIDAVIT OF HEIRSHIP
- W.D. - WARRANTY DEED
- G.W.D. - GIFT WARRANTY DEED
- C.T.D. - CONSTABLE TAX DEED
- S.W.D. - SPECIAL WARRANTY DEED
- C.S.W.D. - CORRECTION SPECIAL WARRANTY DEED
- S.W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
- N.E. COR. - NORTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- VOL. - VOLUME
- PG. - PAGE
- SF. - SQUARE FEET
- AC. - ONE ACRE
- N.T.S. - NOT TO SCALE
- U.E. - UTILITY EASEMENT DEDICATED BY THIS PLAT
- CL - CENTER LINE

**Boundary Line Table**

Line #	Direction	Length
L1	N 81° 23' 25" W	20.00'

**Lot Line Table**

Line #	Length	Direction
L2	28.28'	S36° 23' 25" E
L3	28.28'	N53° 36' 35" E
L4	21.21'	N36° 23' 25" W
L5	21.21'	N53° 36' 35" E

- GENERAL NOTES:**
- THE SITE LIES IN ZONE "C". ZONE "C" IS DEFINED AS "AREAS OF MINIMAL FLOODING". ZONE "C" SHOWN ON COMMUNITY-PANEL NUMBER: 480343 0005 C. MAP REVISED: NOVEMBER 2, 1982. COMMUNITY-PANEL NUMBER: 480334 0400 C. MAP REVISED: NOVEMBER 16, 1982.
  - MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
  - MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:  
FRONT: 25 FEET OR GREATER FOR EASEMENT  
REAR: 10 FEET OR GREATER FOR EASEMENT  
SIDE CORNER: 10 FEET OR GREATER FOR EASEMENT  
INTERIOR SIDES: 6 FEET OR GREATER FOR EASEMENT  
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

## SUBDIVISION MAP OF TAYLOR VALLEY ESTATES SUBDIVISION

BEING A SUBDIVISION OF A 10.000 ACRES SITUATED IN THE CITY OF McALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 247, JOHN H. SHARY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, HIDALGO COUNTY MAP RECORDS.

**METES AND BOUNDS DESCRIPTION:**

TAYLOR VALLEY ESTATES BEING A RESUBDIVISION OF 10.000 ACRES SITUATED IN THE CITY OF McALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 247, JOHN H. SHARY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, HIDALGO COUNTY MAP RECORDS, WHICH SAID 10.000 ACRES WERE CONVEYED AS FOLLOWS: 9.637 ACRES WERE CONVEYED TO ALVARO TEOFILO GONZALEZ BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 391370, HIDALGO COUNTY OFFICIAL RECORDS, AND 0.363 OF ONE ACRE WERE CONVEYED TO RTE INVESTMENTS, L.L.C. BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2951801, HIDALGO COUNTY OFFICIAL RECORDS, SAID 10.000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND ON THE NORTHEAST CORNER OF LOT 57, MARBELLA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2697573, HIDALGO COUNTY MAP RECORDS:

- THENCE, N 81° 23' 25" W ALONG THE NORTH LINE OF SAID LOT 57, A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR SET ON THE EAST LINE OF SAID LOT 247, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;
- THENCE, N 81° 23' 25" W ALONG THE NORTH LINE OF SAID MARBELLA SUBDIVISION, AT A DISTANCE OF 1,320.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NAIL SET ON THE WEST LINE OF SAID LOT 247, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 36' 35" E ALONG THE WEST LINE OF SAID LOT 247 AND WITHIN THE EXISTING RIGHT-OF-WAY OF TAYLOR ROAD, A DISTANCE OF 330.00 FEET TO A NAIL SET (NORTHING: 16606154.4913, EASTING: 1057764.2244) ON THE WEST LINE OF SAID LOT 247, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 23' 25" E AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR SET (NORTHING: 16605956.8860, EASTING: 1059069.3497) FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 36' 35" W ALONG THE EAST LINE OF SAID LOT 247, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.000 ACRES OF WHICH 0.151 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF TAYLOR ROAD, LEAVING A NET OF 9.849 ACRES OF LAND, MORE OR LESS.

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

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

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

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

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

STATE OF TEXAS  
COUNTY OF HIDALGO

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

JOHN ROBERT KING - TRUSTEE \_\_\_\_\_ DATE \_\_\_\_\_  
3409 N. 10TH ST.  
McALLEN, TX 78501

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN ROBERT KING, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN GIVEN UNDER MY HAND AND SEAL OF THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

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

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

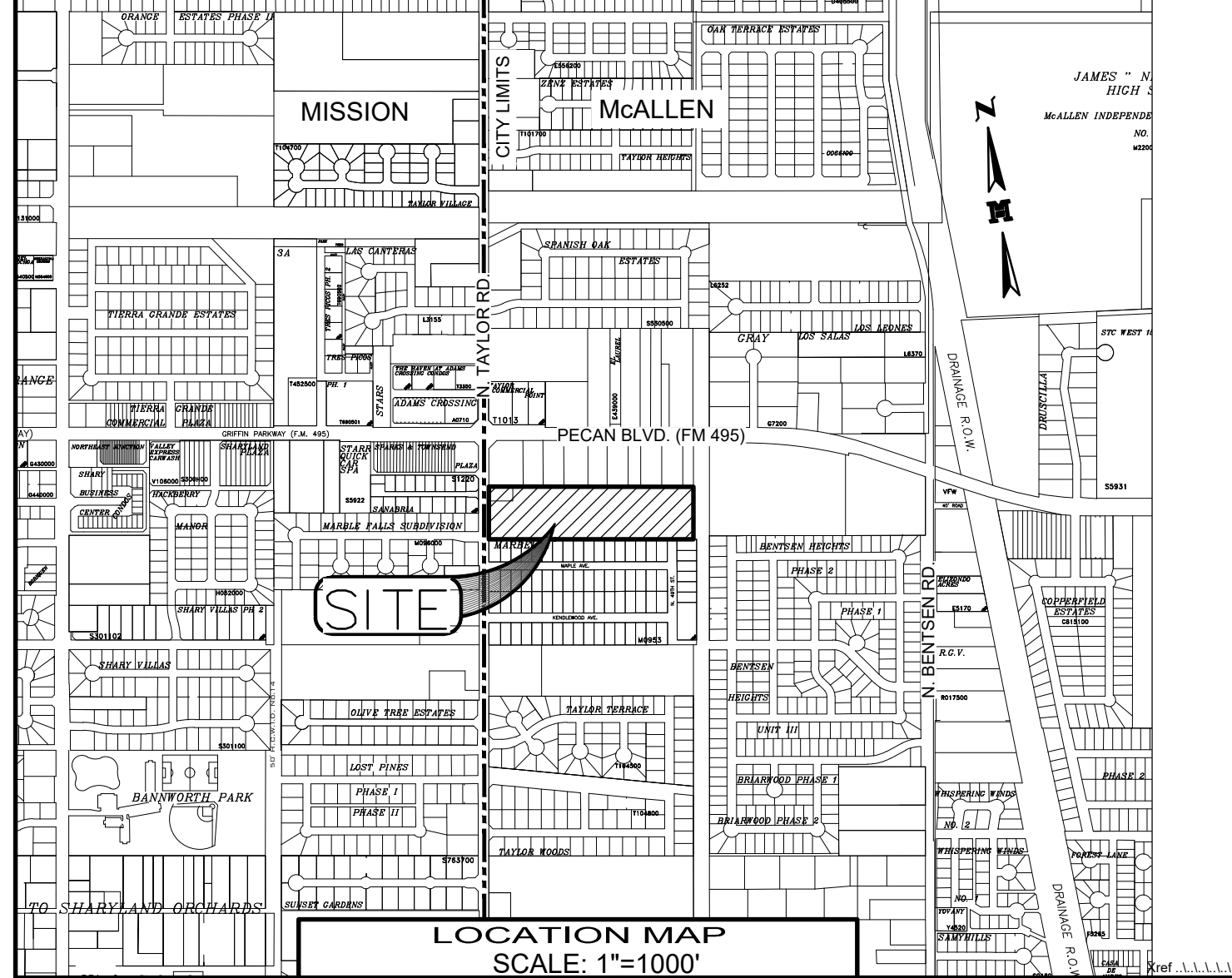
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHTS OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST:

\_\_\_\_\_  
PRESIDENT

\_\_\_\_\_  
SECRETARY

- UNITED IRRIGATION DISTRICT NOTES:
  - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
  - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
  - NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
  - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM UNITED IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.



DRAWN BY: CESAR /R.N. DATE 03-06-19  
SURVEYED, CHECKED \_\_\_\_\_ DATE \_\_\_\_\_  
FINAL CHECK \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE TAYLOR VALLEY ESTATES SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE 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 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.

RTE INVESTMENT, L.L.C. \_\_\_\_\_ DATE \_\_\_\_\_  
A TEXAS LIMITED LIABILITY COMPANY  
ROBERT TUDOR, MEMBER  
3814 N. CAGE BLVD.  
PHARR, TEXAS 78577

STATE OF TEXAS  
COUNTY OF HIDALGO

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

SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

STATE OF TEXAS  
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE TAYLOR VALLEY ESTATES SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE 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 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.

ALVARO T. GONZALEZ \_\_\_\_\_ DATE \_\_\_\_\_  
P.O. BOX 1442  
WESLACO, TEXAS 78596

STATE OF TEXAS  
COUNTY OF HIDALGO

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

SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

STATE OF TEXAS  
COUNTY OF HIDALGO

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

MARIO A. REYNA, P.E. # 117368 \_\_\_\_\_ DATE \_\_\_\_\_  
DATE PREPARED: 03-06-2019  
ENGINEERING JOB NO. 18177.00

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF TAYLOR VALLEY ESTATES SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERT MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 01-24-19, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750 \_\_\_\_\_ DATE \_\_\_\_\_  
DATE SURVEYED: 01-24-19  
T-1063, PAGE 64  
SURVEY JOB NO. 18177.08

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

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



Reviewed On: 8/15/2024

<b>SUBDIVISION NAME: TAYLOR VALLEY ESTATES</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>N. Taylor Road: Dedication required for 40 ft. from centerline for total 80 ft. ROW                      Paving: 52 ft. Curb &amp; gutter: on both sides                      Revisions needed:                      - Include the document number on the plat for existing ROW on both sides of the centerline and provide a copy for staff review prior to final/recording.                      - Clarify why the Irrigation easement dedicated by this plat overlaps the ROW dedication to N. Taylor Road, prior to final/recording. Revise as applicable prior to final/recording.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to recording.                      **COM Thoroughfare Plan</p>	Required
<p>N. 49th Street: Dedication as required for 60 ft. ROW                      Paving: 40 ft. Curb &amp; gutter: both sides                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to recording                      **COM Thoroughfare Plan</p>	Applied
<p>Interior Street: Dedication as required for 50 ft. ROW dedication                      Paving: 32 ft. Curb &amp; gutter: both sides                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to recording                      **COM Thoroughfare Plan</p> <p>** The project engineer submitted a variance application (VAR2024-0033) on behalf of the developer to waive minimum 125 ft. street jog requirement for the interior street. Based on the submitted layout, the centerline of the proposed interior street is approximately 117 ft. from the centerline of Brock Street, a private street, on the west side on N. Taylor Road and northwest side of the proposed subdivision, providing access to Sanabria Subdivision, an 18-lot residential subdivision located within the City of Mission limits. According to the submitted layout, the proposed interior street for Taylor Valley Subdivision is in compliance with minimum street jog requirement with Summer Breeze Avenue, located on the southwest side of the proposed subdivision.                      ** The Planning and Zoning Commission considered the subdivision in revised preliminary form and the variance request at their special meeting of July 29, 2024. The board unanimously recommended approval to the requested variance. City Commission approved the variance request on August 12, 2024.</p>	Applied
<p>Paving _____ Curb &amp; gutter _____                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Applied
<p>* 1,200 ft. Block Length                      **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 900 ft. Block Length for R-3 Zone Districts                      **Subdivision Ordinance: Section 134-118</p>	NA

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

<p>* 600 ft. Maximum Cul-de-Sac                  **Subdivision Ordinance: Section 134-105</p>	<p>NA</p>
<p><b>ALLEYS</b></p>	
<p>ROW: 20 ft. Paving: 16 ft.                  *Alley/service drive easement required for commercial properties                  **Subdivision Ordinance: Section 134-106</p>	<p>NA</p>
<p><b>SETBACKS</b></p>	
<p>* Front: 25 ft. or greater for easements                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Rear: 10 ft. or greater for easements                  **Zoning Ordinance: Section 138-356                  - Clarify the line shown on the survey labeled as IRR running E/W on the south side of the subdivision but not shown on the plat, prior to final/recording. Show all applicable easements on plat prior to final/recording.</p>	<p>Required</p>
<p>* Interior Sides: 6 ft. or greater for easements                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Corner: 10 ft. or greater for easements                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p><b>SIDEWALKS</b></p>	
<p>* 4 ft. wide minimum sidewalk required on N. Taylor Road and both sides of all interior streets.                  - Clarify if 5 ft. wide sidewalk on N. Taylor Road has been requested by the Engineering Department or revise the plat note as shown above prior to final/recording.                  - Proposing: 4 ft. wide minimum sidewalk required on both sides of all interior streets. A 5 ft. wide minimum sidewalk required on N. Taylor Road.                  **Subdivision Ordinance: Section 134-120</p>	<p>Required</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Applied</p>
<p><b>BUFFERS</b></p>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Taylor Road.                  **Landscaping Ordinance: Section 110-46</p>	<p>Applied</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>Applied</p>
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Applied</p>
<p><b>NOTES</b></p>	
<p>* No curb cut, access, or lot frontage permitted along N. Taylor Road.                  **Must comply with City Access Management Policy</p>	<p>Applied</p>
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	<p>NA</p>
<p>* Common Areas must be maintained by the lot owners and not the City of McAllen.</p>	<p>Applied</p>

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

<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 110-72 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>**Landscaping Ordinance: Section 110-72</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>- Provide a draft HOA document for staff review prior to recording. Signed HOA document will be required after being verified by staff prior to recording.</p> <p>**Section 110-72 applies if public subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p>	NA
	Applied
	Required
<b>LOT REQUIREMENTS</b>	
<p>* Lots fronting public streets</p> <p>**Subdivision Ordinance: Section 134-1</p>	Applied
<p>* Minimum lot width and lot area</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied
<b>ZONING/CUP</b>	
<p>* Existing: R-1 Proposed: R-1</p> <p>***Zoning Ordinance: Article V</p>	Applied
<p>* Rezoning Needed Before Final Approval</p> <p>***Zoning Ordinance: Article V</p>	NA
<b>PARKS</b>	
<p>* Land dedication in lieu of fee.</p>	NA
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.</p> <p>- Based on the submitted application, a 40 lot subdivision with 39 single-family residential lot and one common lot is proposed. As per Parks Department, \$700 per dwelling units for a total of \$27,300 must be paid prior to recording. If the number of lots/dwelling units changes prior to recording, park fee will be adjusted accordingly.</p> <p>* Pending review by the City Manager's Office.</p>	Required
	NA
<b>TRAFFIC</b>	
<p>* As per Traffic Department, Trip Generation for 39- Single Family Lot is waived</p>	Applied
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	NA

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> <li>- Clarify the line shown on the survey labeled as IRR running E/W on the south side of the subdivision but not shown on the plat, prior to final/recording. Show all applicable easements on plat prior to final/recording.</li> <li>- Clarify the overhead power line running N/S on the east side of the subdivision prior to final/recording. Show all applicable easements on plat prior to final/recording.</li> <li>- For all recorded easements, add document number on plat and provide a copy for staff review prior to final/recording.</li> <li>- Clarify the overlap on the Irrigation easement with ROW dedication and U.E. on lots 1 &amp; 39. Any overlap must be approved by the Irrigation District and the City Development Departments. Review and revise as applicable prior to final/recording.</li> <li>- Clarify the overlap of 5 ft. U.E. and 10 ft. U.E. on the west side of Lot 1. Add document number for any existing easements prior to final. Review and revise as applicable prior to final/recording. If 5 ft. is shown for dimensional purpose, remove U.E. from the label to avoid confusion prior to final/recording.</li> <li>- Revise the wording for the 15 ft. U.E. from "to be abandoned by Doc. #" to "abandoned by Doc. #" prior to final/recording.</li> <li>- Any abandonment must be done by separate process and referenced by document number on the plat prior to recording.</li> <li>- Some texts on plat overlap others. Remove the overlap and verify legibility of all information prior to recording.</li> </ul> <p>*Must comply with City's Access Management Policy.</p> <p>**The project engineer submitted a variance application (VAR2024-0033) on behalf of the developer to waive minimum 125 ft. street jog requirement for the interior street. Based on the submitted layout, the centerline of the proposed interior street is approximately 117 ft. from the centerline of Brock Street, a private street, on the west side on N. Taylor Road and northwest side of the proposed subdivision, providing access to Sanabria Subdivision, an 18-lot residential subdivision located within the City of Mission limits. According to the submitted layout, the proposed interior street for Taylor Valley Subdivision is in compliance with minimum street jog requirement with Summer Breeze Avenue, located on the southwest side of the proposed subdivision.</p> <p>** The Planning and Zoning Commission considered the subdivision in revised preliminary form and the variance request at their special meeting of July 29, 2024. The board unanimously recommended approval to the requested variance. City Commission approved the variance request on August 12, 2024.</p>	<p>Required</p>
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.</p>	<p>Applied</p>

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



**LOCATION**



TAYLOR COMMERCIAL POINT SUBDIVISION  
LOT 1 LOT 2

ALLENDE SUBDIVISION  
10 11

EL LAUREL SUBDIVISION

PROPOSED MIKADA SUBDIVISION

PECAN BLVD

TAYLOR RD

PROPOSED RED SQUARE DENTAL AND ORTHODONTICS PLAZA SUBDIVISION

BARMA TERRACE SUBDIVISION

PROPOSED TAYLOR VALLEY ESTATES SUBDIVISION  
247 (REVISED)

WILSON RD

MARBELLA

MAPLE AVE

SUBDIVISION

KENDLEWOOD AVE

N 49TH ST

PHASE 2

KENDLEWOOD

-15  
1000

-16

108

SUB2023-0061

# City of McAllen Planning Department

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

<b>Project Information</b>	Subdivision Name <u>THE DISTRICT PHASE III SUBDIVISION</u>	
	Location <u>SW Corner of North 10th Street and Auburn Avenue (rear)</u>	
	City Address or Block Number <u>1301 AUBURN AVE</u>	
	Number of Lots <u>24</u> Gross Acres <u>6.504</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning <u>C3</u> Proposed Zoning <u>R3T</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>06.21.2023</u>	
	Existing Land Use <u>Vacant</u> Proposed Land Use <sup>Residential</sup> <u>townhouses</u> Irrigation District # <u>3</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>\$35,446.01</u>	
	Parcel # <u>189867</u> Tax Dept. Review <u>11PG 6/26/23</u>	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>A tract of land containing 6.504 +/- acres, being part or portion of Lot 11, Section 13 Hidalgo Canal Company Subdivision, according to the plat thereof recorded in Volume "Q", Page 177. H.C.D.R.</u>		
<b>Owner</b>	Name <u>Domain Development Corp., a Texas corporation</u> Phone <u>(956) 661-8888</u>	
	Address <u>100 East Nolana, Suite 130</u> E-mail <u>shavi@aurielinvestments.com</u>	
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u>	
<b>Developer</b>	Name <u>Domain Development Corp., a Texas corporation</u> Phone <u>(956) 661-8888</u>	
	Address <u>100 East Nolana, Suite 130</u> E-mail <u>shavi@aurielinvestments.com</u>	
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>	
	Contact Person <u>Shavi Mahtani, President</u>	
<b>Engineer</b>	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u> mario@meldenandhunt.com	
	Address <u>115 West McIntyre Street</u> E-mail <u>drobles@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	
	Contact Person <u>Mario A. Reyna, P.E. / Della Robles</u>	
<b>Surveyor</b>	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	

KP

ENTERED

JUN 26 2023

Name: NM



## 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 unsubdivided tracts
- ✓ Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- ✓ North arrow, scale and vicinity map
- ✓ Name & dimension of adjoining street ROWs (total width & width from centerline)

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

Owners Signature

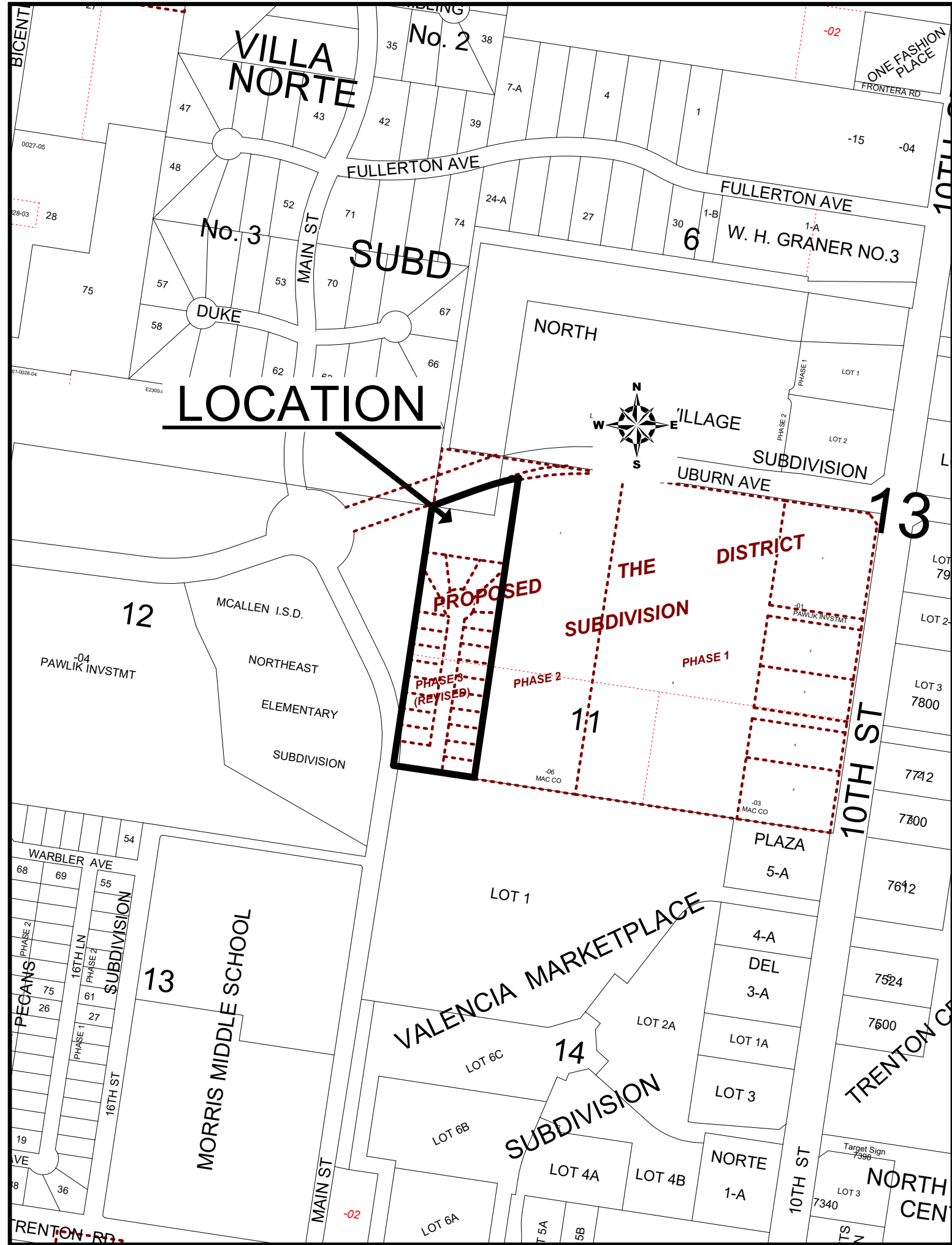
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 06.23.2023

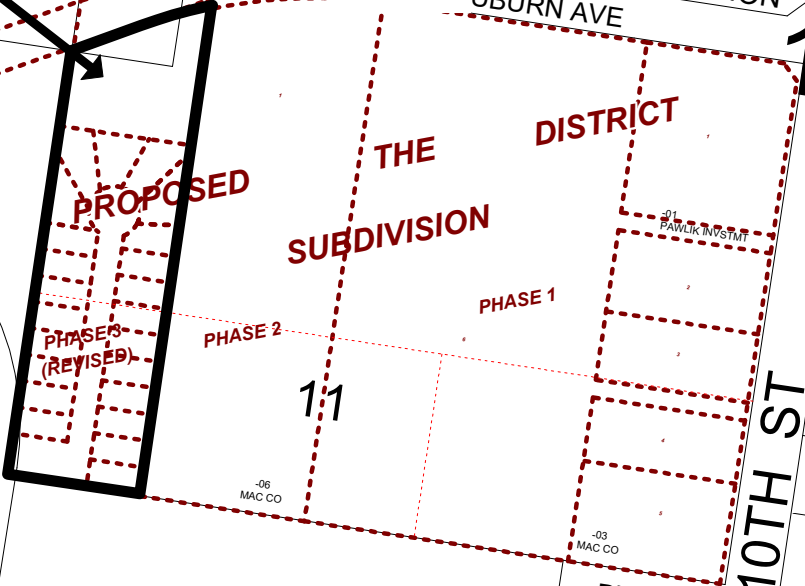
Print Name Mario A. Reyna, P.E.

Owner

Authorized Agent



**LOCATION**



**VALENCIA MARKETPLACE**

13

14

13

10TH ST

MORRIS MIDDLE SCHOOL

SUBDIVISION

NORTHEAST ELEMENTARY SUBDIVISION

THE DISTRICT

VILLA NORTE

No. 3 SUBD

No. 2

W. H. GRANER NO. 3

ONE FASHION PLACE

NORTH

VILLAGE

SUBDIVISION

URBURN AVE

PAWLIK INVSTMT

MCCALLEN I.S.D.

PROPOSED

SUBDIVISION

DISTRICT

PHASES (REVISED)

PHASE 2

PHASE 1

11

PLAZA

5-A

LOT 1

VALENCIA MARKETPLACE

4-A

DEL

3-A

LOT 2A

LOT 1A

LOT 3

LOT 6C

LOT 6B

LOT 4A

LOT 4B

NORTE

1-A

LOT 6A

LOT 5A

LOT 5B

Target Sign 7396

LOT 3

7340

NORTH CENTRAL

TRENTON RD.

MAIN ST

-02

10TH ST

10TH ST

LOT 79

LOT 2-

LOT 3 7800

7742

7800

7612

7524

7600

TRENTON CA

Target Sign 7396

LOT 3

7340

NORTH CENTRAL

TS

N

Lot #	SQ. FT.	Area
1	5381.95	0.124
2	5459.97	0.125
3	5459.96	0.125
4	5459.95	0.125
5	5459.94	0.125
6	5459.93	0.125
7	5459.92	0.125
15	5460.25	0.125
16	5460.25	0.125
17	5460.25	0.125
18	5460.25	0.125
19	5460.25	0.125
20	5460.25	0.125
21	5460.25	0.125
22	5460.25	0.125
23	5466.30	0.125
24	95132.69	2.184

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	187.87	1,002.00	01°07'44"50"	S75°40'51"W	187.70	94.26
C2	31.29	530.00	00°32'22"57"	N0°48'17"W	31.29	15.65
C3	47.50	56.00	04°57'39"02"	N47°48'40"E	46.13	25.31
C4	44.00	56.00	04°57'01"21"	N0°58'29"E	42.88	23.21
C5	44.50	56.00	04°57'05"18"	N44°04'51"W	42.94	23.25
C6	43.10	56.00	04°57'09"47"	S45°43'43"W	42.10	22.72
C7	59.63	56.00	06°11'18"44"	S7°00'33"E	57.11	33.19
C8	16.78	56.00	01°17'10"08"	S46°14'59"E	16.72	8.45
C9	187.87	1,002.00	01°07'44"50"	S75°40'51"W	187.70	94.26

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

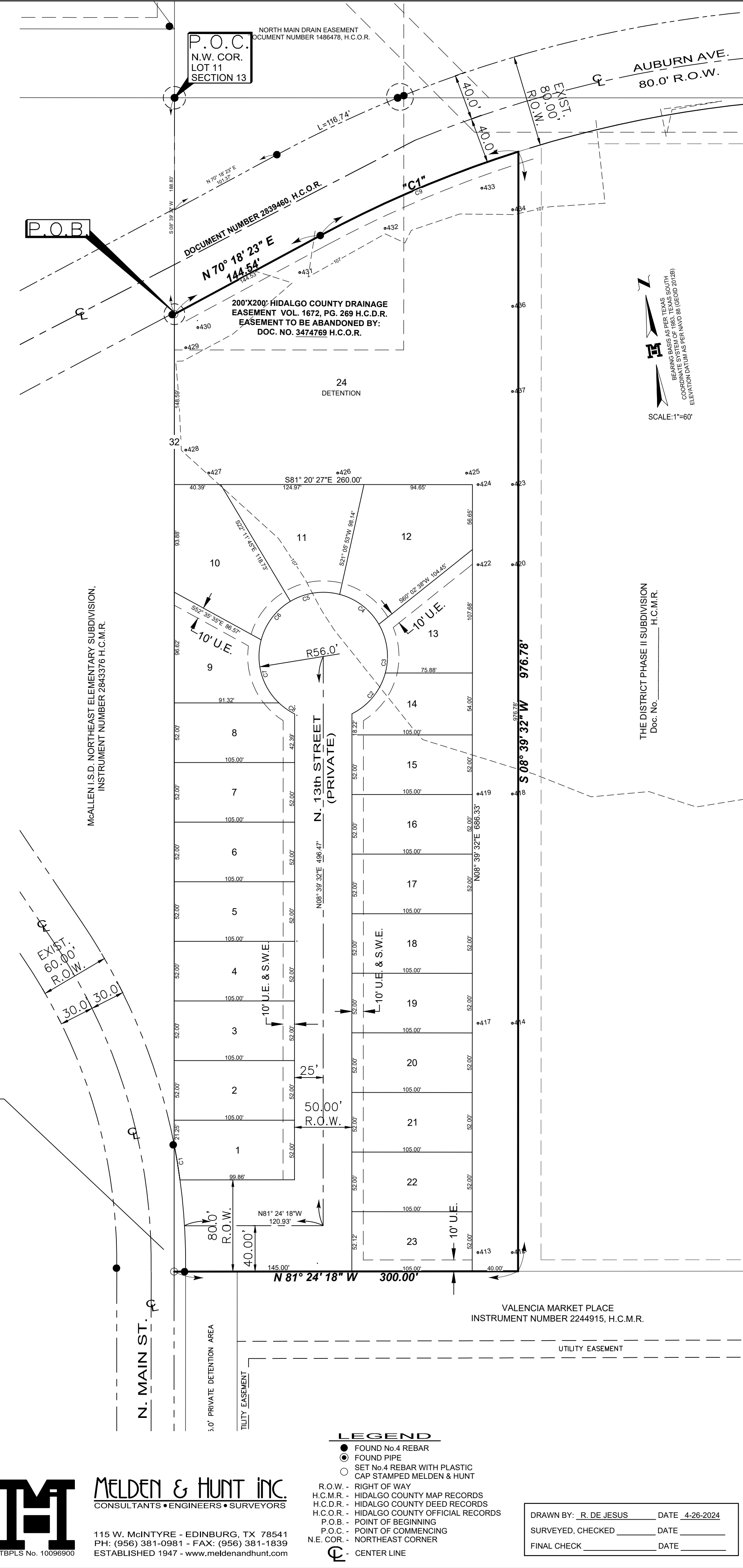
CHAIRMAN, PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

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

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

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

### LOCATION MAP



# SUBDIVISION MAP OF THE DISTRICT PHASE III SUBDIVISION (PRIVATE SUBDIVISION)

BEING A SUBDIVISION OF 6.281 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 11, SECTION 13, HIDALGO CANAL COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "Q", PAGE 177, HIDALGO COUNTY DEED RECORDS

### METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 6.281 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 11, SECTION 13, HIDALGO CANAL COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "Q", PAGE 177, HIDALGO COUNTY DEED RECORDS, SAID 6.281 ACRES BEING OUT OF A CERTAIN TRACT CONVEYED TO DOMAN DEVELOPMENT CORP., A TEXAS CORPORATION, BY VIRTUE OF A SPECIAL WARRANTY DEED WITH VENDORS LIEN, RECORDED UNDER DOCUMENT NUMBER 329749 AND DOCUMENT NUMBER 3297480, HIDALGO COUNTY OFFICIAL RECORDS, SAID 6.281 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- THENCE, N 70° 18' 23" E ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF AUBURN AVENUE, A DISTANCE OF 144.54 FEET TO A NO. 4 REBAR FOUND AT AN ANGLE POINT OF THIS TRACT.
- THENCE, IN A NORTHEASTERLY DIRECTION ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF AUBURN AVENUE, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 01° 07' 44" 51", A RADIUS OF 1,002.00 FEET, AN ARC LENGTH OF 187.97 FEET, A TANGENT OF 94.26 FEET, AND A CHORD THAT BEARS N 75° 40' 51" E A DISTANCE OF 187.70 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT.
- THENCE, S 08° 39' 32" W A DISTANCE OF 976.78 FEET TO A NO. 4 REBAR SET AT THE NORTH LINE OF LOT 1, BLOCK 1, VALENCIA MARKETPLACE, ACCORDING TO THE PLAT THEREOF RECORDED UNDER INSTRUMENT NUMBER 2244915, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHEAST CORNER OF THIS TRACT.
- THENCE, N 81° 24' 18" W ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1, AT A DISTANCE OF 300.82 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 300.00 FEET TO A NO. 4 REBAR SET AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, AND THE EXISTING EAST RIGHT-OF-WAY LINE OF N. MAIN STREET, FOR THE SOUTHWEST CORNER OF THIS TRACT.
- THENCE, N 08° 39' 32" E ALONG THE WEST LINE OF SAID LOT 11, SECTION 13, AT A DISTANCE OF 110.80 FEET PASS THE NORTH LINE OF N. MAIN STREET, CONTINUING A TOTAL DISTANCE OF 835.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.281 ACRES OF LAND, MORE OR LESS.

### GENERAL NOTES:

- THIS SUBDIVISION IS IN FLOOD ZONE "C" AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NUMBER: 480334 0425 C MAP REVISED: NOVEMBER 16, 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 AUBURN AVE. - 40 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS FRONT INTERIOR LOTS 1-23: 10 FT. OR GREATER FOR EASEMENT, APPROVED SITE PLAN OR EASEMENTS REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES. SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS WHICHEVER IS GREATER APPLIES. GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED GREATER SETBACK APPLIES. CORNER: 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
- CITY OF McALLEN BENCHMARK: NUMBER MC 50, TOP OF 3" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT THE WEST BOUND OF 10TH ST. IN BETWEEN TRENTON RD & FULLERTON AVE. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16626258.4143, E=1076796.43038, ELEV.=106.63 BENCHMARK: SQUARE CUT ON TOP OF CURB INLET ON THE EAST SIDE OF PROPERTY WITH AN ELEVATION OF: 106.88
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE DRAINAGE REPORT: 43,638 C.F. - 1,002 AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA DESIGNATED AS LOT 24.
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 4' WIDE MINIMUM SIDEWALK REQUIRED ON NORTH MAIN STREET, AUBURN AVENUE, AND BOTH SIDES OF ALL INTERIOR STREETS.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONUSES AND ALONG NORTH MAIN STREET.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONUSES.
- 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.
- LOT 24 TO BE DESIGNATED AS DETENTION
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH MAIN STREET.
- LOT 24 (DETENTION), COMMON/DETENTION AREAS, ANY PRIVATE STREETS/ DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE DISTRICT PHASE III SUBDIVISION RECORDED UNDER DOCUMENT NUMBER: HIDALGO COUNTY OFFICIAL RECORDS. DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE OF INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-138 SHALL BE NULL & VOID.
- 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/DETENTION AREAS AND ITS PRIVATE STREETS.
- HOME OWNERS ASSOCIATION COVENANTS FOR THE DISTRICT PHASE III SUBDIVISION AS RECORDED UNDER AS RECORDED UNDER DOCUMENT NO. \_\_\_\_\_ H.C.D.R.
- LOT 24 FOR DETENTION PURPOSE ONLY, WILL BE PRIVATE AND MAINTAINED BY THE H.O.A./PROPERTY OWNERS AND NOT THE CITY OF McALLEN.

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 \_\_\_\_\_

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

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

O.E. BRAND JR., PRESIDENT \_\_\_\_\_ MARK FREELAND, SECRETARY \_\_\_\_\_

DRAWN BY: R. DE JESUS DATE: 4-26-2024  
 SURVEYED, CHECKED \_\_\_\_\_ DATE \_\_\_\_\_  
 FINAL CHECK \_\_\_\_\_ DATE \_\_\_\_\_

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

**MELDEN & HUNT INC.**  
 CONSULTANTS • ENGINEERS • SURVEYORS

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

THE STATE OF TEXAS  
 COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE DISTRICT PHASE III SUBDIVISION, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN ACCESS UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREET(S), ALLEY(S), AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF AUBURN AVENUE AND N. MAIN STREET FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF McALLEN BY THIS PLAT.

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

THE STATE OF TEXAS  
 COUNTY OF HIDALGO

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

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

STATE OF TEXAS  
 COUNTY OF HIDALGO

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

GEORGE CARDENAS, EXECUTIVE VICE PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_  
 VANTAGE BANK OF TEXAS  
 1502 SOUTH SUGAR RD,  
 EDINBURG, TEXAS, 78539

THE STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GEORGE CARDENAS 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: \_\_\_\_\_

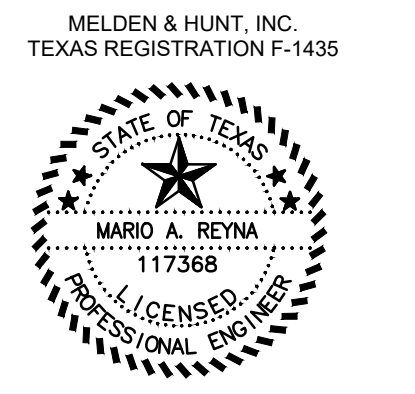
STATE OF TEXAS  
 COUNTY OF HIDALGO

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\_\_\_\_.

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

DATE PREPARED: 10/18/2023  
 ENGINEERING JOB # 23089.00



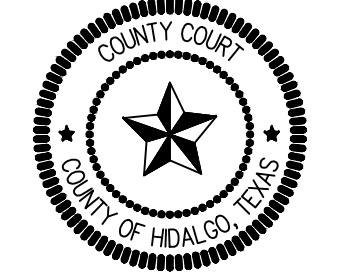
STATE OF TEXAS  
 COUNTY OF HIDALGO

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

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

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

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



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

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

INSTRUMENT NUMBER \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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



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

Reviewed On: 8/16/2024

<b>SUBDIVISION NAME: THE DISTRICT PHASE III SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>Auburn Avenue: 80 ft. min. ROW                  Paving: 52-57 ft. Curb &amp; gutter: Both sides                  Revisions needed:                  - Show the boundary of 200 ft. x 200 ft. HCDD#1 and provide a copy of the abandonment document prior to final/recording.                  - The requested abandonment document has not been submitted yet. Submit the document to finalize the requirements prior to final/recording.                  - Revise the wording from "TO BE abandoned by Doc..." to "abandoned by Doc..." prior to final/recording.                  **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan                  **Monies must be escrowed if improvements are not constructed prior to recording.</p>	Required
<p>N. 13th Street: 60 ft. Total ROW***(See variance request)                  Paving: 40 ft. Curb &amp; gutter: Both sides                  Revisions needed:                  - Finalize the access to the detention lot (Lot 24) prior to final/recording. The applicant requested access to detention lot (Lot 24) via Auburn Avenue. As per Traffic Department, the access must be finalized prior to final/recording.                  **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan                  **Monies must be escrowed if improvements are not constructed prior to recording.</p> <p>***A variance request (VAR2024-0022) was submitted by the engineer on 04/29/2024 which includes a variance for the interior ROW to provide 50 ft. ROW with 10 ft. Sidewalk and Utility Easement on both sides. If the request is approved, it is subject to 40 ft. of paving.                  ***Planning and Zoning Commission recommended approval for the requested variances on May 7, 2024, and City Commission approved them on May 28, 2024.</p>	Required
<p>N. Main Street: Min. 10 ft. dedication for 60 ft. ROW                  Paving: 40 ft. min. Curb &amp; gutter: both sides                  - Provide a document number and a copy of the document for staff review for the existing ROW prior to final/recording.                  - Please provide existing ROW, and ROW dedication at multiple points to show compliance with ROW dedication requirement as mentioned above prior to final/recording.                  - Label the dashed line shown on N. Main Street on the south side of the subdivision prior to final/recording.                  **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan                  **Monies must be escrowed if improvements are not constructed prior to recording.</p>	Required
<p>Yellowhammer Ave. (Entry Street): proposing 80 ft. Total ROW                  Paving: Min 40 ft. Curb &amp; gutter: Both sides                  - Add the street name and "(Private street)" label on the plat for entry street prior to recording.                  ** 80 ft. ROW has been proposed to comply with gate detail and requirements                  **Subdivision Ordinance: Section 134-105                  **Monies must be escrowed if improvements are required prior to final                  **COM Thoroughfare Plan</p>	Required
<p>* 1,200 ft. Block Length                  **Subdivision Ordinance: Section 134-118</p>	NA

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

<p>* 900 ft. Block Length for R-3 Zone Districts.                  **Subdivision Ordinance: Section 134-118</p> <p>***A variance request (VAR2024-0022) was submitted by the engineer on 04/29/2024 which includes a variance for the block length requirement. Based on the submitted letter, the existing block length is 976.78 ft. in lieu of required 900 ft.                  ***Planning and Zoning Commission recommended approval for the requested variances on May 7, 2024, and City Commission approved them on May 28, 2024.</p> <p>* 600 ft. Maximum Cul-de-Sac .                  Revisions Needed:                  **Subdivision Ordinance: Section 134-105</p> <p>***A variance request (VAR2024-0022) was submitted by the engineer on 04/29/2024 which includes a variance for the Cul-de-Sac ROW. Based on the letter submitted by the engineer, 56 ft. radius for the Cul-de-Sac ROW is proposed which includes 96 ft. of paving and 8 ft. ROW back of curb.                  ***A variance request (VAR2024-0022) was submitted by the engineer on 04/29/2024 which includes a variance for the Cul-de-Sac length. Based on the letter submitted by the engineer, the existing Cul-de-Sac length is 618 ft. in lieu of 600 ft. maximum Cul-de-Sac length.                  ***Planning and Zoning Commission recommended approval for the requested variances on May 7, 2024, and City Commission approved them on May 28, 2024.</p>	<p>Applied</p>
	<p>Applied</p>
<p><b>ALLEYS</b></p>	
<p>ROW: 20 ft. Paving: 16ft.                  **As per Public Works Department, the subdivision is approved with Residential Trash Collection                  **Subdivision Ordinance: Section 134-106</p>	<p>Applied</p>
<p><b>SETBACKS</b></p>	
<p>* Front:                  Lots 1-23 :10 ft. or greater for easements, whichever is greater applies.                  Lot 24 (proposing): 40 ft. or greater for approved site plan or easements                  ***Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Rear: In accordance with the zoning ordinance or greater for easements, whichever is greater applies.                  *****Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Sides :In accordance with the zoning ordinance or greater for easements, whichever is greater applies.                  *****Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Corner:10 ft. or greater for easements, whichever is greater applies.                  ***Zoning Ordinance: Section 138-35</p>	<p>Applied</p>
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies.</p>	<p>Applied</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p><b>SIDEWALKS</b></p>	
<p>* 4 ft. wide minimum sidewalk required on North Main Street, Auburn Avenue, and both sides of all interior streets, including the entry street.                  ***Subdivision Ordinance: Section 134-120</p>	<p>Applied</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Required</p>

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<b>BUFFERS</b>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Main Street and Auburn Avenue as applicable.                      - Finalize the detention lot access requirement to finalize the plat note prior to final/recording. The applicant requested access to detention lot (Lot 24) via Auburn Avenue. As per Traffic Department, the access must be finalized prior to final/recording.                      **Landscaping Ordinance: Section 110-46</p>	Required
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.                      **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
<b>NOTES</b>	
<p>* No curb cut, access, or lot frontage permitted along North Main Street and Auburn Avenue.                      - Finalize the detention lot access requirement to finalize the plat note prior to final/recording. The applicant requested access to detention lot (Lot 24) via Auburn Avenue. As per Traffic Department, the access must be finalized prior to final/recording.                      **Must comply with City Access Management Policy.</p>	Required
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.                      **Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final.                      ***Zoning Ordinance: Section 138-210.</p>	Applied
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>	Applied
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	NA
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.                      - Submit a draft HOA document prior to recording for staff review.                      **Section 134-168 applies if private subdivision is proposed.                      ***Section 110-72 applies if public subdivision is proposed.                      ****Landscaping Ordinance: Section 110-72                      *****Subdivision Ordinance: Section 134-168</p>	Required
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.                      **Homeowner's Association Covenants must be submitted for staff review, prior to recording.                      ***Section 134-168 applies if private subdivision is proposed.                      ****Section 110-72 applies if public subdivision is proposed.                      *****Landscaping Ordinance: Section 110-72                      *****Subdivision Ordinance: Section 134-168</p>	Required
<b>LOT REQUIREMENTS</b>	
<p>* Lots fronting public/private streets.                      **Subdivision Ordinance: Section 134-1</p>	Compliance
<p>* Minimum lot width and lot area.                      **Zoning Ordinance: Section 138-356</p>	Compliance

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ZONING/CUP	
* Existing:C-3(General Business) District Proposed: R3-T(Townhouse residential) District ** A rezoning application (REZ2023-0039) to rezone the subject property to R-3T was approved by the City Commission on 08/28/2023. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ** A rezoning application (REZ2023-0039) to rezone the subject property to R-3T was approved by the City Commission on 08/28/2023. ** Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per the latest plat submitted, a total of 24 lots proposed with 23 townhome lots and one detention lot. A park total fee of \$16,100 (\$700 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation is approved and no TIA is required.	Applied
* Traffic Impact Analysis (TIA) is not required as per the Traffic Department.	Applied

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COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> <li>- Labels shown on the adjacent property on the south side for a private detention area and easements seems to be incomplete. Review and revise as applicable prior to final/recording.</li> <li>- Remove plat note #17 prior to final/recording as it seems it is already included in plat note #15.</li> <li>- Legal description of all adjacent properties on all sides needed prior to recording.</li> <li>- The detail ROW seems to be too small to show any details. Review and revise as applicable prior to final/recording.</li> <li>- Use a bold line for the original subdivision boundary. Currently, the east boundary of the subdivision is not clear.</li> <li>- Add label and document number for all existing easements and either a plat note or "dedicated by this plat" for easements dedicated by this plat, prior to final/recording.</li> <li>- Clarify and label the dashed line on the north side of Auburn Ave. which ends in the middle of the road, prior to final/recording.</li> </ul> <p>*Must comply with City’s Access Management Policy.                  *Any abandonments must be done by separate process, not by plat.</p> <p>***A variance request (VAR2024-0022) was submitted by the engineer on 04/29/2024 which includes the following variances:</p> <ol style="list-style-type: none"> <li>1. A variance for the interior ROW to provide 50 ft. ROW with 10 ft. Sidewalk and Utility Easement on both sides. If the request is approved, it is subject to 40 ft. of paving.</li> <li>2. A variance for the Cul-de-Sac ROW. Based on the letter submitted by the engineer, 56 ft. radius for the Cul-de-Sac ROW is proposed which includes 96 ft. of paving and 8 ft. ROW back of curb.</li> <li>3. A variance for the block length requirement. Based on the submitted letter, the existing block length is 976.78 ft. in lieu of required 900 ft.</li> <li>4. A variance for the Cul-de-Sac length. Based on the letter submitted by the engineer, the existing Cul-de-Sac length is 618 ft. in lieu of 600 ft. maximum Cul-de-Sac length.</li> </ol> <p>***At the Planning and Zoning Commission meeting of May 7, 2024, the subdivision was approved in revised preliminary form, subject to the conditions noted, drainage, and utilities approval. The board also recommended approval for the requested variances, and City Commission approved them on May 28, 2024.</p>	<p>Required</p>
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.</p>	<p>Applied</p>

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# LOCATION

