

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, AUGUST 6, 2024 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

- a) Approval of minutes for the June 18, 2024 meeting
- b) Approval of minutes for the July 10, 2024 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Enrique Martinez, Jr., for a Conditional Use Permit, for one year, for a nightclub (Hillbilly's) at Lots 1 and 2, Main International Subdivision, Hidalgo County, Texas, 6000 North 10th Street. **(CUP2024-0070)**
2. Request of Maria D. Acuna, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an outdoor commercial recreation (soccer fields), at 1.405 acre tract (deed) out of Lot 151, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 501 South Bentsen Road. **(CUP2024-0072)**
3. Request of Ricardo and Connie Aguirre, for a Conditional Use Permit, for life of the use, and adoption of an ordinance for a guest house at Lot 43, Villa Norte NO. 3, Subdivision, Hidalgo County, Texas, 1500 Fullerton Avenue. **(CUP2024-0073)**
4. Request of United Covenant Ministries of South Inc. on behalf of JIM & MARY KAY MOFFITT FAMILY LTD, for a Conditional Use Permit for a Church, for One (1) year, at Lot 4, Block 3, Market Center Subdivision, Hidalgo County, Texas; 1428 East Laurel Avenue. **(CUP2024-0074)**
5. Request of David A. Lisauckis, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar at Lots 9, 10 & 11, Block 2, Eltus Subdivision, Hidalgo County, Texas; 1116 Pecan Boulevard. **(CUP2024-0076)**
6. Request of Brandon Solis, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center at a 5.12 acre tract of land out of Lot "A", Boggus

Subdivision, and out of Lot 2, S.C. Quimby Subdivision, Hidalgo County, Texas; 906 East US Highway 83. **(CUP2024-0077)**

7. Request of David A. Lisauckis, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 West Nolana Avenue, Suite H1. **(CUP2024-0078)**
8. Request of Bianca Cerda on behalf of Hootspace, LLC for a Conditional Use Permit, for one year, and adoption of an ordinance, for a smoke shop (CBD store) at Lot A, The Executive Steak House Subdivision, Hidalgo County, Texas; 1500 North 23rd Street, Suite 140 & 150. **(CUP2024-0080)**

b) REZONING:

1. Rezone from R-1 (single family residential) District to C-3 (general business) District: A 0.909 of an acre tract out of that certain 2.00 acre tract as described in document no. 2821446, of the official records, Hidalgo County, Texas, said 2.00 acre tract being the southeast corner of the south 20 acres of lot 337, John H. Shary Subdivision of lands out of porciones 58, 59, & 60 in Hidalgo County, Texas; 4800 Buddy Owens Boulevard **(FRONT). (REZ2024-0036)**
2. Rezone from A-O (agricultural open space) District to C-3 (general business) District: A 0.182 of an acre tract out of that certain 2.00 acre tract as described in document no. 2821446, of the official records, Hidalgo County, Texas, said 2.00 acre tract being the southeast corner of the south 20 acres of lot 337, John H. Shary Subdivision of lands out of porciones 58, 59, & 60 in Hidalgo County, Texas; 4800 Buddy Owens Boulevard **(MIDDLE). (REZ2024-0038)**
3. Rezone from A-O (agricultural open space) District to R-1 (single family residential) District: A 0.758 of an acre tract out of that certain 2.00 acre tract as described in document no. 2821446, of the official records, Hidalgo County, Texas, said 2.00 acre tract being the southeast corner of the south 20 acres of lot 337, John H. Shary Subdivision of lands out of porciones 58, 59, & 60 in Hidalgo County, Texas; 4800 Buddy Owens Boulevard **(REAR). (REZ2024-0037)**
4. Rezone from R-1 (single family residential) District to C-1 (office building) District: A 1.201 acre tract being out of the South 10.0 acres of that part of Lot 2, Block 9, A. J. McColl Subdivision, Hidalgo County, Texas; 3920 South Jackson Road **(REZ2024-0040)**
5. Rezone from C-2 (neighborhood commercial) District to C-3 (general business) District: Lot 1, Idela's Corner Subdivision, Hidalgo County, Texas; 4524 South Ware Road **(REZ2024-0041)**
6. Rezone from R-3A (multifamily residential apartments) District to C-4 (commercial industrial) District: A 0.546 acre tract of land out of Lot 5, Block 22, Steele and Pershing Subdivision, Hidalgo County, Texas; 105 Dicker Road **(Rear). (REZ2024-0039)**

3) SUBDIVISIONS:

- a) Barton Subdivision, 8501 North Main Street, Antonio Esparza **(SUB2023-0082) (REVISED PRELIMINARY) TUE (Tabled on 07/29/2024)**
- b) The Cue Subdivision, 2801 South 10th Street, City of McAllen **(SUB2024-0080) (PRELIMINARY) PCE**
- c) Norlola Subdivision, 700 South 8th Street, Lola Properties, LLC, John Paul and Nora Sandoval **(SUB2023-0096) (REVISED PRELIMINARY) MAS**
- d) Las Comadres No. 12 Subdivision, 24100 North Moorefield Road, Carkis, L.P. **(SUB2024-0079) (PRELIMINARY) M&H**
- e) Vacating a Portion of Racquet Club Subdivision and Replat to Park West Subdivision, 11201 North 10th Street, Domain Development, Corp. **(SUB2024-0078) (PRELIMINARY) M&H**
- f) Villas at Tres Lagos Phase I Subdivision, 5300 Tres Lagos Boulevard, Rhodes Development, Inc. **(SUB2024-0077) (PRELIMINARY) 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.

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, June 18, 2024 at 3:30p.m. at the McAllen City Hall, 3rd Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

Present:	Michael Fallek	Chairperson
	Marco Suarez	Member
	Emilio Santos Jr.	Member
	Jesse Ozuna	Member
	Reza Badiozzamani	Member
Absent:	Gabriel Kamel	Vice Chairperson
	Jose Saldana	Member
Staff Present:	Josephine Ramirez	Assistant City Attorney III
	Michelle Rivera	Assistant City Manager
	Luis Mora	Deputy Planning Director
	Omar Sotelo	Development Coordinator
	Rodrigo Sanchez	Senior Planner
	Samuel Nunez	Senior Planner
	Eduardo Garza	Planner III
	Julio Constantino	Planner III
	Adriana Solis	Planner II
	Hilda Tovar	Planner II
	Edson Lara	Planner II
	Samantha Trevino	Planner I
	Victor Grey	Planner Technician I
	Magda Ramirez	Administrative Assistant

CALL TO ORDER – Chairperson Mr. Michael Fallek

PLEDGE OF ALLEGIANCE

INVOCATION-. Mr. Emilio Santos Jr.

1) MINUTES:

- a) Approval of minutes for the May 7, 2024 meeting

The minutes for the regular meeting held on May 7, 2024 was approved as submitted by Mr. Emilio Santos Jr. Seconding the motion was Mr. Jesse Ozuna which carried unanimously with four members present and voting.

Mr. Marco Suarez entered the meeting at 3:32 and began his votes with item 2a1.

PUBLIC HEARING:

- a) **CONDITIONAL USE PERMITS:**

- 1) Request of Yahaira Sepulveda on behalf of Salvador Gonzalez, for a Conditional Use Permit, for one year, for an Institutional Use (beauty school) at Lot 7, Block 30, McAllen Addition Subdivision, Hidalgo County, Texas; 1217 Chicago Avenue. **(CUP2024-0061)**

Ms. Hilda Tovar stated that the subject property is located along the south side of Chicago Avenue in between South 12th Street and South Broadway Street. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 district in all directions. Surrounding land uses include First Medical Supply, Photography Workshops, South Texas Beauty Distributors, and other commercial uses. A beauty school is permitted in the C-3 district with a Conditional Use Permit and in compliance with requirements.

The proposed location was previously used as a beauty salon only. A Conditional Use Permit for an Institutional Use (beauty school) was submitted on May 17, 2024.

The applicant is proposing to operate a beauty school within a 2,548 sq. ft. suite that is part of a multitenant commercial plaza. The proposed hours of operation are Monday through Saturday from 8:30 AM to 9 PM. The proposed plans indicate that the establishment will consist of two floors. The first floor has an open area for a beauty salon, a restroom and an office. The second floor has three classrooms, a restroom and a laundry room. Based on the type of use, 21 parking spaces are required. Since the property is within the DROD, off-street parking fees will apply if the business is not able to provide the required parking spaces within their lot lines or through a parking agreement with an adjacent property owner.

The Fire Department has completed the necessary inspection. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions noted on the permit. The business must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts Chicago Avenue.
- 2) The proposed use shall comply with the McAllen's Off-Street Parking Ordinance and make provisions to prevent the use of parking along the street especially in residential areas. Based on the type of use, 21 parking spaces are required; a parking agreement or off-parking fees will be required. The parking must be clear of potholes and be properly striped as per section 138-400 of the Zoning Ordinance.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;

7) Sides adjacent to a residentially zoned or use property shall be screened by a 6 feet opaque fence.

The Planning Department has not received any calls or concerns regarding the proposed use.

Staff recommends approval of the request, for one year, subject to compliance with requirements in Sections 138-118 and 138-400 of the Zoning Ordinance, Building and Fire Department requirements.

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

Being no discussion, Mr. Reza Badiozzamani moved to approve subject to compliance with requirements in Sections 138-118 and 138-400 of the Zoning Ordinance, Building and Fire Department requirements. Mr. Marco Suarez second the motion which was approved five members present and voting.

- 2) Request of Melden and Hunt Inc. on behalf of Rhodes Enterprises Inc., for an Amendment Conditional Use Permit, for life of the use, for a Planned Unit Development (PUD) at a 9.333-acre tract out of Lot 100, La Lomita Irrigation & Construction Co. Subdivision, Hidalgo County, Texas; 4900 North Ware Road. **(CUP2024-0062)**

Ms. Adriana Solis stated that the property is located along the east side of North Ware Road. The tract has a lot size of 9.33 acres and is currently vacant. The property is zoned R-3A (multifamily apartment residential) District. The adjacent zoning is R-1 (single family residential) District to the north, east, and south. There is also C-3 (general business) District to the west. A Planned Unit Development (PUD) is permitted in an R-3A District with a Conditional Use Permit and in compliance with Article IV for Planned Developments of the Subdivision Ordinance.

A Conditional Use Permit for a PUD was approved by City Commission on March 19, 2023. An amendment to the PUD was submitted on May 23, 2024 in order to correct side yard setbacks for Lots 1 through 30. There is an associated and undergoing review for a private subdivision under the name "Villas at Ware" that was approved in final form by the Planning and Zoning Committee on May 7, 2024, and will be recorded as part of this PUD.

The applicant is proposing to use the existing 9.33 acres of land to establish a PUD for a townhouse development. The site plan layout proposes a total of 86 lots, two of which will be used for common areas and 84 for townhomes.

The PUD for Villas at Ware subdivision was previously approved for the following variances at the City Commission Meeting of March 19, 2024:

- 10 feet front yard setbacks instead of 20 feet.
- Three (3) feet side yard setbacks instead of six (6) feet. A 10-foot separation between townhomes is proposed for all lots within this PUD. Please see section for Streets and Setbacks for details regarding the proposed side yard setbacks.
- A 6-foot cedar fence along single-family residential zones and uses instead of the required 8-foot masonry wall.

- Six (6) lots are proposed below the 18-foot minimum driveway width requirement. The Engineering Department has approved this proposal.

PUDs allow a variety of land uses that complement each other within the development and with existing land uses in the vicinity. Specific requirements for the approval of PUDs are set forth on Article IV for Planned Developments of the Subdivision Ordinance, and are summarized as the following:

1. **CONCEPTUAL SITE PLAN:** Development and use of the property must comply with the conditional use permit conceptual site plan.
2. **PERMITTED USES:** Permitted uses are uses permitted in the R-3A (multifamily apartment residential) District for buildings designated as apartments. The proposed townhouse development is not permitted as per ordinance within the current zoning district designation.
3. **OFF-STREET PARKING AND LOADING:** Parking in compliance with Section 138- 394 (1) Single-family, mobile/modular home, townhouse and duplex: Two parking spaces per dwelling unit. One off-street parking for single-family uses shall be located beyond the front yard setback. Parking on landscape development areas required by Section 110-48 is prohibited. Based on the 84 townhomes proposed, a total of 168 parking spaces will be required for the overall site, with 84 total off-street parking spaces beyond the front yard setback.

A variance to the 18-foot driveway width requirement is being requested for six (6) lots within this PUD. These lots have driveway entrances that are around 12 feet and then expand into 18 feet, making it possible for two parking spaces to be provided per dwelling unit.

4. **LANDSCAPING:** A minimum of 50 percent of the area within the required front yard of any residential parcel shall be devoted to landscape material. The portion of the front yard for any residential parcel located between the property line and the extension of the side yard setback line shall be devoted to landscape material.

Based on the lot area table and landscape area table provided, all lots will be complying with the minimum landscape requirement. A minimum 2.5” caliper tree is also proposed within the front yard of each townhouse lot, which meets the requirement for tree credits as per ordinance.

As per Section 110-49, “A masonry screen eight feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single family use or zone. Where such use has 200 feet or less in common with any residential use or zone, the buffer shall be eight feet in height but may be cedar planks.” A 6-foot cedar fence is proposed as a buffer between this townhouse development and the existing single-family zones and uses. The Planning Department is recommending disapproval of the 6-foot cedar fence variance proposal.

5. **STREETS AND SETBACKS:** The following minimum building setbacks are proposed:
 - Front: 10 feet, or greater for easements.
 - Rear: 10 feet, or greater for easements.
 - Garage door: 18 feet.
 - Interior sides: Lots 1-30: 7 feet north, 3 feet south, Lots 31-56: 7 feet south, 3 feet north; Lots 57-80: 7 feet west, 3 feet east; Lots 81-84: 3 feet south, 7 feet north.

32 feet of right-of-way (ROW) is proposed for all interior streets within this PUD. A 60-foot common access easement is proposed for access off North Ware Road. Any ROW requirements will be finalized through the associated subdivision review process.

6. DRAINAGE: Addressed through subdivision process. Final drainage detention and design and the drainage plan must be submitted and in accordance with City of McAllen Standard Design Guide.

7. ADDITIONAL PROVISIONS: Conditional Use Permit site plan controls if there is conflict with other City ordinances. A decision by the Planning Director may be reviewed by the Planning and Zoning Commission for recommendation to the City Commission Board for final determination. The Conditional Use Permit calls for mixed use and a minimum of five (5) acres. The development is proposing a single use within the existing 9.33 acres. A 5-foot minimum sidewalk is proposed on both sides of all interior streets.

8. Owner, Engineer and Surveyor certification and signature block needs to be shown on the PUD site plan. Submitted site plan meets requirements.

9. A recorded subdivision plat and approved PUD site plan is required prior to issuance of building permits. Therefore, Harvest Cove Phase I and II subdivision process must be completed and recorded together with the site plan.

If the subdivision layout changes, the Conditional Use Permit will need to be amended to resemble the approved Subdivision Plat. The PUD must comply with all City department requirements, including but not limited to, the Building Permit & Inspections Department, Planning Department, Utility Department, Engineering Department, Fire Department, and the Environmental and Health Code Compliance Department. Finally, if this request is granted approval, all proposed structures and improvements on the recorded Subdivision Plat and PUD site plan will be required during the building permitting process.

Staff did not receive any phone calls in opposition to this request.

Staff recommends approval of the Planned Unit Development as presented, for life of the use, subject to all aforementioned conditions.

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

Being no discussion, Mr. Emilio Santos Jr. moved to approve of the Planned Unit Development as presented, for life of the use, subject to all aforementioned condition Mr. Jesse Ozuna second the motion which was approved five members present and voting.

b) REZONING:

- 1) Rezone from A-O (agricultural and open space) District to R-3A (multifamily residential apartments) District: A 0.56 acre tract of land out of the East five acres of the East ten acres of Lot 9, Section two hundred eighty (280), Texas-Mexican Railway Company Survey Subdivision, Hidalgo County, Texas; 11601 North Bicentennial Boulevard. **(REZ2024-0030)**

Ms. Adriana Solis stated that the subject property is located on the southwest corner of State Highway 107 and Bicentennial Boulevard.

The applicant is requesting to rezone from A-O (agricultural and open space) District to R-3A (multifamily residential apartments) District in order to develop land for apartments. There is an existing structure on the site. A feasibility plan has not been submitted yet.

The adjacent properties are zoned A-O District to the north and C-4 (commercial industrial) District to the west and south of the subject property.

The property currently has one existing structure. Surrounding uses include single-family residences, vacant land, the Water Treatment Plant No. 3 and commercial uses.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Regional Commercial. This future land use designation considers shopping center at a neighborhood and community scale, with diverse non-residential mixed use such as office or retail. Single family and small to large multifamily units are not considered appropriate for this property.

The development trend along this area of State Highway 107 and North Bicentennial is primarily commercial and industrial uses.

The subject property was annexed on October 1, 1981. A rezoning request was submitted May 30, 2024.

The requested zoning does not conform to the future land use plan designation. Residential housing, moreover, is not considered compatible with the existing development trend along this area.

As per section 110-49 (a) "A buffer shall be provided where a nonresidential use has a side or rear area property line in common with any residential use or zone. A masonry screen eight feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone. Where such use has 200 feet or less in common with any residential use or zone, the buffer shall be eight feet in height but may be cedar planks."

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

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

Staff recommends disapproval of the rezoning request to R-3A (multifamily residential apartments) District since it does not align with the current and future development trend along Bicentennial Boulevard and State Highway 107.

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

Applicant Mr. Antonio Campos, 4313 Cathline Avenue, stated they are proposing to build garden homes not apartment complexes. Chairperson Mr. Michael Fallek suggested the applicant consider changing the zoning request with a different classification.

After a lengthy discussion, Mr. Reza Badiozzamani moved to disapprove of the rezoning request to R-3A (multifamily residential apartments) District since it does not align with the current and future development trend along Bicentennial Boulevard and State Highway 107. Mr. Emilio Santos Jr. seconded the motion, which was disapproved with five members present and voting.

- 2) Rezone from C-3 (business general) District to C-4 (commercial industrial) District: A 3.220 acre tract of land out of Lot 5, Block 22, Steele and Pershing Subdivision, Hidalgo County, Texas; 105 Dicker Road. **(REZ2024-0034)**

Chairperson Mr. Michael Fallek stated the item has been requested to be tabled.

Being no discussion, Mr. Jesse Ozuna moved to table the requested item. Mr. Marco Suarez seconded the motion, which was tabled with five members present and voting.

- 3) Rezone from R-2 (Duplex-Fourplex Residential) District to C-3L (light commercial) District: A tract of land (14,223.44 square feet) out of Lots 2 and 3, Block 1, Golden Acres Retirement Subdivision No. 1, Hidalgo County, Texas; 401 North Ware Road. **(REZ2024-0032)**

Ms. Samantha Trevino stated that the subject property is located along the west side of North Ware Road approximately 208 feet north of Cedar Avenue. It has 143.7 feet of frontage along North Ware Road for a tract size of approximately .32 acres, and is currently zoned R-2 (duplex-fourplex residential) District.

The applicant is requesting to rezone the property from R-2 District to C-3L (light commercial) District for commercial use.

Adjacent zoning is R-2 District to the north and west, C-3L District to the south and R-3C (multifamily residential condominium) District to the east across North Ware Road.

There is a vacant house on the property. The surrounding land uses include commercial and multifamily uses.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed Use Corridors. Mixed Use Corridors consists of residential and nonresidential land uses, putting housing nearby jobs and services. Nonresidential uses will meet the needs of both those residents living in the adjacent neighborhoods as well as draw residents from throughout the city. This is the ideal form of development within this category, which would accommodate activity centers, retail uses, and services. The design should emphasize the pedestrian experience rather than people driving automobiles.

The development trend for this area along the west side of Ware Road is a mix of commercial and residential uses.

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The property was zoned R-2 (duplex-fourplex residential) District during Comprehensive Zoning in 1979. The application for a rezoning request to C-3L District was submitted on May 10, 2024.

The requested zoning conforms to the Future Land Use Plan designation. Office use is considered appropriate for the area designation. The C-3L District combines commercial office use with retail uses that are compatible with adjacent residential zones. Compliance with off street parking, landscaping buffers and various building and fire codes are required as part of the building permit process for commercial occupancy.

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

Staff recommends approval of the rezoning request to C-3L (light commercial) District.

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

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

- 4) Rezone from R-3A (Multifamily Residential Apartments) District to R-3T (Multifamily Residential Townhomes) District: A 12.33 Acres tract, out of Lot 1, Block 7, Steel and Pershings Subdivision, Hidalgo County, Texas; 900 East Violet Avenue. **(REZ2024-0033)**

Mr. Edson Lara stated that the property is located along the South side of East Violet Avenue, approximately 628 feet east of McColl Road.

The applicant is proposing to rezone the subject property to R-3T (Multifamily Townhouses) District in order to develop the tract of land for townhomes. A feasibility plan has not been submitted.

The subject property is zoned R-3A (Multifamily residential apartments) District. The adjacent zoning is R-4 (Mobile Homes) District to the north, C-4 (Commercial Industrial) and C-3 (General Business) to the west. R-3C (Condominiums) and R-3A (multifamily residential apartments) District are adjacent to the south, with R-3A (multifamily residential apartments) and R-1(Single Family Residential) to the east.

The subject property is vacant. Surrounding land uses include mobile homes, commercial industrial, general business, condominiums, office buildings, apartments, single family residential and townhouses.

The Envision McAllen Future Land Use Plan designates the future land use for this property as an Employment Center. The primary uses for this land designation are light manufacturing, office buildings, medical plazas, and retail centers.

The development trend along Violet Avenue is single family and multifamily residential, with commercial uses.

The requested zoning does not conform to the Future Land Use Plan designation. However, the requested zoning does align with the existing uses and the development trend for this area.

A rezoning request was made on September the 15th of 2015 from an A-O (Agricultural and Open Spaces) to an R3A. The request to R-3A district was approved by City Commission on November the 9th of 2015.

The minimum lot area required for a townhome in the R-3T District is 2000 square feet. The tract size is approximately 12.33 acres exceeding the minimum size requirements for an R-3T District.

A site plan review and subdivision review may be required prior to building permit issuance.

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

Staff recommends approval of the rezoning request to R-3T (multifamily residential townhouses) District since it will align with the existing uses and the development trend for this area.

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

Being no discussion, Mr. Marco Suarez moved to approve the rezoning request to R-3T (multifamily residential townhouses) District since it will align with the existing uses and the development trend for this area. Mr. Reza Badiozzamani seconded the motion, which was approved with five members present and voting.

3) SUBDIVISIONS:

- a) Mediterranean Subdivision, 13931 N. Ware Road, Ancer Properties, LLC
(SUB2023-0110) (REVISED PRELIMINARY) TRE

Mr. Eduardo Garza stated that the property located at N. Ware Road: Dedication as required for 75 ft. from centerline for 150 ft. total ROW Paving: By the States Curb & gutter: By the State Revisions needed: The existing ROW line and centerline is not clear. Remove the contour lines from the ROW and use bigger font to show ROW details prior to final. Label centerline and existing ROW on both sides with the document number for the existing ROW prior to final. Show the ROW dedicated by plat, and ROW dedication from centerline, and total ROW including the dedication prior to final. Clarify what appears to be a unlabeled 35' area along the Eastern plat boundary to establish dedication requirements, prior final. Ensure that ROW complies with State plans for North Ware Road, any acquisitions should be include with document number, dimensions, and labeling, finalize prior to final. Reference the document number on the plat for any existing ROW, adjacent to the subdivision boundary, and provide a copy for staff review prior to final. Please review dedication requirements as noted above, label dedications by this plat, prior to final. Remove any reference to "Proposed" ROW prior to final. Use "dedicated by this plat" for referencing any ROW dedicated by this plat. Revise reference from "Future" to "Total", prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. Interior Street: Dedication as needed for 60 ft. total ROW. Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: Interior street references a document number on the Plat for the R.O.W. easement, provide copy of this for review prior to final. Proposed Interior dedications present 50 ft. ROW, Subdivision layout does not comply with ROW requirements, please revise accordingly prior to final. Street names will be established prior to final and plat will need to revised accordingly. Clarify 10 ft. Easement dedicated to United Irrigation within ROW, need to resolve any issues with overlap, finalize prior to final. Identify centerline for proposed interior street and existing Country Meadows West Drive and provided distance from centerline to centerline to verify compliance with 125 ft. from centerline to

centerline for street jogs.(134-105(d)) 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. Project Engineer, on behalf of the developer, submitted a variance application (VAR2024-0024) including a variance to provide 50 ft. ROW for the interior streets in lieu of 60 ft. ROW requirement. The applicant stated that the proposed ROW is an existing 50 ft. recorded access easement. If the request is approved it will be subject to 15 ft. sidewalk and utility easement on the north side as per the Engineering Department. They also added a variance to the minimum 125 ft. street jog requirement. The submitted application states that street jog between the centerline of the proposed interior street and the existing private street on the east side of N. Ware Road, Country Meadows West Drive, is 100.12 ft. The applicant indicated that based on the subdivision location and limitations they can't comply with the requirement. They also added that TxDOT will build a median on Ware Road in this area. N/S collector(Western Boundary): Dedication as needed for 60 ft. total R.O.W. Paving 40 ft. Curb & gutter: Both Sides. pending Items: Please provide ownership map to verify that no landlocked properties exist or will be created, prior to final. Clarify status of remnant tract along northern plat boundary, finalize prior to final. Street alignment, transitions and R.O.W being reviewed by staff and plat would need to be revised accordingly as applicable prior to final once ROW requirements have been established. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Project Engineer, on behalf of the developer, submitted a variance application (VAR2024-0024) including a variance to not dedicate ROW for a N/S Collector street along the west boundary of the subdivision for a future collector street. The applicant stated that there is no existing N/S street along the west side of the property. Staff reviewed the subdivision location and determined that the west boundary of this subdivision does not about the N/S Collector location. Based on staff review, it seems that the west lot line of Lot 54 of Section 229, Tex-Mex Survey (which is the east lot line of Lot 55) would be the location of a future N/S collector street. 1,200 ft. Block Length. Current Zoning is R-2 & C-3. The subdivision complies with 1,200 ft. maximum block length requirement for R-2 & C-3 zones. A rezoning request (REZ2024-0031) to R-3T zone for all of tract zoned R-2 and a portion of C-3 zoned parcel has been submitted and is scheduled to be heard by the Planning and Zoning Commission on June 6, 2024, and City Commission on June 24, 2024. If the rezoning is approved, the portion zoned R-3T must comply with 900 block length requirement. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3T & R-3C Zone Districts. Current Zoning is R-2 & C-3. The subdivision complies with 1,200 ft. maximum block length requirement for R-2 & C-3 zones. A rezoning request (REZ2024-0031) to R-3T zone for all of tract zoned R-2 and a portion of C-3 zoned parcel has been submitted and is scheduled to be heard by the Planning and Zoning Commission on June 6, 2024, and City Commission on June 24, 2024. If the rezoning is approved, the portion zoned R-3T must comply with 900 block length requirement. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Revision needed: Subdivision layout does not comply with maximum cul-de-sac length requirement, please revise accordingly prior to final. If no changes please submit variance request for 600 ft. maximum block length requirement. Finalize prior to final. Should a variance be approved it would be subject to 60 ft. of ROW with 40 ft. of paving. Provide the radius of the cul-de-sac on the south side to determine compliance with the minimum ROW requirement. Subdivision Ordinance: Section 134-105. Project Engineer, on behalf of the developer, submitted a variance application (VAR2024-0024) including a variance to the maximum 600 ft. Cul-de-Sac length requirement. The applicant stated that the current street length is 817.96 ft. If the variance is approved it will be subject to 40 ft. of paving for the interior street. ROW: 20 ft. Paving: 16 ft. Revisions Needed: Lot 1: Commercial. Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end. If a service drive easement is proposed, it must be at least 24 ft. wide. If proposing note, finalize wording for note regarding Private Service Drive Easement prior to final. If applicable note should read as follows :“A minimum 24 ft. private service drive easement will be established as part of the site plan for lot 1 and will be maintained by the lot owners and not the city of McAllen.” Alley/service drive easement

required for commercial and multi-family properties Lots 2-10: Residential. Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end. Alley/service drive easement required for commercial and multi-family properties. Subdivision Ordinance: Section 134-106. Lot 1: Commercial Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. Revisions Needed: Revise the front setback for the commercial lot as noted above, prior to final. Zoning Ordinance: Section 138-356, 134-367 Lots 2-10: Residential Front: 20 feet except 15 feet for unenclosed carport or greater for easement. Revisions needed: Clarify reference to carport as it will require a variance submittal, prior to final. Finalize wording for note prior to final. Zoning Ordinance: Section 138-356. A rezoning request for the property (REZ2024-0031) is in process. The setback notes and other subdivision requirements will be finalized once the zoning is finalized. Lot 1: Commercial Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Revise the rear setback for the commercial lot as noted above, prior to final. Lots 2-10: Residential Rear: 10 feet or greater for easements. Zoning Ordinance: Section 138-356. A rezoning request for the property (REZ2024-0031) is in process. The setback notes and other subdivision requirements will be finalized once the zoning is finalized. Lot 1: Commercial Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Revise the sides setback for the commercial lot as noted above, prior to final. Lots 2-10: Residential Sides: 6 feet or greater for easements. Zoning Ordinance: Section 138-356". A rezoning request for the property (REZ2024-0031) is in process. The setback notes and other subdivision requirements will be finalized once the zoning is finalized. Lot 1: Commercial Corner: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Include the corner setback for the commercial lot as noted above, prior to final. Lots 2-10: Residential Corner: 10 feet or greater for easements. Revision Needed: Clarify proposed setback as lots 2-10 do not have lots abutting a street, revise as applicable prior to final. Zoning Ordinance: Section 138-356. A rezoning request for the property (REZ2024-0031) is in process. The setback notes and other subdivision requirements will be finalized once the zoning is finalized. Lot 1: Commercial. Garage: N/A Commercial Development. Lots 2-10: Residential Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Note: "5 ft. wide minimum sidewalk required on North Ware Road (FM 220) and 4 ft. wide minimum sidewalk required on both sides of all interior streets and other street as applicable." Revisions Needed: Finalize wording for note once ROW requirements have been established. Finalize wording prior to final. Revisions Needed: Revise note #5 as shown above prior to final. 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. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and other street as applicable, prior to final. Revisions Needed: Finalize wording for note once ROW requirements have been established. Clarify Note #. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Clarify Note #. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North Ware Road and other street as applicable, prior to final. Revisions Needed: Finalize wording for note once ROW requirements have been established. Must comply with City Access Management Policy As per Traffic Department, as per Access Management Policy, spacing requirement along Ware Road @ 55MPH is 425 ft. show distance from proposed street to any exiting driveways/ streets. Lot 1 will not be granted access off Ware Road Commercial Lot: Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Multi-family Lot: 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. Common Areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen. Pending Items: Note subject to change once subdivision requirements have been finalized. Finalize wording prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 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. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Lots fronting public streets. Revisions Needed: Lot referenced as "Lot A"/ Lake does not exhibit any frontage on a public street, revise prior to final. Please keep lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots. Common areas and detention areas must meet a minimum of 25 ft. of frontage, and be labeled accordingly. Finalize lot frontage requirements prior to final. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. The lots do not comply with current R-2 Zone. If the rezoning to R-3T is approved, additional requirement may be applicable and must be finalized prior to final. Current subdivision layout exhibits various lot square footages, ensure that proposed square footages comply with proposed use as there may be limitation to the amount of units per lot. Finalize prior final. Zoning Ordinance: Section 138-356. Existing:R-2(Duplex-Fourplex) District and C-3 (General Business) District Proposed:R-2(Duplex-Fourplex) District and C-3 (General Business) District. Annexation and initial zoning approved by City Commission on August 28th, 2023. Zoning Ordinance: Article V. Current Zoning is R-2 & C-3. The subdivision complies with 1,200 ft. maximum block length requirement for R-2 & C-3 zones. A rezoning request (REZ2024-0031) to R-3T zone for all of tract zoned R-2 and a portion of C-3 zoned parcel has been submitted and is scheduled to be heard by the Planning and Zoning Commission on June 6, 2024, and City Commission on June 24, 2024. Other requirements as may be applicable to the subdivision, will be finalized prior to final. Rezoning Needed Before Final Approval. Annexation and initial zoning approved by City Commission on August 28th, 2023. Zoning Ordinance: Article V. Current Zoning is R-2 & C-3. The subdivision complies with 1,200 ft. maximum block length requirement for R-2 & C-3 zones. A rezoning request (REZ2024-0031) to R-3T zone for all of tract zoned R-2 and a portion of C-3 zoned parcel has been submitted and is scheduled to be heard by the Planning and Zoning Commission on June 6, 2024, and City Commission on June 24, 2024. Other requirements as may be applicable to the subdivision, will be finalized prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Lot 1 is proposed to be commercial and lot 2 is labeled as retention and let. As per parks department park fees do not apply to commercial developments. For Lot 3-14 (Multi-family), Park Fee required at \$700 per dwelling unit to be paid prior to recording. The rezoning must be finalized to finalize the park fee requirements prior to final. Please provide number of lots/dwelling units prior to final. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Use a bold line for the original subdivision boundary to distinguish from the lot lines prior to final. Remove the contour lines from Ware Road ROW as it obstructs some ROW information. Use a lighter shade for contour lines to avoid any information obstruction and confusion with lot lines prior to final. Lot lines and legal description of all adjacent lots on all sides are needed, including the east side of N. Ware Road, prior to final. Remove the label "Commercial Lot" from plat prior to final as the use will be determined by the zone, not by plat. As per Engineering Department, Lot 2 label "Retention and Lake" does not comply with City's requirement. If the lot name is changed to "Common Area A" etc., a plat note to explain the lot use will be required. The lot label and any plat note as applicable must be

finalized prior to final. Clarify the curved line shown crossing Lots 2-11. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. Please review vicinity map, project site appears to be offset, review and revise accordingly. At the Planning & Zoning Commission meeting of November 7, 2023, the subdivision was approved in Preliminary Form subject to conditions noted, drainage and utilities approvals. At the Planning & Zoning Commission meeting of June 4, 2024, the subdivision was approved in Revised Preliminary Form subject to conditions noted, drainage and utilities approvals. Current Zoning is R-2 & C-3. The subdivision complies with 1,200 ft. maximum block length requirement for R-2 & C-3 zones. A rezoning request (REZ2024-0031) to R-3T zone for all of tract zoned R-2 and a portion of C-3 zoned parcel has been submitted and is scheduled to be heard by the Planning and Zoning Commission on June 6, 2024, and City Commission on June 24, 2024. Other requirements as may be applicable to the subdivision, will be finalized prior to final. Project Engineer, on behalf of the developer, submitted a variance application (VAR2024-0024) including: 1. A variance request to provide 50 ft. ROW for the interior streets in lieu of 60 ft. ROW requirement. The applicant stated that the proposed ROW is an existing 50 ft. recorded access easement. 2. A variance to the maximum 600 ft. Cul-de-Sac length requirement. The applicant stated that the current street length is 817.96 ft. If the variance is approved it will be subject to 40 ft. of paving for the interior street. 3. A variance to not dedicate ROW for a N/S Collector street along the west boundary of the subdivision for a future collector street. The applicant stated that there is no existing N/S street along the west side of the property. Staff reviewed the subdivision location and determined that the west boundary of this subdivision does not abut the N/S Collector location. Based on staff review, it seems that the west lot line of Lot 54 of Section 229, Tex-Mex Survey (which is the east lot line of Lot 55) would be the location of a future N/S collector street. 4. A variance to the minimum 125 ft. street jog requirement. The submitted application states that street jog between the centerline of the proposed interior street and the existing private street on the east side of N. Ware Road, Country Meadows West Drive, is 100.12 ft. The applicant indicated that based on the subdivision location and limitations they can't comply with the requirement. They also added that TxDOT will build a median on Ware Road in this area.

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.

Being no discussion, Mr. Marco Suarez motioned to approve item in revised preliminary form, subject to the conditions noted, drainage, and utilities approval, and the board's clarification on the requested variances. Mr. Emilio Santos Jr. seconding the motion with five members present and voting.

b) Freedom South McAllen Subdivision, 100 Expressway 83, ML Rhodes LTD (SUB2024-0066) (PRELIMINARY) M&H

Mr. Eduardo Garza stated that the property located at U.S. Expressway 83: Dedication as needed for 175 ft. from centerline for 350 ft. total ROW Paving: by the state Curb and gutter: by the state. Label centerline, existing ROW dedication, from centerline, total, etc. on both sides as to ensure compliance with dedication requirements as noted above, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. * 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Clarify 10 ft. alley shown out of the subdivision boundary as no document number is shown, prior to final. Dedication for 20 ft. of ROW will be needed along northern portion of the subdivision. Commercial and residential use of the alley will need to be separated as applicable, prior to final. Service drive requirements as applicable will be determined after dedication of alley is clarified, prior to final. Alley/service drive easement required for

commercial properties. Subdivision Ordinance: Section 134-106. Front: In accordance with the Zoning Ordinance or greater for easements or approved site plan or inline with existing structures, whichever is greater applies. Revise setback as shown above, prior to final. Proposing: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Zoning Ordinance: Section 138-367. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on U.S. Expressway 83. - Sidewalk requirement may increase to 5 ft. per Engineering Department. Revise plat note #8 as applicable, prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46 Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Access easement already recorded to provide access throughout developments, but no continuation is shown, clarify 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. Common Areas, any private drives, access easements, etc. must be maintained by the lot owners and not the City of McAllen. Include plat note as shown above, wording to be finalized prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. 30 ft. easement along southern portion of subdivision appears to continue throughout other developments along U.S. Expressway 83, current survey and plat show it to dead-end, clarify prior to final. Any abandonments must be done by separate process, not by plat. Clarify how 10 ft. alley was dedicated and overlap with 10 ft. water line easement, prior to final. Provide copies of documents for easements shown on plat for staff review, prior to final. Appears that some easements/abandonments may not be shown on plat, clarify prior to final. Clarify HCWID No. 2 Canal ROW and provide details/documents for staff review, prior to final. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Marco Suarez moved to approve in preliminary form, subject to the conditions noted, drainage, and utility approval. Mr. Reza Badiozzamani seconded the motion, which was approved with five members present and voting.

**c) 2nd & Trenton Plaza Subdivision, 120 Trenton Road, A.I.M.Z
Development LLC (SUB2024-0065) (PRELIMINARY) M&H**

Mr. Eduardo Trenton Road: ROW dedication needed for 60 ft. from centerline for total 120 ft. ROW Paving: 65' to 85 ft. Curb & gutter: both sides. Please show the existing ROW on each side of the centerline, reference the document number, and provide a copy for staff review prior to final. Please submit a copy of the referenced documents in the plat for staff review prior to final. Clarify/remove the 16" waterline shown on the southeast side of the property from the plat prior to final. Subdivision

Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Show alley/service drive easement on the property prior to final. Subdivision Ordinance: Section 134-106. Front: In accordance with the Zoning Ordinance or greater for easements or approved site plan or in line with existing structures, whichever is greater applies. Clarify/revise the setback note as shown above prior to final. Any specific setback may require a variance request and approval. Proposing: 50 ft. or greater for approved site plan or in line with existing structures. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance, or greater for easements or approved site plan, whichever is greater applies. Revise the setback note as shown above prior to final. Proposing: In accordance with the zoning ordinance, or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance, or greater for easements or approved site plan, whichever is greater applies. Revise the setback note as shown above prior to final. Proposing: In accordance with the zoning ordinance, or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Trenton Road. Revise the setback note as shown above prior to final. Proposing: 5 ft. sidewalk required on E. Trenton Road. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. 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. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private drives, etc. must be maintained by the lot owners and not the City of McAllen. Add a plat note as shown above prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. If a use is proposed which requires a CUP, it must be submitted and approved prior to final. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. There are some references on the plat notes to "E. Trenton Road" Staff will finalize the street name label prior to final. Show the width of the Hidalgo County Irrigation District No. 2 canal ROW, reference the document number on the plat, and provide a copy for staff review prior to final. Reference the document number for the existing 90 ft. ROW shown for Col. Rowe Boulevard and provide a copy for staff review prior to final. Revise "Col. Rowe Blvd (2nd Street)" label to "Col. Rowe Blvd (N. 2nd Street)" prior to final. Reference the document number for 80 ft. Southern Union Pacific railroad ROW and provide a copy for staff review prior to final. No easements are shown on the plat. Clarify if no easement are being dedicated by this plat prior to final. Legal description of all adjacent properties on all sides are needed, including the south side of Trenton Road. The name of the streets in vicinity of the subject property on the north and south side of the subdivision are incorrect, including Cynthia St, N. 1st Lane, Cynthia Ave, etc. Review and revise as applicable prior to final. If an access to N. 2nd Street is proposed, it requires City approval and an agreement with the Irrigation District prior to final. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Jesse Ozuna moved to approve subdivision in preliminary form, subject to the conditions noted, drainage, and utility approval. Mr. Emilio Santos Jr. seconded the motion, which

was approved with five members present and voting.

d) Palm Villas Subdivision, 109 S. 29th Street, JRMV Property Investments LLC (SUB2024-0064) (PRELIMINARY) IEG

Mr. Julio Constantino stated that the property located on S. 29th Street: ROW dedication needed for 50 ft. from centerline for total 100 ft. ROW Paving: 65 ft. Curb & gutter: both sides. Reference the document number for the existing 40 ft. ROW on the plat and provide a copy for staff review prior to final. If 30 ft. is the ROW dedication by this plat, please label it as "30 ft. ROW dedication by this plat" prior to final. Show and label the ROW dedication from centerline and the total ROW to finalize the ROW dedication requirements prior to final. If the ROW dedication from centerline does not meet 50 ft. ROW dedication requirement, revise the plat to comply. Clarify and resolve the overlap of the 5 ft. U.E. and the ROW dedication prior to final. Clarify/remove the lines shown on the plat and labeled as OH if they indicate overhead lines prior to final. The plat must show the existing and dedicated easements, not the lines. Also clarify if the lines will be moved as part of this subdivision improvements. Lot lines and legal description of all adjacent properties on all sides, including west side of S. 29th Street, is needed prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan S. 28th Street: ROW dedication needed for minimum 50 ft. total ROW Paving: 32 ft. Curb & gutter: both sides. Provide the document number for the existing ROW and provide a copy for staff review prior to final. If the existing ROW is less than 50 ft., additional ROW dedication will be required for minimum 50 ft. ROW. Lot lines and legal description of all adjacent properties on all sides, including east side of S. 28th Street, is needed prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan Interior Street: ROW dedication for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides. Name of the street will be finalized by staff prior to final. Show Austin Ave and Beaumont Ave on the plat and show the distance between the centerline of those streets with the interior street centerline. Street jogs with centerline offsets of less than 125 feet are not allowed. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 900 ft. Block Length for R-3T and R-3C Zone Districts. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multifamily properties. Provide alley or service drive to comply with Public Works Department requirements. Additional ROW dedication for a N/S alley to align with the subdivisions on the south side including Venegas Diaz Estates, Southwest Heights, Omar Subdivision, Malena Subdivisions, etc. will be finalized prior to final once Public Works requirements are met. Subdivision Ordinance: Section 134-106. Front: 10 ft. or greater for easements. Clarify/revise the plat note as shown above prior to final. Proposing: 20 ft. except 15 ft. for unenclosed carport only, or greater for easements. Zoning Ordinance: Section 138-356. Rear: (Proposing) 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with the Zoning Ordinance or greater for easements. Clarify or revise the plat note as shown above prior to final. Proposing: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356 All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on S. 28th Street, S. 29th Street, and both sides of all interior streets. Revise the plat note as shown above prior to final. Proposing: 4 ft. wide sidewalk is required along both sides of all interior streets at time of building permit, and 5 ft. sidewalk is required along the east side of S. 29th Street and the west side of S. 28th Street. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. 29th Street and N.

28th Street. Add a plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add a plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. 28th Street and N. 29th Street. Revise plat note #9 as shown above prior to final. Proposing: No access, no curb cuts for Lots 1 and 16 from S. 29th Street and no access, no curb cuts for Lots 8 and 9 from S. 28th Street. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance if five units or more are attached. Submit a site plan or clarify to determine requirement prior to final. Sec. 138-210: Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Common Areas must be maintained by the lot owners and not the City of McAllen. Clarify if there will be any common areas prior to final. If proposed, it must have a minimum 25 ft. frontage to the interior street and a plat note as shown above will be required prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas. Add a plat note as shown above prior to final. Section 110-72 applies if public subdivision is proposed. Section 134-168 applied for private subdivisions. 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. A draft HOA document must be submitted for staff review prior to recording. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3T Proposed: R-3T. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Traffic Department, Trip Generation must be submitted to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Comments: The bearing of the property boundary on the plat and survey don't match. Clarify/review and revised prior to final. Clarify/remove plat note #8 prior to final. Plat note #10 references Irrigation District No. 2, while the submitted application references Irrigation District No. 1. Clarify/revise the plat or application prior to final. Clarify and label if the 5 ft. U.E. is dedicated by this plat or by another document. Reference the document number prior to final as applicable. If any variance request is submitted, it must be finalized prior to final. Lot lines and legal description of all adjacent properties on all sides, including the west side of S. 29th Street and east side of S. 28th Street, is needed prior to final. Clarify/remove the lines shown on the north, east, and south side of the subdivision shown as --X--. Signature blocks must comply with Section 134-61 of the subdivision ordinance prior to recording. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Jesse Ozuna moved to approve subdivision in preliminary form, subject to the conditions noted, drainage, and utilities approval. Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting.

e) **Tex-Best at Tres Lagos Subdivision, 15601 N. Shary Road, ML Rhodes LTD (SUB2024-0067) (PRELIMINARY) M&H**

Mr. Julio Constantino stated that the property located on Monte Cristo Rd.: Need to clarify the 70 ft. shown, is this R.O.W. dedication or something else? Once clarified, will determine the R.O.W. dedication required from centerline for 150 ft. of total R.O.W., prior to final. Paving: 65' B-B Curb & gutter: Both Sides Revisions needed: Please add label as required: EXISTING, TOTAL, CENTERLINE (CL), PROPOSED, etc. prior to final. Provide a COPY of the R.O.W. document for staff review prior to final. -All ROW requirements must be addressed prior to final. Please clarify existing easements and label the dimension line of 70.0' as any existing easements would need to be abandoned by a separate instrument if it lies within the R.O.W., to be done prior to final. Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. There is an encroaching "R.O.W. easement" going from North-South of the property line going into Monte Cristo Rd. Please clarify/provide any documents if this is an existing R.O.W. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are not built prior to recording. COM Thoroughfare Plan. N. Shary Road: 60 ft. R.O.W. dedication required from centerline for 120 ft. of total ROW. Paving: by State Curb & gutter: by State. Revisions needed: Please add label as required: EXISTING, TOTAL, CENTERLINE (CL), etc. prior to final. Show the existing R.O.W. on both sides of Centerline (CL) and total R.O.W.'s to determine dedication for 120 ft. R.O.W. on N. Shary Road, prior to final. All R.O.W. requirements must be addressed prior to final. Please clarify existing easements and line types as there seems to be an encroaching easement inside the road R.O.W. Abandonment of easements cannot be done by plat, must be done by a separate instrument. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are not built prior to recording. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. ALLEY required for commercial properties. If a private service drive easement is proposed, minimum 24 ft. paved width is required and cannot be dead-end. Maintenance of such service drive is by the property owner and not the City of McAllen. Alley/service drive requirement must be addressed prior to final. Subdivision Ordinance: Section 134-106. Front: (Monte Cristo Road & N. Shary Road) In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. Revisions Needed: -Revise plat note as shown above prior to final. Plat submitted on 06-07-2024 proposes: "Front/E. Trenton Road: 50.00 feet or greater for approved site plan or in line with existing structures" Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Revisions Needed: Revise plat note as shown above prior to final. Plat submitted on 06-07-2024 proposes: "Rear: In accordance with the zoning ordinance, or greater for easements." Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Revisions Needed: Revise plat note as shown above prior to final. Plat submitted on 06-07-2024 proposes: "Sides: In accordance with the zoning ordinance, or greater for easements or approved site plan." Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. Shary Rd. & Monte Cristo Rd. May increase to 5 ft. as per Engineering, prior to final. Subdivision Ordinance: Section 134-120". Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private service drive, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Wording for note on plat needs to be finalized prior to final. Common Areas for commercial

developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Please verify Lot Width and Lot Area and make sure it matches what is stated on the Survey. Zoning Ordinance: Section 138-356. Existing: C4 Proposed: C4. Zoning Ordinance: Article V. If planning to change Zoning, Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation needs to be submitted to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Please provide documents for the North to South 25.0' & 25.0' R.O.W. easement located on the plat and a copy of the document for staff review prior to final, No overlap of easements into R.O.W. easements cannot be abandoned by this Plat, abandonment must be done by a separate instrument/document. Verify location of S.W.S.C. easement located on the East, outside of the plat boundary. Provide S.W.S.C. easement documents for staff review. No overlap of easements into R.O.W. Need to label legal descriptions of the surrounding properties on the plat. Need to add contours. The name of the owner/developer on the subdivision application does not match the warranty deed or SOS documents. Please provide documents giving Mr. Brad Frisby authority to sign on behalf of ML Rhodes, LTD and revise application as needed prior to final. Provide Documents to verify who is authorized to sign on behalf of the LLC, shown on warranty deed. Please verify that survey metes and bounds match what is stated on the plat as plat labels the property as a 4.001 A.C. tract of land while survey Metes & Bounds labels it as a 8.323 acre tract of land. Please provide a current Signed and Sealed Metes and Bounds Description and Survey for Staff review. Metes and Bounds on the plat do not match Metes & Bounds document submitted. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in preliminary form, subject to the conditions noted, drainage & utilities approval.

Being no discussion, Mr. Marco Suarez moved to approve in preliminary form, subject to the conditions noted, drainage & utilities approval. Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting.

**f) Valdes Commercial Subdivision, 2804 N. Ware Road, Blanca E. Valdes
(SUB2024-0062) (PRELIMINARY) M2E**

Mr. Julio Constantino stated that the property located on N. Ware Road: 60 ft. R.O.W. dedication required from Centerline for 120 ft. of total R.O.W. Paving: by State Curb & gutter: by State Revisions needed: Please add label as required: EXISTING, TOTAL, CENTERLINE (CL) etc. prior to final. Label Centerline to determine R.O.W. dedication for 120 ft. R.O.W. prior to final. Show existing R.O.W. on both sides of Centerline. Provide a COPY of the R.O.W. document for staff review prior to final. Label the Original Lot line. All R.O.W. requirements must be addressed prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Camellia Ave.: Dedication as needed for 50 feet total ROW. Paving: 32 ft. Curb & gutter: Both Sides Revisions Needed: Show/Label Existing, Total, & Centerline, etc. of Camellia Ave. Provide document numbers on plat regarding any existing dedication or acquisitions as applicable prior to final. Include reference to R.O.W. in regards to Camellia Ave., 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. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20ft. Paving: 16ft. ALLEY required for commercial properties. If a private service drive easement is proposed, minimum 24 ft. paved width is required and cannot be dead-end. Maintenance of such service drive is by the property owner and not the City of McAllen. Alley/service drive

requirement must be addressed prior to final. Subdivision Ordinance: Section 134-106. Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. Revisions Needed: Revise plat note as shown above prior to final. Plat submitted on 05-28-2024 proposes, "In accordance with zoning ordinance or greater for approved site plat or easement in line with existing structures, which ever is greater. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Revisions Needed: Revise note as shown above prior to final. Plat submitted on 05-28-2024 proposes, "In accordance with zoning ordinance or greater for approved site plat or easement, whichever is greater applies." Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Revisions Needed: Revise note as shown above prior to final. Plat submitted on 05-28-2024 proposes, "In accordance with zoning ordinance or greater for approved site plat or easement, whichever is greater applies." Zoning Ordinance: Section 138-356. Corner: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on North Ware Road & Camellia Ave. May increase to 5 ft. as per Engineering, prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private service drive, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Prior to Final, need to finalize wording for NOTE #15. Prior to Final, need to finalize wording for NOTE #14. REMOVE NOTES #: 12 & 16. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3L Proposed: C-3L. Zoning Ordinance: Article V. If planning to change Zoning, Rezoning would be needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation needs to be submitted to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Please provide copy of documents for staff review for R.O.W. dedication on N. Ware Rd. Verify if this is for H.C.I.D. No.1 or for H.C.I.D. No. 2, if its the latter, application would need to be updated. Proposing a 5' Utility & sidewalk easement on Camilla Ave., may need to increase width, prior to final. Please make sure to add the current owner of the property into plat for signatures. Plat title needs to match and be consistent throughout the plat. Application refers to Subdivision as "Valdes Commercial Subdivision" and Plat Refers it as "Valdes Commercial Plaza Subdivision." If planning to keep the latter, application would need to be updated. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in preliminary form, subject noted, drainage & utilities approval.to the conditions

Being no discussion, Mr. Emilio Santos Jr. moved to approve in preliminary form, subject noted, drainage & utilities approval.to the conditions. Mr. Reza Badiozzamani seconded the motion, which was approved with five members present and voting.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Marco Suarez adjourned the meeting at 3:56p.m. with Mr. Emilio Santos Jr. seconding the motion with five members present and voting.

Chairperson Michael Fallek

ATTEST: _____
Magda Ramirez, Administrative Assistant

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Wednesday, July 10, 2024 at 3:30p.m. at the McAllen City Hall, 3rd Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

Present:	Michael Fallek Gabriel Kamel Jose Saldana Emilio Santos Jr. Jesse Ozuna	Chairperson Vice Chairperson Member Member Member
Absent:	Marco Suarez Reza Badiozzamani	Member Member
Staff Present:	Evaristo Garcia Michelle Rivera Edgar Garcia Luis Mora Omar Sotelo Samuel Nunez Eduardo Garza Julio Constantino Adriana Solis Hilda Tovar Natalie Moreno Alexis Martinez Victor Grey Magda Ramirez	Assistant City Attorney III Assistant City Manager Planning Director Deputy Planning Director Development Coordinator Senior Planner Planner III Planner III Planner II Planner II Planner II Planner I Planner Technician I Administrative Assistant

CALL TO ORDER – Chairperson Mr. Michael Fallek

PLEDGE OF ALLEGIANCE

INVOCATION- Mr. Emilio Santos Jr.

1) MINUTES:

- a) Approval of Minutes for May 21, 2024.

The minutes for the May 21, 2024 meeting will be posted for the July 10, 2024 meeting.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMITS:

- 1) Request of Victor D. Marroquin on behalf of Little Green Apples Inc, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar at Lots 2A and 3A, Lots 2A and 3A Dove Commercial Park Subdivision, Hidalgo County, Texas; 2209 West Dove Avenue **(CUP2024-0064)**

Ms. Natalia Moreno stated that the property is located along Dove Avenue east of 23rd street. The lot average size is 1.0564 acres. The property is zoned C-3. (General Business) District. The adjacent zoning is C-3 (General Business) District to the north, east, and west. Located adjacent south of the subject property an I-2 (Heavy Industrial District) is found. A C-2 (Neighborhood Commercial) is found near on west and northwest of the subject property. A bar is permitted on a C-3 district with a Conditional Use Permit and in compliance with requirements.

This is the initial Conditional Use Permit for a bar. An SPR for this location has been approved on April the 17th of 2024. Food trucks on site plan are not part of the scope of work and are pending further review and approval. A CUP for a food truck park may also be required prior to their installment as part of the food truck park.

The applicant is proposing to operate a bar on Food Truck Park at 2209 West Dove Avenue. The proposed days and hours of operation are, Monday through Thursday from 5:00 PM to 10:00 AM. Friday 5:00PM to 12:00AM and Saturday 11:00am-2:00AM

The Fire and Health Departments are still pending in their site inspections. The Planning Department has received no complaints regarding the proposed use as a bar. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must comply with requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of the above mentioned business address must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. No church, school, or publicly owned property falls within the 400 ft. radius.
- 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 access from North Dove Avenue.
- 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. If hours of operation are different for each existing use in the property, then parking requirements may be considered separately for compliance. 50 parking spaces will be required for the new development only. However, if the hours of operations overlap between the existing office building use and the food truck park, then 92 parking spaces will be required for the overall site.
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and

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

Staff recommends approval of the request subject to conditions noted, zoning ordinance, Building Code and Fire Department requirements.

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

Being no discussion, Mr. Jesse Ozuna moved to approve the conditional use permit, subject to conditions noted, zoning ordinance, Building Code and Fire Department requirements. Mr. Jose Saldana second the motion which was approved with five members present and voting.

- 2) Request of Julian A. Whitacre on behalf of 2J Capital Investments, LLC for a Conditional Use Permit, for one year, for two portable building greater than 10 x 12, at all of Lots 1 and 2 of the Resubdivision of Lot 4, Rancho De La Fruta No. 2 Subdivision, Hidalgo County, Texas; 320 North McColl Road. **(CUP2024-0067)**

Ms. Natalie Moreno stated that the property is located at the east side of North McColl Road approximately 470 feet north of Cedar Avenue. The subject property is zoned C-3 (general business) District. The adjacent zoning is R-4 (mobile home) District to the north, R-2 (duplex- fourplex) District to the east, C-3 District to the south and A-O (agriculture & open space) and I-1 (light industrial) District to the west. Surrounding land uses include McAllen MRI Center, Don Pepe's Mexican Restaurant, premier storage and Law Office of John David Franz. A portable building is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

This is the initial application for two portable building greater than a 10 x 12 at this location. The application for a conditional use permit was submitted on June 6, 2024.

The applicant is proposing to utilize two portable building containers that will measure 20 feet long, 8 feet wide and 6 feet in height. The two portable containers will be located on the north side of the subject property. The containers will be used for the overflow of large equipment, extra cleaning supplies, and extra medical accessories for the Mcallens MRI center. The portable building will be in compliance with requirements.

The Fire Department is still pending approval. Should the Conditional Use Permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The portable building must also meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

- 1) Portable buildings shall not be used for living quarters. Portable buildings will be used for storage of business equipment;
- 2) Portable buildings shall be located in such a manner as to have access to a public right-of-way within 200 feet. There is access to North McColl Road to the west.

- 3) Portable buildings approved for occupancy shall be connected to an approved water distribution and sewage disposal system.
- 4) Portable buildings shall be provided with garbage and trash collection services.

If approval is granted to this request, the applicant must still comply with all other Zoning Ordinance and Building Code requirements that will be requested during the building permit process. Staff did not receive any phone calls, letters, or emails in opposition to this request.

Staff recommends approval of the request, for one year, subject to Section 138-118 of the Zoning Ordinance, Building, and Fire Department requirements.

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

Being no discussion, Mr. Jose Saldana moved to approve for one year, subject to Section 138-118 of the Zoning Ordinance, Building, and Fire Department requirements. Mr. Emilio Santos Jr. second the motion which was approved with five members present and voting.

- 3) Request of RDZ Group Enterprises LLC on behalf of Covenant Christian Academy, for an Amendment to a Conditional Use Permit, for one year, for an institutional use, at Lot 1, Covenant Christian Academy Subdivision, Hidalgo County, Texas; 4201 North Ware Road. **(CUP2024-0071)**

Ms. Adriana Solis stated that the subject property is located at the northwest corner of North Ware Road and Primrose Avenue. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions except to the south there is R-1 (single family residential) District. A school is allowed in a C-3 District with a Conditional Use Permit.

This is an amendment to a Conditional Use Permit for an Institutional Use at this location submitted on June 19, 2024.

The initial Conditional Use Permit for a school was approved by City Commission on July 10, 1995. This request is for the Covenant Christian Academy, and it is part of a master building project that the school intends to complete through a series of phases. The applicant is proposing at this time to place a portable building, approximately 2,220 sq. ft., in front of an existing gymnasium.

The Fire Department is pending to complete the inspection for the existing institutional use. Should the Conditional Use Permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property is adjacent to North Ware Road.
- 2) The proposed use shall comply with the Off-street Parking and Loading Ordinance and make provisions to prevent the use of street parking especially in residential areas. Should the number of offices and classrooms increase, additional parking

will be required.

- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits.
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activity.
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas.
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance.
- 7) Sides adjacent to a residentially zoned or use property shall be screened by a 6' opaque buffer.

If approval is granted, the establishment must comply with all other Zoning ordinances, Building Code, and Fire Department requirements. Site plan review and Subdivision may be required prior to any issuance of building permits. Any current and future structures must comply with setbacks and easements. No certificate of occupancy will be issued until all requirements are being met from the Development Team.

The Planning Department has received no calls or concerns regarding the proposed use.

Staff recommends approval of the request to an amendment for a Conditional Use Permit subjected to compliance with Section 138-118(a) of the Zoning Ordinance, Building Code and Fire Department requirements.

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

Being no discussion, Mr. Jesse Ozuna moved to approve of the request to an amendment for a Conditional Use Permit subjected to compliance with Section 138-118(a) of the Zoning Ordinance, Building Code and Fire Department requirements. Mr. Jose Saldana second the motion which was approved with five members present and voting.

- 4) Request of Jeanette Salinas on behalf of Golden Republic, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop at Lot 1, Golden Suites Subdivision, Hidalgo County, Texas; 4815 North 10th street Suite. 100. **(CUP2024-0069)**

Chairperson Mr. Michael Fallek abstained from voting on this item.

Ms. Hilda Tovar stated that the subject property is located at the west side of North 10th Street and 75 feet south Wisteria Avenue. The proposed smoke shop will be located within a commercial plaza. The subject property is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions except to the east across 10th street which is R-3A (multifamily residential apartments)

District. Smoke and vape shops are allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The applicant is proposing to operate a retail vape and smoke shop, in a 2,400 sq. ft. suite, which is part of a multi-tenant commercial building. The proposed hours of operation are 10:00 a.m. – 12:00 a.m. Monday through Sunday.

The Fire Department is pending to complete the inspection for the proposed business. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must comply with requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the abovementioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 feet of a residential district or user.
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along North 10th Street.
- 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 area in the front of the building. The proposed business will require 9 parking spaces.
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses 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 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. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review process.

If approval is granted, the establishment must comply with all other Zoning ordinances, Building Code, and Fire Department requirements.

The Planning Department has received no calls or concerns regarding the proposed use.

Staff recommends disapproval of the request based on non-compliance with requirement listed above as #1 (distance to a residence or a residentially zoned property) of Section 138-118(a)(4) of the Zoning Ordinance. If approved, the Conditional Use Permit must comply with conditions noted.

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

Being no discussion, Mr. Emilio Santos Jr. moved to disapprove with favorable recommendation based on non-compliance with requirement listed above as #1 (distance to a residence or a residentially zoned property) of Section 138-118(a)(4) of the Zoning Ordinance. If approved, the Conditional Use Permit must comply with conditions noted. Mr. Jose Saldana second the motion which was disapproved with five members present and voting with one member abstained in voting.

b) REZONING:

- 1) Rezone from C-3 (business general) District to C-4 (commercial industrial) District: A 2.454 acre tract of land out of Lot 5, Block 22, Steele and Pershing Subdivision, Hidalgo County, Texas; 105 Dicker Road. **(REZ2024-0034)(TABLED ON 6/18/2024)**

Vice Chairperson Mr. Gabriel Kamel motioned to remove item from table. Mr. Jose Saldana second the motion with five members present and voting.

Ms. Hilda Tovar stated that the subject property is located along the north side of Dicker Road, approximately 860 feet west of North McColl Road.

The applicant is requesting to rezone the southern portion of the property to C-4 (commercial industrial) District for a warehouse development. The northern portion of the tract is currently zoned as R-3A (multifamily residential apartment) District. The property is currently vacant. A feasibility plan has not been submitted yet.

The adjacent properties are zoned C-3 (general business) District to the east and west and R-3A (multifamily residential apartments) District to the north. Properties to the south across Dicker Road are outside of the City's Corporate limits.

The property is currently vacant and it is zoned C-3 District. Surrounding uses are currently vacant and mostly for agricultural purposes.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Industrial. This future land use designation considers major manufacturing and major employers, along with some supportive retail and office. Residential developments, of any kind, are not considered appropriate for this area.

The development trend along Dicker Road is light industrial and commercial uses.

During the comprehensive zoning of 1979 the subject property was out of City of McAllen limits, and was therefore without a zoning designation.

The property was annexed into the City of McAllen in 2015 with an initial zoning to C-3 (general business) District.

A rezoning application was submitted on May 17th, 2024.

The requested zoning conforms to the future land use plan designation, and aligns with the existing and future development trend for the area.

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

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

Staff recommends approval of the rezoning request to C-4 (commercial industrial) District.

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

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

- 2) Rezone from C-4 (commercial industrial) District to I-1 (light industrial) District: Lots 1-3, Block 3, Market Center Subdivision, Hidalgo County, Texas; 1001 North Jackson Road. **(REZ2024-0035)**

Mr. Samuel Nunez stated that the property is located at the northwest corner of North Jackson Road and Jasmine Avenue.

The applicant is proposing to rezone the subject property to I-1 (light industrial) District in order to convert the existing building into a cabinet manufacturing and assembly store. A feasibility plan has been submitted and is attached.

The property is zoned C-4 (commercial industrial) District. The adjacent zoning is C-4 District to the north, south and west, and I-1 (light industrial) District to the west.

An existing commercial building is located on the property. Surrounding land uses include commercial and light industrial uses.

The Envision McAllen Future Land Use Plan categorizes the future land use for this property under Public/ Semi-Public. This category includes uses that are governmental, institutional or religious in nature for example government buildings, community facilities, fire and police stations, schools, places of worship and any land used by the City for storage or utilities. These types of uses are necessary to the everyday functionality of communities and so are appropriate to be incorporated into any of the

other future land use category.

The development trend along North Jackson Road include commercial, general business, manufacturing and medical offices.

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.

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

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

Being no discussion, Mr. Jesse Ozuna moved to approve the rezoning request to I-1 (light industrial) District. Mr. Jose Saldana second the motion, which was approved with five members present and voting.

3) SITE PLAN:

- a) Site plan approval for lot 1, Save-A-Lot Subdivision, Hidalgo County, Texas; 2400 Pecan Boulevard. **(SPR2024-0005)**

Vice Chairperson Mr. Gabriel Kamel abstained from voting on this item.

Ms. Adriana Solis stated that the subject property is located along the north side of Pecan Boulevard. The subject property is zoned C-3 (general business) District. Adjacent properties are zoned C-3 District to the west and east, R-3A (multifamily residential apartments) to the north. Surrounding land uses includes apartments, a Walgreens, a tire shop, other commercial uses and single-family dwellings.

The applicant is proposing to construct a 3,046 square-foot building to operate as a car wash tunnel and 1,908 sq. ft. for an office and equipment.

Access to the site is from Pecan Boulevard. No alley exists or is proposed.

Parking Requirements:

Based on 3,046 square feet that will be used for the car wash tunnel and 1,908 sq. ft., 16 parking spaces are required for the site. 25 parking spaces are proposed. Moreover, 1 of the proposed regular parking spaces must be accessible for van accessibility with an 8-foot-wide aisle. The applicant is meeting parking requirements for the new development.

Landscape Requirements:

8,968.0278 square feet of green area is required for the new development and 35,396 square feet is proposed. The tree requirement is as follows: 22 two-and-a half-inch-caliper trees, 12 four-inch caliper trees, 6 six-inch caliper trees, or 10 palm trees. A minimum 10 feet wide landscaped strip is required inside the front property line. Fifty percent of the required green area for the new development must be

visible from the street or front property line, and each parking space must be within 100 feet of a landscaped area with a tree. A 6-foot buffer is required around dumpsters/compactors if visible from the street. Finally, an 8-foot masonry wall is required between commercial and residential zone/use. The applicant is meeting landscaping requirements for green area and trees.

Other Planning Requirements:

There is a 50-foot front yard setback and 10 foot utility easement along Pecan Boulevard, a 20-foot rear yard setback with a 20-foot utility easement and other setbacks as per Zoning Ordinance or greater for approved site plan or easements. No structures are permitted to be built over any easements. The new development will be complying with all required setbacks for the property.

A 4-foot-wide minimum sidewalk is required along Pecan Boulevard.

The Building Permit Site Plan must comply with requirements noted on the Development Team Review sheet. Must comply with any additional comments provided by all departments during the building permit stage.

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

Being no discussion, Mr. Jose Ozuna moved to approve the site plan subject to the conditions noted, Building Permit requirements and the subdivision and zoning ordinances. Mr. Jose Saldana seconded the motion which was approved by five members present and voting with one member abstaining his vote.

4) SUBDIVISIONS:

- a) Vacate Plat of Vida Lots 1-14 Subdivision and Replat to Vida Lots 1A-14A Subdivision, 5901 Mile 5 Road, Liman Ventures, LTD **(SUB2024-0061)(FINAL) STIG**

Mr. Julio Constantino stated that the property located on N. Shary Road (FM 494): 30 ft. ROW dedication for 60 ft. ROW from centerline for 120 ft. of total R.O.W. Paving: By the state Curb & gutter: By the state. As per the application, the vacate and replat is for Lot 1-14 only which do not front N. Shary Road. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. Auburn Avenue (5 Mile Line-FM 676): Dedication for 60 ft. from centerline for 120 ft. R.O.W. Paving: by the state Curb & gutter: by the state Revisions Needed: As per the application, the vacate and replat is for Lot 1-14 only. Revise the subdivision boundary to include these lots only. Show total existing ROW along Auburn Avenue as well as ROW on both sides of the centerline and reference the document number on the plat prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. N. 58th Lane: 60 ft. R.O.W. Paving: 40 ft. Curb & gutter: Both sides Revisions Needed: Clarify if the interior street ROW is being vacated and dedicated by the replat or the subdivision boundary includes only Lots 1-14 and not the dedicated ROW. The correct reference and label will be needed on plat prior to final. As per Fire Department, minimum 96 ft. paving face-to-face with minimum 10 ft. R.O.W. back-of-curb around cul-de-sac. Show the Cul-de-Sac ROW radius on plat and submit paving layout prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if

improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac Revisions: As per Fire Department 96 ft. of paving face to face in the Cul-de-Sac. Minimum 10 ft. ROW is required from back of the curb around the Cul-de-Sac. Show the ROW radius on Cul-de-Sac and ensure that paving layout complies with requirements as noted. As per dimensions on plat submitted on 02-27-24, cul-de-sac length is in compliance. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties Revisions Needed: Clarify review note regarding service drive prior to final: "A minimum 24 ft. private service drive easement will be established as part of the site plan and will be maintained by the lot owners and not the city of McAllen." Must comply with public works requirements as applicable prior to Recording. Subdivision Ordinance: Section 134-106. Front: Lots 1A-14A: 20 ft. or greater for easements, except 10' for unenclosed carports only, or greater for easements. Proposing: "Front: Lots 1A-14: 15ft or greater for easements, except 10' for unenclosed carports." Revise plat note for 20ft not 15ft. If site plan review is required for Lots 1A-14A, setbacks will be subject to approved site plan. Clarify the number of dwelling units to finalize setbacks prior to final. Zoning Ordinance: Section 138-356,138-367. The property owner submitted a variance request (VAR2024-0016) and requested 10 ft. front setback for unenclosed carports only. If the variance request is approved the front setback will be: 20 ft. except 10 ft. for unenclosed carports only, or greater for easements. The plat note for front setback will be finalized prior to final. Variance for the unenclosed carports was approved on the P&Z meeting of 05-07-24. Rear: Lots 1A-14A: 10 ft. or greater for easements Revisions needed: Finalize Setbacks prior to final. If site plan review is required for Lots 1A-14A, setbacks will be subject to approved site plan. Zoning Ordinance: Section 138-356. Interior Sides: Lots 1A-14A: In Accordance with Zoning Ordinance or greater for easements. Proposed: "Lots 1A-14A: In accordance with Zoning Ordinance or greater for easements. Subject to Approved Site Plan." Revisions needed: Finalize setbacks prior to final. If site plan review is required for Lots 1A-14A, setbacks will be subject to approved site plan. Zoning Ordinance: Section 138-356. Corner: Lots 1A-14A: 10 ft. or greater for easements. Revisions Needed: Finalize setbacks prior to final. If site plan review is required for Lots 1A-14A, setbacks will be subject to approved site plan. Zoning Ordinance: Section 138-356. Garage: Lots 1A-14A: 18 ft. except where greater setback is required, greater setback applies. Revisions Needed: If site plan review is required for Lots 1A-14A, setbacks will be subject to approved site plan. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. This is not a Plat Note. 5 ft. wide minimum sidewalk required on North Shary Road (FM 494) and Auburn Avenue (5 Mile Line-FM 676) and 4 ft. minimum wide sidewalk required along both sides of all interior streets. 5ft. sidewalk requirement as per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Auburn Ave. (5 Mile Line - F.M. 676). Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/use. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Auburn Avenue (5 Mile Line-FM 676). Must comply with City Access Management Policy, Traffic Department requirements and conditions for any variances as needed. 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. Common Areas, detention 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 private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Clarify how the vacated and replated lots 1A-14A will be part of the HOA prior to final. If a plat note is proposed or HOA is proposed to be amended, etc. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing R3-A Proposed R3-A. Annexation Date of June 2021. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Parks Department, subdivision was annexed June 2021 therefore now subject to City of McAllen Park Land Dedication and Park Development Fees Ordinance. Park fees of \$39,200 paid as of November 2nd, 2023, based on 56 units X\$700.00. Park fees will be adjusted if the number of units changes. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, subdivision was annexed June 2021 therefore now subject to City of McAllen Park Land Dedication and Park Development Fees Ordinance. Park fees of \$39,200 paid as of November 2nd, 2023, based on 56 units X\$700.00. Park fees will be adjusted if the number of units changes. As per Parks Department, subdivision was annexed June 2021 therefore now subject to City of McAllen Park Land Dedication and Park Development Fees Ordinance. Park fees of \$39,200 paid as of November 2nd, 2023, based on 56 units X\$700.00. Park fees will be adjusted if the number of units changes. As per Traffic Department, Trip Generation previously approved, TIA waiver request approved with conditions. If uses changes an updated Trip Generation would be required at site plan process. As per Traffic Department, Trip Generation previously approved, TIA waiver request approved with conditions. If uses changes an updated Trip Generation would be required at site plan process. Must comply with City's Access Management Policy. REVISE NAME: "Vacate Plat of Vida Lots 1-14 Subdivision and Replat to Vida Lots 1A-14A Subdivision. Vida Lots 1A-14A Subdivision, Subdivision Title: This part needs to be bolded and shown in slightly bigger text than the rest. As per Public Works Department, dumpster easement may be needed as applicable on plat and will need to be finalized prior to recording. Boundaries of vacate plat should only reflect portion being vacated. Lots 1A-14A and not the ROW. Revise the plat boundary prior to final to finalize the requirements. The property owner submitted a variance request (VAR2024-0016) and requested 10 ft. front setback for unenclosed carports only. If the variance request is approved the front setback will be: 20 ft. except 10 ft. for unenclosed carports only, or greater for easements. The plat note for front setback will be finalized prior to final. The subdivision was approved in revised preliminary form, subject to the conditions noted, drainage and utilities approval at the Planning and Zoning Commission meeting of May 7, 2024. The Board also approved the setback variance as requested.

Staff recommends approval of the subdivision in final form, subject to the conditions noted.

Being no discussion, Mr. Jesse Ozuna motioned to approve in final form, subject to the conditions noted. Mr. Emilio Santos Jr. seconding the motion with five members present and voting.

- b) Pecan Heights Subdivision, 100 East Pecan Boulevard, Terraform Development LLC (SUB2024-0071) (PRELIMINARY) M2E**

Mr. Julio Constantino stated that the property located on N. 1st St.: Existing 60.0ft R.O.W. Paving: 40.0ft Curb & gutter: Both Sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 900 ft. Block Length for R-3T Zone Districts. Subdivision Ordinance: Section 134-118. R.O.W.: 20ft. Paving: 16ft. Alley/service drive easement required for commercial and multi-family properties. Side Alley are not allowed, will need to be gated and

"Alley/Utility Easement" would need to be private. Subdivision Ordinance: Section 134-106. Front setback will be established once easements along the front of the lots are finalized. Setbacks are based on R-3T Zoning District. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: Include note as shown above prior to final. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Revisions Needed: Include note as shown above prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: Include note as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Revisions Needed: Include note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. 1st Street Revisions Needed: Include note as shown above prior to final. Proposing: "Note # 6. A 5 Foot wide minimum sidewalk required on road." Sidewalk requirement may increase to 5 ft. for interior streets per Engineering Department prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8ft. 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. Site plan must be approved by the Planning and Development Departments prior to building permit issuance for 5 or more attached dwelling units on each lot if applicable. 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. Review as applicable prior to final. Zoning Ordinance: Section 138-210. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Add the plat note as shown above prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final. Proposed: Note # "15. All common access, parking and landscape areas shall be maintained by the lot owner." 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. Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Lot dedication min. 20' frontage on street. Zoning Ordinance: Section 138-356". Existing: R-3T (townhouse residential) Proposed: R-3T (townhouse residential). Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Once the number of lots/dwelling units have been finalized, park fees to be paid prior to recording will be established. If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication. Pending review by City Managers Office. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication. As per Traffic Department, Trip Generation

required to be submitted to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Verify Note #6, City of McAllen min. Sidewalk requirement is 4.0ft but Engineering Dept. may require 5.0ft. Verify the Owner Signature Lines, as Terraform Development, LLC must include all of its member signature lines, with their own heading and title. Verify City of McAllen Mayor signature line, currently it is not shown on the Plat. Verify the neighboring subdivision owner names and doc. no's. Provide Document's for staff review regarding existing easements and alleys that are shown on the plat. General Notes, Note #1 has a repeated 1. in it. "1. 1.Flood...etc." Verify the Principal Contacts Box on the Bottom Right, it mentions an ALPEG Properties LLC as Owner of this subdivision. Add a note for the proposed 35ft. Access & Utility Easement. A 20ft planting strip and 20ft. service drive area required as per Section 134-106 of the Subdivision Ordinance and are proposed as part of the easements. Corner Clip would be required on each alley entrance/access point. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat.

Staff recommends approval of the subdivision in preliminary form, subject to the conditions noted, drainage & utilities approval.

Being no discussion, Mr. Jose Saldana moved to approve in preliminary form, subject to the conditions noted, drainage & utilities approval. Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was approved with five members present and voting.

c) La Lomita Paradise Subdivision, 3500 La Lomita Road, La Lomita Paradise LLC, (SUB2024-0073) (FINAL) RDE

Mr. Julio Constantino stated that the property located on La Lomita Rd.(Mile 6 1/2 Road): proposed 60 ft. dedication from centerline for 80 ft. total R.O.W. Paving: 52 ft. - 65 ft. Curb & gutter: both sides Revisions required: Show the document number on the plat for the existing R.O.W. and provide a copy for staff review prior to recording. Show and label "Existing R.O.W." and "Total R.O.W." after R.O.W. dedication prior to final. Clearly label street and lines, there are some bearings and distances shown that seem to be on the East and West of La Lomita that do not belong to the plat. La Lomita Rd.(Mile 6 1/2 Road) is designated as a major collector with 80 ft. R.O.W. The dedication requirements will be finalized prior to Recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Brazos Avenue (E/W 1/4 mile Collector on Northern Boundary): 35 ft. ROW dedication for 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides Revisions needed: Show and label the R.O.W. dedication as needed above prior to final. If there is any existing R.O.W., show the document number on the plat and provide a copy for staff review prior to final. Show and Label the Brazos Ave. on the Plat, currently there is no label of this Ave. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Interior Streets: proposed 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: The name of the interior streets will be finalized by staff prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision block length variance is needed, must be submitted and finalized prior to final. Variance application was submitted on 07/02/2024. Variance application has been revised on 07/05/2024. Plat is subject to Variance application approval. As per Section 134-118 of the Subdivision Ordinance, Block lengths in subdivisions zoned R-1,R-2,R-3A, commercial or industrial shall not exceed 1,200 feet. Subdivision Ordinance: Section 134-118. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. If the 20 ft. R.O.W. shown on the east and west side of subdivision looping into the interior street is alley R.O.W. by this plat, clarify and revise the label accordingly prior to Recording.

Planning and Zoning Commission Regular Meeting

July 10, 2024

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Plat submitted shows label, "20.00' R.O.W. Alley." Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easement. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on La Lomita (Mile 6 1/2) Road, Brazos Avenue, and both sides of all interior streets. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along La Lomita (Mile 6 1/2) Road and Brazos Avenue. Please add the Plat Note # for this note as it currently is left without a Note # number. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along La Lomita (Mile 6 1/2) Road and Brazos Avenue. Must comply with City Access Management Policy. Common Areas and detention lots 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 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Based on the submitted application, the subdivision is public. Clarify/revise plat notes No. 18 & 19 to reference the correct section of the ordinance prior to final. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. Submit a draft HOA document for staff review prior to recording. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-2 Proposed: R-2. Zoning Ordinance: Article V. Land dedication in lieu of fee. Based on the submitted plat, there are 42 lots proposed and based on the application, a duplex is proposed on each lot. Therefore, based on total 84 dwelling units, 1.34 acre of parkland dedication is required prior to recording. If a park fee in lieu of land dedication is proposed, a letter must be submitted to the Planning Director prior to final. The request will be reviewed by the City Manager's Office and if approved, \$700 per dwelling unit must be paid prior to recording. Park Fee of \$700 per dwelling unit to be paid prior to recording. Based on the submitted plat, there are 42 lots proposed and based on the application, a duplex is proposed on each lot. Therefore, based on total 84 dwelling units, 1.34 acre of parkland dedication is required prior to recording. If a park fee in lieu of land dedication is proposed, a letter must be submitted to the Planning Director prior to final. The request will be reviewed by the City Manager's Office and if approved, \$700 per dwelling unit must be paid prior to recording. Pending review by City Manager's Office. Based on the submitted plat, there are 42 lots proposed and based on the application, a duplex is proposed on each lot. Therefore, based on total 84 dwelling units, 1.34 acre of parkland dedication is required prior to recording. If a park fee in lieu of land dedication is proposed, a letter must be submitted to the Planning Director prior to final. The request will be reviewed by the City Manager's Office and if approved, \$700 per dwelling unit must be paid prior to recording. As per Traffic Department, Trip Generation Approved, no TIA required. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Trip Generation Approved, no TIA required. Show the legal description of all adjacent lots on all sides, including the south side of La Lomita Rd. (Mile 6 1/2) Road prior to final. Label for Mile 6 1/2 Road on Location map is obscured. Revise prior to final. Show the layout of the recorded subdivisions and correct the City limits line on the Location map prior to final.

- Any existing easements must be shown on the plat prior to final and any abandonment must be done by separate process, not by plat. All signature blocks must comply with Section 138-61 of the subdivision ordinance prior to recording. At the request of the Engineer, the plat is on for Final consideration, pending Variance (VAR2024-0032) approval for the Block length requirements, should it be approved. Currently pending outcome of the Variance request. Must Comply with all department requirements prior to Final. Must Comply with all department requirements prior to Recording. Must comply with City's Access Management Policy. A subdivision application under the same name, La Lomita Paradise Subdivision (SUB2023-0069) for the subject property was in process by the same developer but with a different engineer and was approved in preliminary form subject to the conditions noted, drainage, and Utilities approval on July 26, 2023. The previous application was withdrawn by the developer with a termination agreement with the previous engineer and resubmitted by Rio Delta Engineering on March 27, 2024.

Staff recommends approval of the subdivision in final form, subject to the conditions noted.

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

d) Jackson Commerce Development Lot 9A Phase 4A Subdivision, 1021 East Highway 83, Thomas Vuong (SUB2024-0063) (FINAL) CHLH

Mr. Julio Constantino stated that the property located on (LOOP 374): E. Business Highway 83. Plat Shows existing 70.0' R.O.W. need to finalize requirement for any dedication for a 100.0' R.O.W. prior to final. Land Fronting property is owned by the Missouri Pacific Railroad company, this requirement does not apply. 80.0' R.O.W. also shown for railroad. Paving: BY STATE. Curb & gutter: BY STATE. Revisions Needed: Label R.O.W. from Centerline to new property line & Total R.O.W. after accounting for R.O.W. dedications - use applicable arrow annotation lines. Must Include Document #'s on plat and must provide any documents as applicable regarding existing R.O.W. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan Monies must be escrowed if improvements are not constructed prior to recording. 200 ft. Block Length. Subdivision Ordinance: Section 134-118. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. A 30.0' access easement exists on the north side of property. Finalize service access/alley easement requirements prior to final. Subdivision Ordinance: Section 134-106. Front: Proposed 45 ft. or in line with average setback of existing structures, or easement, whichever is greater. Clarify proposed setback notes and ensure compliance with minimum setback requirements and as noted on recorded subdivision plat, prior to final. Zoning Ordinance: Section 138-356. Rear: Proposed 10 ft. or greater for easements. Clarify proposed setback and ensure compliance with minimum setback requirements as noted on recorded subdivision plat, prior to final. Zoning Ordinance: Section 138-356. Sides: Proposing 6 ft. or greater for easements, whichever is greater. Clarify proposed setback and ensure compliance with minimum setback requirements and as noted on existing recorded subdivision, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 6ft. 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. No curb cut, access, or lot frontage permitted. As per Traffic Department: No Direct Access to Hwy 83 would be granted, Egress and Ingress to and from the development would be through the dedicated private easement. Must comply with City Access Management Policy. Per recorded plat, needs to add note that says the following: Site Plan must be approved by the Planning and Zoning Commission prior

to issue once of any building permits." Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public street: Lot 9A has no frontage on the street but has a shared access easement along the north side of the lot. Variance granted on August 25, 1997 by the City Commission to allow lots not to front a public street as part of the original subdivision. Subdivision Ordinance: Section 134-1. Minimum Lot width and lot area: Lot 9A has no frontage on the street but has a shared access easement along the north side of the lot. Variance granted on August 25, 1997 by the City Commission to allow lots not to front a public street as part of the original subdivision. Zoning Ordinance: Section 138-356". Existing I-1 Proposed C-3L. As noted on application, the proposed zoning is C-3L needs to verify zoning prior to final and revise applications as needed. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval Zoning Ordinance: Article V. As per Traffic Department, TG Approved, no TIA required. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, TG Approved, no TIA required: For this replat, finalize inclusion of remainder portion of lot 9, prior to final as part of this replat. Please notify our department on the status of this procedure. If any easements proposed to be abandoned, requirements would need to be completed prior to final. If changing or removing restrictions or notes, vacate and replat will be required. Existing plat notes remain as noted on recorded plat. Need to label legal descriptions of the surrounding properties on the plat. Provide Documents of the R.O.W. for staff review. Must comply with all department requirements prior to Final. Must comply with all department requirements prior to Recording. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in final form, subject to the conditions noted.

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

**e) KMB Subdivision, 821 South 16th Street, SAMES Inc. (SUB2024-0070)
(PRELIMINARY) SAMES**

Mr. Eduardo Garza stated that the property located on Ithica Avenue: 10 ft. ROW dedication as required for 30 ft. from centerline for a 60 ft. total ROW. Paving: 40 ft. Curb & gutter: both sides. Label total ROW after accounting for dedication, prior to final. Reference document number on the plat for the existing ROW and provide a copy for staff review as applicable, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. South 16th Street: 10 ft. ROW dedication as required for 30 ft. from centerline for a 60 ft. total ROW. Paving: 40 ft. Curb & gutter: both sides. Label total ROW after accounting for dedication, prior to final. Reference document number on the plat for the existing ROW and provide a copy for staff review as applicable, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial/multi-family properties. As per Public Works Department this subdivision will utilize residential collection. Subdivision Ordinance: Section 134-106. Front: (South 16th Street) Lot 1: In accordance with the Zoning Ordinance or in line with average setbacks of existing structures or greater for easements, whichever is greater applies. (Ithica Avenue) Lot 2: In accordance with the Zoning Ordinance or in line with average setbacks of existing structures or greater for easements, whichever is greater applies. Revise front setback as shown above, prior to final. Zoning Ordinance: Section 138-356 & 367. Rear: In accordance with Zoning Ordinance or greater for easements. Revise plat note as shown above, prior to final. Zoning Ordinance: Section 138-356.

Sides: In accordance with the Zoning Ordinance or greater for easements. Revise plat note as shown above, prior to final. Zoning Ordinance: Section 138-356. Corner: In accordance with Zoning Ordinance or greater for easements. Revise plat note as shown above, prior to final. Zoning Ordinance: Section 138-356. 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. 4 ft. wide minimum sidewalk required on Ithica Avenue and South 16th Street. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revise plat note as shown above, prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Include a plat note as shown above, prior to final. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3T Proposed: R-3T. City Commission approved a rezoning request from R-2 to R-3T on April 22, 2024. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. City Commission approved a rezoning request from R-2 to R-3T on April 22, 2024. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. If number of lots/dwelling units changes, park fees will be adjusted accordingly, prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Comments: Owner's signature block must comply with requirements set forth in Section 134-61. Clarify if utility easement will be dedicated by plat or separate document. Any abandonments must be done by separate document, not by plat. Subdivision needs to be renamed to "Nelson Addition Lots 5A and 6A Subdivision", prior to final. Application will need to be revised to reflect the name change as well. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Jose Saldana moved to approve in preliminary form, subject to the conditions noted, drainage, and utility approval. Mr. Jesse Ozuna seconded the motion, which was approved with five members present and voting.

- f) Southfork Subdivision, 604 South Peking Street, Marie Isabelle O. Gutierrez **(SUB2024-0068) (PRELIMINARY) SE**

Mr. Eduardo Garza stated that the property located on South Peking Street: 5 ft. ROW dedication as required for 25 ft. from centerline for a 50 ft. total ROW. Paving: 32 ft. Curb & gutter: both sides. Label total ROW after accounting for dedication, prior to final. Reference document number on the plat for the existing ROW and provide a copy for staff review as applicable, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front: 25 ft. or greater for easements or in line with existing structures, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. * Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356

All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on South Peking Street. Include a plat note as shown above, prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Include a plat note as shown above, prior to final. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The subdivision is proposed to have one single-family lot; therefore a park fee of \$700 must be paid prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Comments: Clarify southwest portion of subdivision and utility easement appears to cover that entire corner, prior to final. Any abandonment must be done by separate document, not by plat. Must comply with City's Access Management Policy.

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

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

- g) RGV Cold Storages Boralis USA, Inc. Subdivision, 1100 Military Highway, St. John River Group (SUB2024-0027) (FINAL) CHLH**

Chairperson Mr. Michael Fallek abstained from voting on this item.

Mr. Eduardo Garza stated that the property located on Military Highway (F.M. 1016): Dedication as needed for 75 feet from centerline for 150 feet total ROW. Paving: 65-105 ft. Curb & gutter: Both sides Show the document number for any existing ROW on the plat and provide a copy for staff review prior to recording. Show and label ROW dedication from centerline and total ROW after accounting for ROW dedication. Lot line after ROW dedication must be solid line but not as bold as the original subdivision boundary. Revise as applicable prior to recording. Clarify the gas line shown the existing ROW prior to recording. A detail might be needed for the IRF BEARS information on the southeast corner of the property as it seems to be 1.03 ft. long but it's not clear without detail. Revise as applicable prior to recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. E/W Quarter Mile Collector (north boundary): Dedication as needed for 30 feet from centerline for 60 feet total ROW. Paving: 40 ft. Curb & gutter: both sides. Show and label Centerline, prior to recording. Show the lot line after ROW dedication with a solid line, not dashed line, prior to recording. Show ROW from centerline to lot line and total ROW after accounting for ROW dedication. Street names will be assigned by City prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed for improvements prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial/industrial

properties. Proposing: A minimum 24 ft. private service drive for City Services to be established as part of site plan and must be maintained by lot owner and not the City of McAllen. Subdivision Ordinance: Section 134-106. Front: In accordance with the zoning ordinance, or greater for easements, or in line with average existing structures, or approved site plan, whichever is greater applies. Revise the setback note as shown above prior to recording. Proposing: 45 ft. or greater for easements, or in line with existing, whichever is greater applies. Zoning Ordinance: Section 138-356 & 138-367. Rear: In accordance with the zoning ordinance, or greater for easements, or approved site plan, whichever is greater applies. Revise the setback note as shown above prior to recording. Proposing: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance, or greater for easements, or approved site plan, whichever is greater applies. Revise the setback note as shown above prior to recording. Proposing: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Military Highway and E/W Collector Street. Plat note wording and street name to be finalized prior to recording. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6ft. 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. Shared driveway/access easement must meet Traffic Department requirements prior to recording. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, service drives, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: I-1 Proposed: I-1. City Commission approved a rezoning request (REZ2023-0051) for the subject property from C-3 to I-1 District on December 11, 2023. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. City Commission approved a rezoning request (REZ2023-0051) for the subject property from C-3 to I-1 District on December 11, 2023. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Reference the document number for the gas easement and add dimensions from the lot corners to the gas easement prior to recording. Any abandonment must be done by separate process and not the plat prior to recording. Include the legal description of all adjacent properties on all sides, including on the south side of Military Highway, prior to recording. All signature blocks must comply with Sec. 134-61 of the subdivision ordinance prior to recording. Legal description underneath the subdivision name and metes & bounds don't match, clarify correct legal description prior to recording. Include interior lot dimensions and dimensions for utility easements. Subdivision boundary dimension on the south side is covered by some other information. Review and revise as applicable prior to recording. Subdivision must comply with all development departments requirements as applicable prior to recording. If any development department has any requirement which must be addressed prior to final, those requirements must be addressed and finalized prior to final. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in final form, subject to the conditions noted.

Being no discussion, Mr. Jose Saldana moved to approve in final form, subject to the conditions noted. Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting with one member abstaining from voting.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Jesse Ozuna adjourned the meeting at 3:54p.m. with Vice Chairperson Mr. Gabriel Kamel seconding the motion with five members present and voting.

Chairperson Michael Fallek

ATTEST: _____
Magda Ramirez, Administrative Assistant

Memo

TO: Planning and Zoning Commission

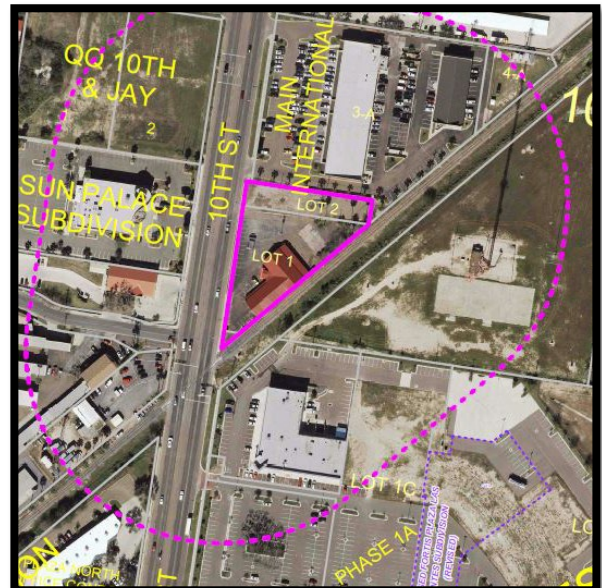
FROM: Planning Staff

DATE: June 24th, 2024

SUBJECT: REQUEST OF ENRIQUE MARTINEZ, JR., FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A NIGHTCLUB (HILLBILLY’S) AT LOTS 1 AND 2, MAIN INTERNATIONAL SUBDIVISION, HIDALGO COUNTY, TEXAS, 6000 NORTH 10TH STREET. (CUP2024-0070)

DESCRIPTION:

The property is located on the east side of North 10th Street at Hawk Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north and west, and A-O (agricultural and open space) District to the east and south. Surrounding land uses include offices, retail, restaurants, cell tower, single family residential, and apartment. A nightclub is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.



HISTORY:

The initial conditional use permit was approved for this establishment by the Planning and Zoning Commission in January of 1991 and has been renewed annually. At the January 6, 2004 Planning and Zoning Commission meeting, a condition was placed on the approval that there be no parking permitted on the west side of North 10th Street, and has been maintained as a condition of the permit approvals ever since. The last permit was approved by the Planning and Zoning Commission on March 7, 2023.

ANALYSIS:

The applicant is proposing to continue operating a bar (Hillbilly’s) from the existing 7,200 sq. ft.

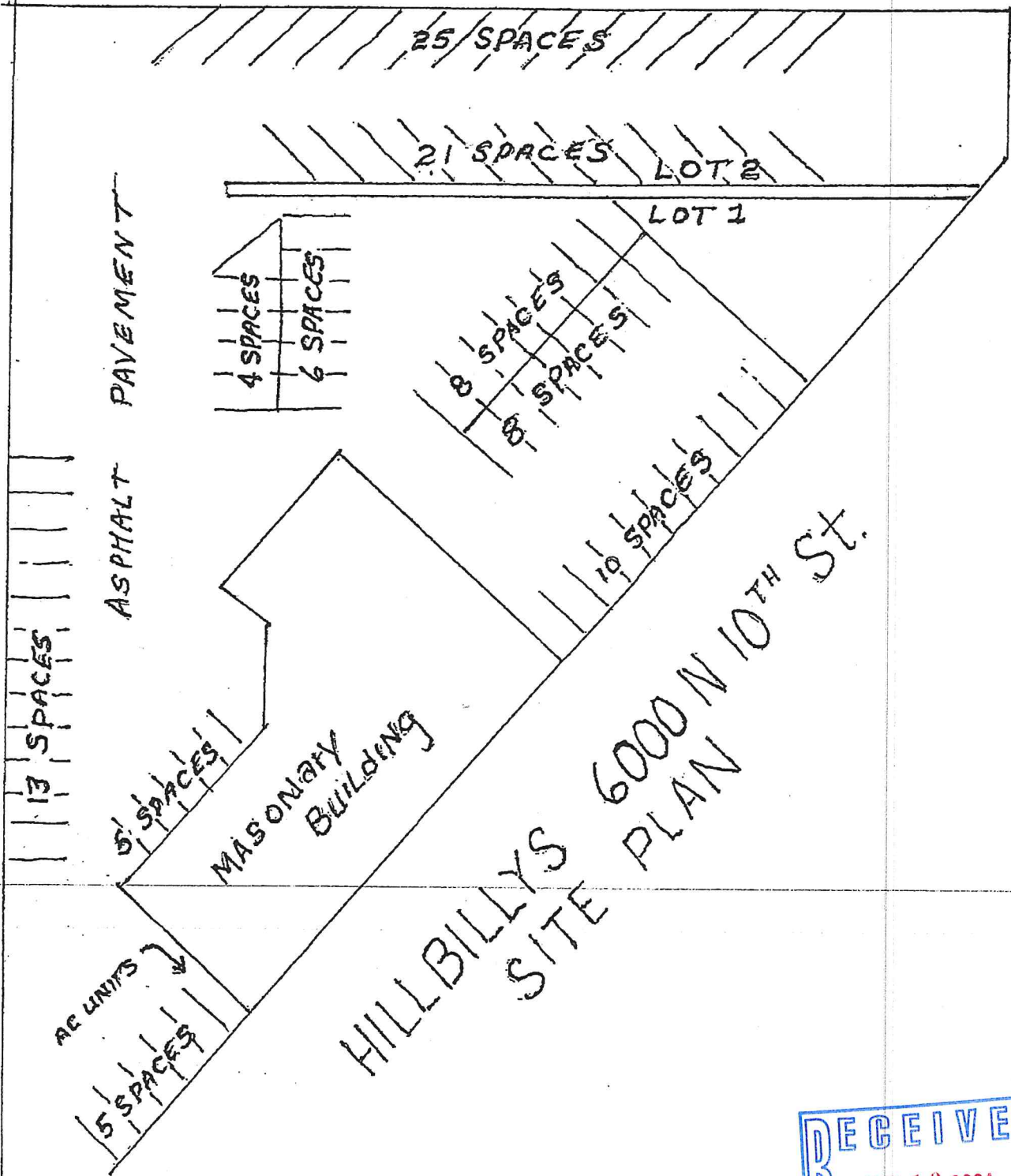
building. The hours of operation would continue to be from 8:00 p.m. to 2:00 a.m. Wednesday thru Saturday.

The Fire and Health Departments have inspected the bar and the property is in compliance. 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 not 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. Based on a building capacity of 332 persons, 83 parking spaces are required and are provided as per site plan. No parking is permitted on the west side of North 10th Street.
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.

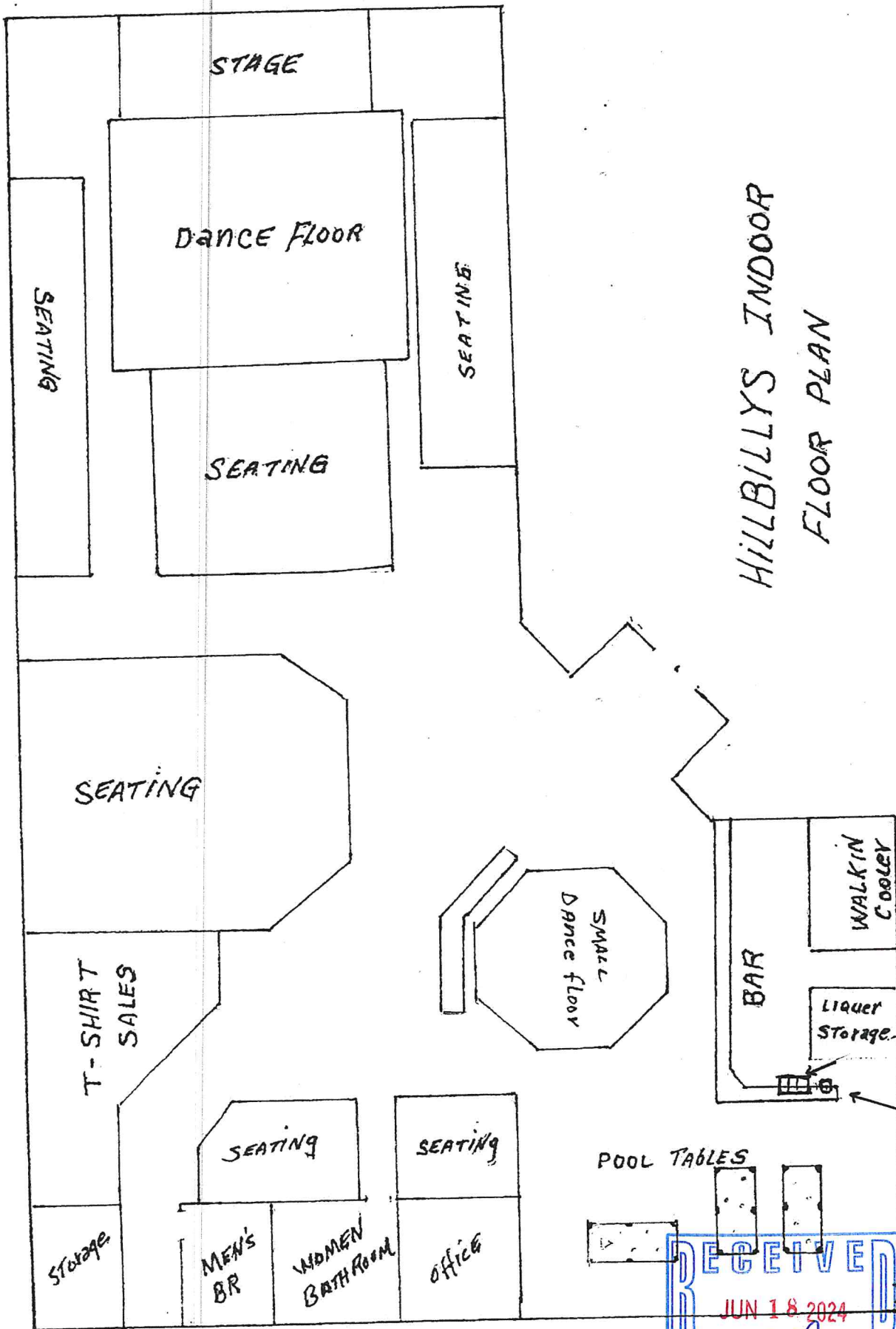
RECOMMENDATION:

Staff recommends approval of the request, for one year, subject to compliance with requirements in Section 138-118(4) of the Zoning Ordinance, Health and Fire Department requirements, and maintaining the condition of no parking on the west side of North 10th Street.



HILLBILLYS 6000 N 10TH St.
 SITE PLAN

RECEIVED
 JUN 18 2024
 By *MD*



HILLBILLYS INDOOR
FLOOR PLAN

ENRIQUE MARTINEZ
[Signature]

6-17-24

RECEIVED
JUN 18 2024
By *[Signature]*

ENTERED

Initial: _____



Hillbilly's

6000

MEAT

BEEF

PORK

CHICKEN

MEAT

MEAT

MEAT



McALLEN POLICE DEPARTMENT

CALLS FOR SERVICE REPORT

From Date/Time: 06/01/2023 00:00

Incident Type: All

To Date/Time: 06/24/2024 23:59

Location: 6000 N 10th St., McAllen

<u>Call Date</u>	<u>Time</u>	<u>Incident Number</u>	<u>Incident Type</u>
6/20/2024	1:03	2024-00041902	Intoxicated Person
6/14/2024	13:16	2024-00040543	Domestic Disturbance
5/23/2024	1:07	2024-00035119	Harassment
4/27/2024	1:36	2024-00028523	Suspicious Person/Vehicle
4/20/2024	1:54	2024-00026758	Domestic Disturbance
4/7/2024	1:43	2024-00023524	Police Services
4/5/2024	23:51	2024-00023263	Assault
3/7/2024	1:02	2024-00015980	Assault
2/10/2024	0:03	2024-00009487	MINOR ACC
12/14/2023	0:11	2023-00089376	Domestic Disturbance
12/7/2023	2:13	2023-00087555	Hit and Run
11/15/2023	1:03	2023-00082261	Alarm Burglary
10/30/2023	22:01	2023-00078633	Alarm Burglary
10/19/2023	23:00	2023-00075784	DUI
10/12/2023	22:24	2023-00074000	MINOR ACC
10/12/2023	1:59	2023-00073779	Reckless Driving
10/12/2023	1:41	2023-00073775	Hit and Run
8/27/2023	14:21	2023-00062150	Assault
8/20/2023	2:02	2023-00060246	Domestic Disturbance
8/17/2023	1:35	2023-00059457	Assault
8/16/2023	23:59	2023-00059446	Intoxicated Driver
8/9/2023	23:25	2023-00057605	MINOR ACC
6/7/2023	23:23	2023-00041085	MINOR ACC
6/5/2023	17:53	2023-00040519	Lost/Found Property

- 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.



NOTICE
FOR
THIS PROPERTY
CUP2024-0070

Hillbilly's

6000

Memo

TO: Planning and Zoning Commission

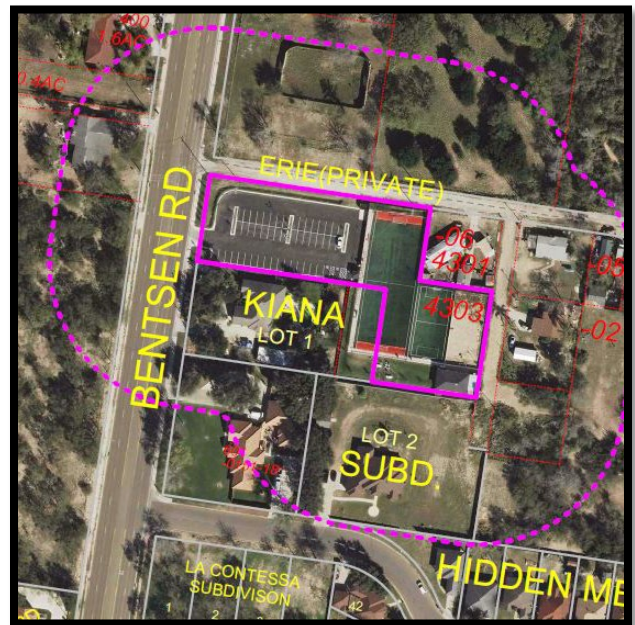
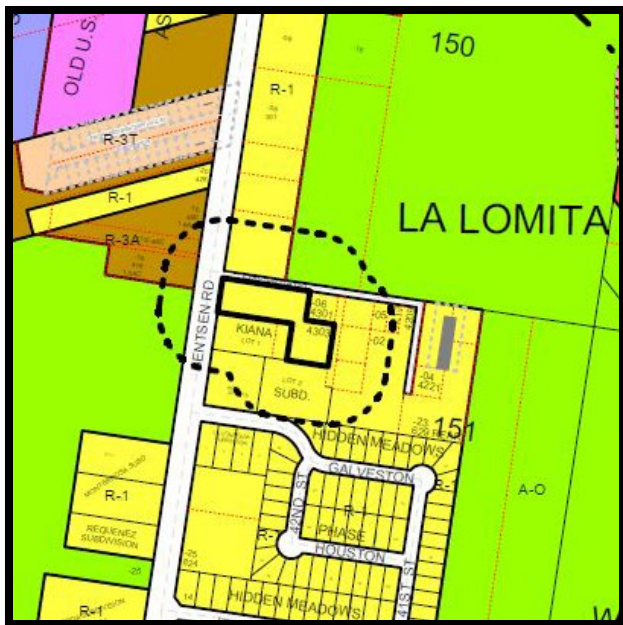
FROM: Planning Staff

DATE: June 21, 2024

SUBJECT: REQUEST OF MARIA D. ACUNA, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR AN OUTDOOR COMMERCIAL RECREATION (SOCCER FIELDS), AT 1.405 ACRE TRACT (DEED) OUT OF LOT 151, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 501 SOUTH BENTSEN ROAD. (CUP2024-0072)

BRIEF DESCRIPTION:

The property is located at the southeast corner of Erie Avenue and South Bentsen Road and is zoned R-1 (single-family residential) District. The adjacent zoning is A-O (agricultural and open space) District to the north and west, R-1 (single-family residential) District to the north, east, and south, and R-3A (multifamily residential apartment) District to the west across Bentsen Road. Surrounding land uses include single-family residences and vacant land. Currently there are two soccer fields on this property. This facility was originally established in an A-O Zoning District. In 2014 the subject property underwent rezoning through the city initiated A-O rezoning project and was approved for R-1 District.



HISTORY:

The initial conditional use permit for this use was approved for one year, on October 10, 2011 by the City Commission with variances and restrictions as follows: A variance to the distance requirement from a residence; allowing only the construction of restrooms on site without subdividing the property, no concession stand or other construction; allowing the usage of the large field and one small soccer field; hours of operation to conclude at 11:00 p.m. during the week; comply with landscaping; allow the use with a Conditional Use Permit in an R-1 zone; and other Zoning Ordinance standards.

On November 5, 2013 the Planning and Zoning Commission disapproved the request, but with a favorable recommendation to grant the variance to the distance requirements subject to the gate being closed when not in operation, security on site, no one allowed in the soccer fields after 11:00 p.m., parking lot lights off when not in operation, and no trespassing to adjacent properties. The City Commission approved the request for one year, on November 25, 2013 with the variances to the distance requirement and conditions as noted. The permit had been renewed annually until 2017.

The Conditional Use Permit was disapproved at the City Commission meeting of February 27, 2017. A surrounding neighbor had been in opposition to the soccer fields for several years, claiming that people would go into her property to retrieve soccer balls that would go over the fence, and that the applicant was not able to address the issues discussed in previous Planning and Zoning Commission and City Commission meetings.

On April 8, 2019, the City Commission approved the CUP for one year with variance to distance requirement, subject to the following conditions required on previous permits: variance to distance from a residence, no new construction without the benefit of a subdivision, use of the large field and one small field only, hours of operation from 4:00 p.m. to 8:00 p.m. for youth, 8:00 p.m. to 10:00 p.m. for adults, special events and tournaments from 9:00 a.m. to 5:00 p.m. on Saturday and Sunday, close and secure gates when not in operation, security on site, and lights to be turned off when not in operation. The CUP expired in 2020 and was not renewed until May 2022 due to the COVID-19 pandemic.

The permit has been renewed annually since then.

REQUEST/ANALYSIS:

The applicant, Maria Acuna, on behalf of the property owner, Leticia Alvarez, is proposing to continue operation of the outdoor commercial recreation use for the existing soccer fields on the property. The soccer fields' proposed hours of operation will be Monday through Sunday 3:00 PM – 10:00 PM. There is a "security" office stand on the parking lot, before the entrance to the fields.

The establishment must comply with the Zoning Ordinance and requirements in the application as follows:

- 1) No form of pollution shall emanate beyond the immediate property line of the permitted use. This includes lighting, littering and noise which may include sound systems or PA speakers;

- 2) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use;
- 3) The proposed use shall not be located within 300 ft. of residential uses. This property is located within 300 feet of a residentially use to the east, and south;
- 4) Sides adjacent to a residentially zone or use property shall be screened by a 6 ft. opaque fence. A 6 ft. opaque fence is provided along most of the property perimeter.
- 5) The proposed use shall comply with the Off-street Parking and loading Ordinance and make provisions to prevent the use of street parking especially in residential areas. In the past, parking requirements to accommodate game personnel have been 30 parking spaces for the main soccer field, and 14 parking spaces for the smaller soccer field. (This includes parking for players, coaches and referees). The applicant states the number of proposed seats as 80 fixed and 30 removable ones for a total of 110 seats. A total of 22 parking spaces are required for the seating area. In the past, the proposed hours of use for each field have not overlapped. A total of 52 parking spaces are required and the site plan shows 52 parking spaces are provided. The establishment complies with the parking requirement. The parking lot has to be maintained free of potholes and must be clearly striped;
- 6) The proposed use shall comply with the City of McAllen Health Ordinances regulating food preparation and public lavatories. The soccer facility has on-site bathroom facilities. The facility will not have on-site food preparation.
- 7) Lighting shall be shielded from residentially zoned or use property.

RECOMMENDATION:

Staff recommends disapproval of the request based on noncompliance with requirement #3 (distance to residential use).

RECEIVED
MAY 10 8 2023

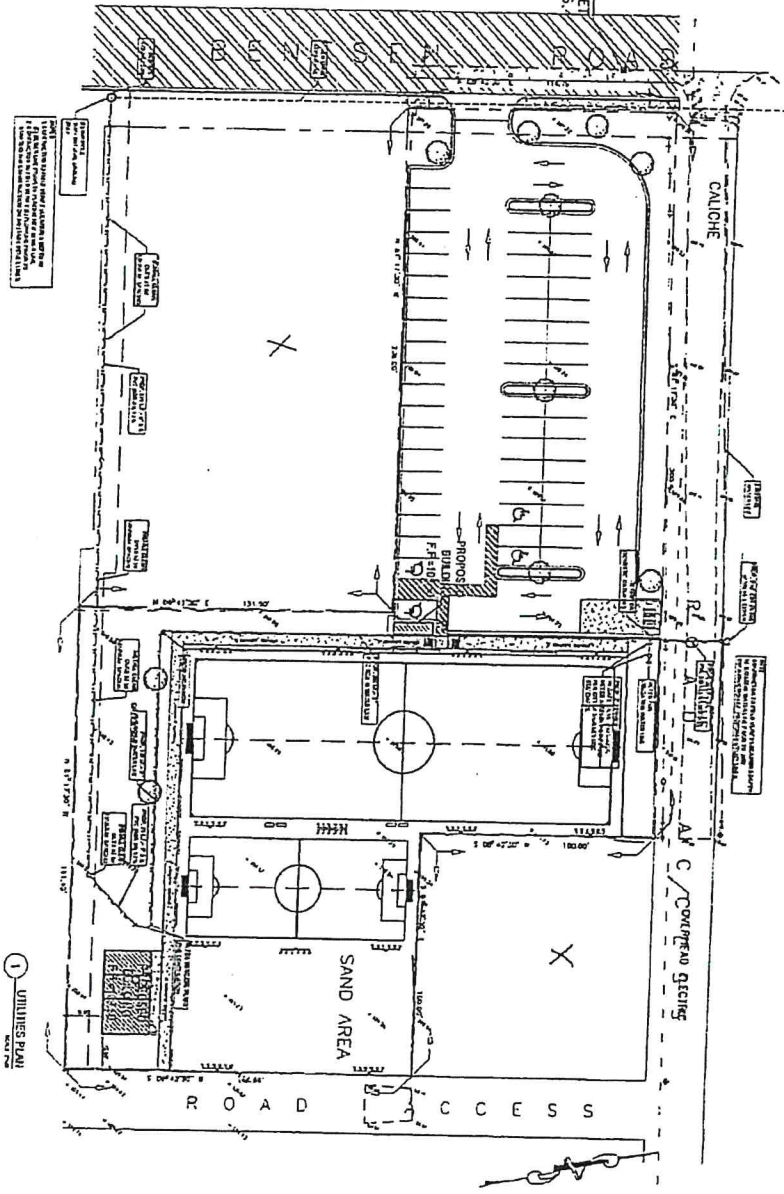
GENERAL NOTES:

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

NOTES:

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

RAVINE
TOP OF INLET
ELEV = 108.0
NAVD 1988



501. Bartram Rd

M.R.A

ENTERED

APR 06 2023

Initial: *MR*

PROJECT TITLE: SOCCER FIELD	DRAWN BY:
ADDRESS: LA COMA APPLICATOR AND CONSTRUCTION COMPANY BREMSON NEALGO COUNTY TEXAS	PRODUCT NAME:
DATE: OCTOBER 7, 2011	CONTRACT:
DRAWING SCALE: AS NOTED	

CLH
ENGINEERING, INC.
1111 N. 10TH STREET
DALLAS, TEXAS 75201
PHONE: 214.750.1234
FAX: 214.750.1235
WWW.CLH-ENGINEERING.COM

RECEIVED
JUL 01 2024
By *MR*

FUTBOL DE PESO
RGV Club
Tournaments
Training
Rental field
futboldepeso Ph. 956 6249559 / 956 2871480

50
NOTICE
OUTDOOR
RECREATION
FOR
THIS PROPERTY
CUP2024-0072
CITY OF McALLEN PLANNING DEPT.
TRACER 1022
WWW.MCALLEN.NET



Memo

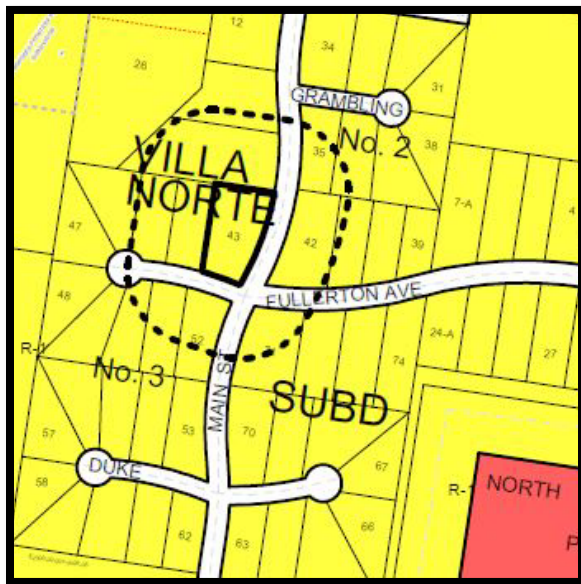
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 23, 2024

SUBJECT: REQUEST OF RICARDO AND CONNIE AGUIRRE, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE FOR A GUEST HOUSE AT LOT 43, VILLA NORTE NO. 3, SUBDIVISION, HIDALGO COUNTY, TEXAS, 1500 FULLERTON AVENUE. (CUP2024-0073)

BRIEF DESCRIPTION: The subject property is located at the northwest corner of Fullerton Avenue and North Main street. The property is zoned R-1 (single-family residential) District. The applicant is proposing to construct a guest house as an accessory use. The adjacent zoning is R-1 (single-family residential) District in all directions. Surrounding land uses are single-family residences in all directions. A guest house is allowed in an R-1 District with a Conditional Use Permit (CUP).



REQUEST/ANALYSIS:

The plat for Villa Norte Subdivision No. 3 was recorded on May 23, 2001. According to Hidalgo County Appraisal District records, the existing residence was built in 2001. The application for a Conditional Use Permit for a guest house was submitted on July 8, 2024.

The proposed guest house will be 1,697 square feet in size and will consist of a living room,

2 bathrooms, a bedroom, kitchen and a utility room.

The guest house development must comply with requirements for guest houses set forth in Section 138-118(a)(5) of the Zoning Ordinance and specific requirements as follows:

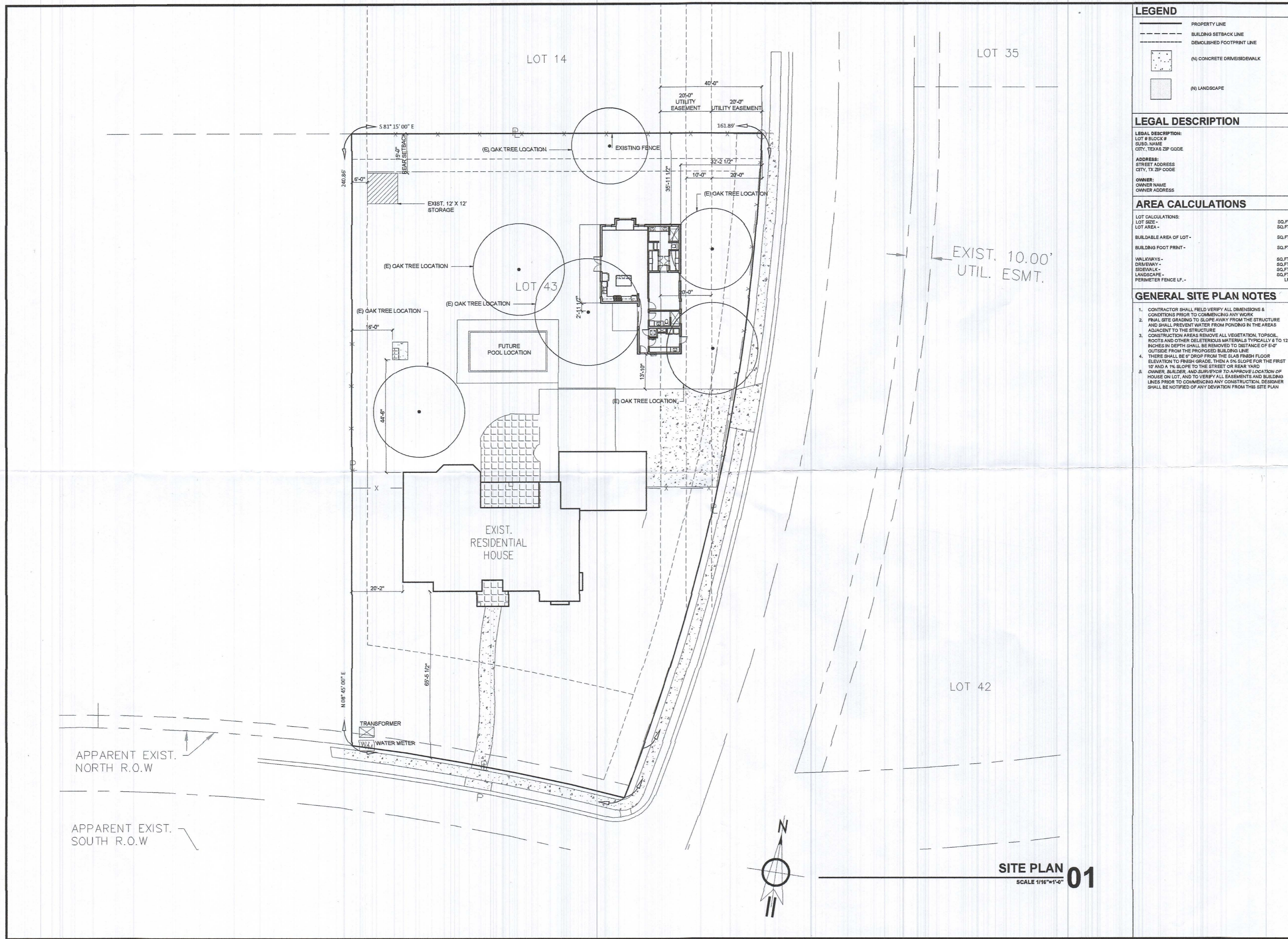
- 1) Only one guest house shall be permitted on the property;
- 2) The proposed use shall comply with setback requirements. The proposed structure's setbacks are in compliance;
- 3) The proposed use shall be connected to the same utilities as the primary residence;
- 4) Lot size must be a minimum 8,000 square feet. According to the Hidalgo County Appraisal District, the Lot size where the guest house will be built is 35,962 square feet;
- 5) Separate driveways or garages for the proposed use shall not be permitted. The applicant is not proposing an independent driveway for the proposed guesthouse;
- 6) The proposed use shall not be rented;
- 7) The permit shall be revoked if money is ever paid for rent or utility expenses are shared with the proposed use.

If approval is granted to this request, the applicant must still comply with all other Zoning Ordinance and Building Code requirements that will be requested during the building permitting process.

Staff did not receive any phone calls, letters, or emails in opposition to this request.

RECOMMENDATION:

Staff recommends approval of this request, for life of the use, subject to compliance with requirements set forth in Section 138-118(a)(5) of the Zoning Ordinance, and all other Zoning Ordinance, Building Code, and Fire Safety Code requirements.



LEGEND

PROPERTY LINE
 BUILDING FOOTPRINT LINE
 DEDICATED FOOTPRINT LINE
 (NO CONCRETE CURB/GRADE) IN LANDSCAPE

LEGAL DESCRIPTION

LEGAL DESCRIPTION
 LOT & BLOCK #
 CITY, TEXAS 20 CODE

ADDRESS
 STREET NUMBER
 CITY, TX 20 CODE

OWNER
 OWNER NAME
 OWNER ADDRESS

AREA CALCULATIONS

LOT CALCULATIONS
 LOT AREA
 BUILDABLE AREA OF LOT
 BUILDING FOOTPRINT
 UNPAVED DRIVEWAY
 DRIVEWAY
 LANDSCAPE
 EXISTING TREE C.T.

GENERAL SITE PLAN NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS & LOCATIONS PRIOR TO COMMENCING ANY WORK.
- PAVING SHALL BE ADJACENT TO THE STRUCTURE AND SHALL BE ADJACENT TO THE STRUCTURE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, TOLERANCES AND OTHER SPECIFICATIONS PRIOR TO THE 10% MOULDING & FINISHES SHALL BE VERIFIED TO THE CONTRACTOR FROM THE PROJECT'S BUILDING LINE.
- THERE SHALL BE A 10" GAP FROM THE SLAB FINISH FLOOR TO THE TOP OF THE DRIVEWAY. THIS IS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- OWNER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. DIMENSIONS SHALL BE NOTED ON ANY CONSTRUCTION FROM THIS SET PLAN.

F3 DESIGN & CONSTRUCTION
 ARCHITECTURAL - COMMERCIAL - RESIDENTIAL
 533 N. ALAMO, ALAMO, TX 78016
 361.533.9377

ARCHITECT OF RECORD
SERGIO R. LAINEZ
 211 W. LINDALE, WORTH
 HUNTSVILLE, TX 75842

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DO NOT SCALE DRAWINGS.

**1500 FULLERTON
 POOL HOUSE
 1500 FULLERTON AVE.
 MCALLEN, TEXAS 78504**

PROJECT NO. 24206
 PROJECT DESCRIPTION
 PROPOSED POOL HOUSE ADDITION

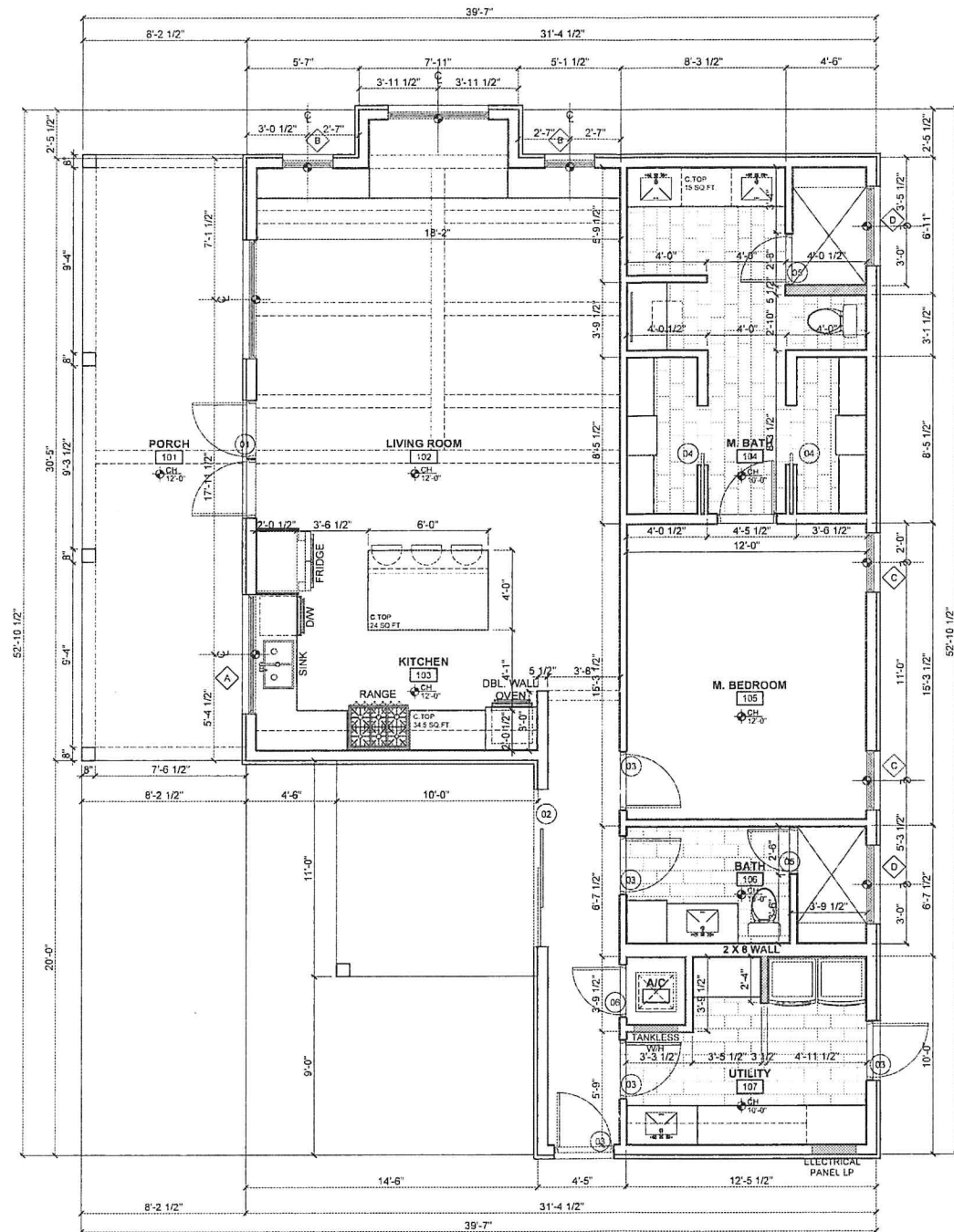
NO.	REVISION/SUBMISSION	DATE
01	PERMIT SET	14-MAY-24

DESIGNED BY: []
 CHECKED BY: []
 DATE: []

CD PHASE
 SCALE: 1/8" = 1'-0"
 DRAWING TITLE: SITE PLAN

A1.01
 SHEET NO. © 2023

SITE PLAN 01
 SCALE 1/8" = 1'-0"



DIMENSION/FINISH FLOOR PLAN 01
SCALE 1/4"=1'-0"

LEGEND

- EXTERIOR WALL (BRICK)
- EXTERIOR WALL (STUCCO)
- WALL STUD
- WINDOW
- DOOR
- LINE OF SOFFIT/CABINERY ABOVE
- AREA INDICATING ENLARGED DETAIL. PLEASE NOTE SEE ENLARGED PLAN/DETAIL FOR COMPLETE INFORMATION IN THESE AREAS
- MECHANICAL TAG
- PLUMBING TAG
- KEYNOTE TAG
- DOOR TAG
- WINDOW TAG
- MATERIAL FINISH TAG
- CEILING/ FINISH FLOOR ELEVATION
- ELEVATION MARKER
- DATUM
- LEVEL CHANGE
- TV MOUNT
- THERMOSTAT
- SMOKE DETECTOR/CARBON MONOXIDE DETECTOR COMB
- ELECTRICAL PANEL

AREA CALCULATIONS

- 1. TOTAL COUNTERTOP SQ. FT. - 150 SQ. FT.
- 2. TOTAL LINEAR FT. MILLWORK
- 3. TOTAL PLUMBING FIXTURES -
- 4. TOTAL SHOWER GLASS SQ. FT. -

GENERAL PLAN NOTES

1. ALL DIMENSIONS SHOWN ARE TO FACE OF FOUNDATION AND/OR FACE OF STUD (FRAMING) UNLESS NOTED OTHERWISE.
2. TYPICAL EXTERIOR WALL ASSEMBLY: 2X6
3. TYPICAL INTERIOR WALL ASSEMBLY: 2X4
4. PROVIDE WOOD BLOCKING IN WALL FRAMING FOR ALL ACCESSORIES INCLUDING BUT NOT LIMITED TO: TOWEL BARS, TOILET PAPER HOLDERS, SHELVING ATTACHMENT, RODS, HOOKS, GRAB BARS, ETC.
5. REFER TO ROOF PLAN AS 01 FOR EXTENT OF SOFFITS
6. 4" JAMB TYP. AT ALL DOORS
7. PROVIDE BLOCKING @ CLG. FAN LOCATIONS & CHANDELIERS
8. ALL MILLWORK, APPLIANCES & EQUIPMENT TO BE VERIFIED ON SITE PRIOR TO FABRICATION/PURCHASE
9. ALL PLUMBING WALLS TO BE 2X6 WOOD STUDS @ 16" O.C.
10. 1/2" WATER RESISTANT GYP. BOARD AT ALL SHOWER WALLS
11. LOCATIONS WITH FLOOR DRAIN/SLOPE SHALL NOT EXCEED 2% IN ANY DIRECTION

KEY NOTES

1. TOILET PAPER HOLDER MOUNTED @ 14" MIN. A.F.F.
2. 24" TOWEL BAR MOUNTED AT TOP AT 48" A.F.F.
3. 10" TOWEL RING MOUNTED AT TOP AT 48" A.F.F.
4. 310" PLATE GLASS MIRROR - SEE BATHROOM ELEV. FOR ELEV. BOTTOM SHELF @ 2'-0" A.F.F. TYPICAL
5. PANTRY/INLINER SHELVES - 5 SHELVES EQUAL SPACING START BOTTOM SHELF @ 2'-0" A.F.F. TYPICAL
6. ROD & SHELF TYPICAL MOUNTED AT 72" A.F.F.
7. ROD & SHELF TYPICAL MOUNTED AT 30" & 72" A.F.F.
8. RECESSED MEDICINE CABINET MOUNTED 42" AT BOTTOM EDGE
9. BENCH IN SHOWER, WATER PROOF W/ REQUIRED FLASHING
10. A/C RETURN IN WALL
11. LOCATION OF BLOCKING FOR FUTURE GRAB BARS SEE SHEET A-31 CC FOR EXACT HEIGHT AND LOCATION
12. 3 SHELVES MOUNTED EQUAL SPACE, BOTTOM @ 24" APP.
13. BUILT IN SHELVES MOUNTED @ EQUAL SPACING AT OPENING
14. ROD BETWEEN CABINETS MOUNTED @ 72" A.F.F.
15. MODERN STYLE WALL LIGHT TBD
16. APPLIANCES BY OWNER
17. PLUMBING FIXTURES, BY OWNER. ALSO REFER TO PLUMBING PLANS FOR MORE INFO

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DO NOT SCALE DRAWINGS.

**1500 FULLERTON
POOL HOUSE
1500 FULLERTON AVE.
MCALLEN, TEXAS 78504**

PROJECT NO. 24.006
PROJECT DESCRIPTION:
PROPOSED POOL HOUSE ADDITION

NO.	REVISIONS/SUBMISSIONS	DATE
01	PROGRESS PLANS	
02	PERMIT SET	14-MAY-24

DESIGNED	DRAWN	CHECKED	REVIEWED
CCF	CCF	CCF	CCF

DRAWING TITLE:
DIMENSION/FINISH FLOOR PLAN

CD PHASE
SCALE: 1/4" = 1'-0"
DRAWING TITLE:
DIMENSION/FINISH FLOOR PLAN
A2.03
SHEET NO. © 2023



1500

NOTICE
GUEST HOUSE
FOR
THIS PROPERTY
CUP2024-0073
CITY OF WHEELER PLANNING DEPT.
WHEELER, OK
WWW.WHEELEROK.GOV

Memo

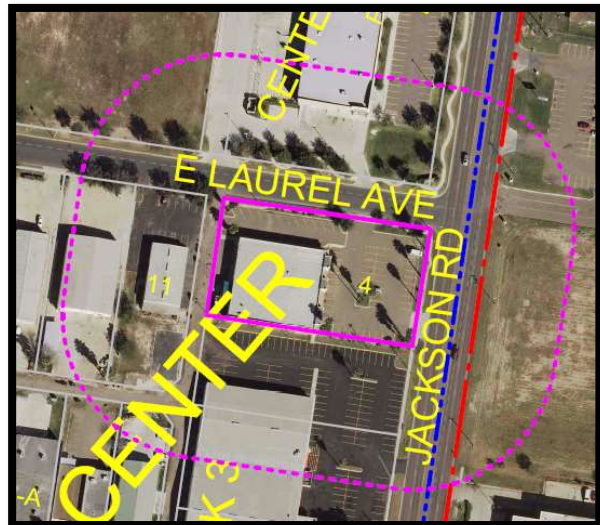
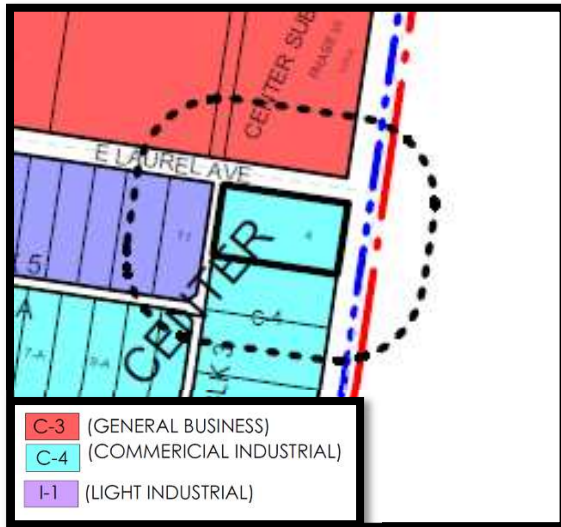
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: May 23, 2024

SUBJECT: REQUEST OF UNITED COVENANT MINISTRIES OF SOUTH INC. ON BEHALF OF JIM & MARY KAY MOFFITT FAMILY LTD, FOR A CONDITIONAL USE PERMIT FOR A CHURCH, FOR ONE (1) YEAR, AT LOT 4, BLOCK 3, MARKET CENTER SUBDIVISION, HIDALGO COUNTY, TEXAS; 1428 EAST LAUREL AVENUE. (CUP2024-0074)

BRIEF DESCRIPTION: The subject property is located along the north side of east Laurel Avenue. The property is zoned C-4 (Commercial Industrial) District. The adjacent zoning is I-1(Light Industrial) District to the west and C3 (General Business) District to the north. Surrounding land includes Commercial Industrial and commercial uses. An Institutional Use is permitted in a C-4 District with a Conditional Use Permit and in compliance with requirements.



HISTORY: A Conditional Use Permit for a church was requested July 09, 2024.

SUMMARY/ANALYSIS: The applicant is proposing to operate from an existing 1,922 sq. ft. structure. The applicant is proposing to operate the church with a main sanctuary and one office. The days and hours of the services of the church will be on Sunday from 10 A.M. to 2 P.M. and Wednesday from 6 P.M. to 8 P.M. Based on the seats proposed in the sanctuary area, 25 parking space are required; 60 parking spaces are being proposed.

The Fire Department is pending to conduct fire inspection and approved for the CUP process to continue. Should the Conditional Use Permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The church must comply with the Zoning Ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The church has access on E Laurel Avenue & North Jackson Road.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the seating area of 100 seats in the sanctuary, 25 parking space is required; 60 parking spaces are being proposed.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits.
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities.
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas.
- 6) The numbers of persons within the building shall be restricted to the existing seating capacity for the building.
- 7) Sides adjacent to commercially and residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

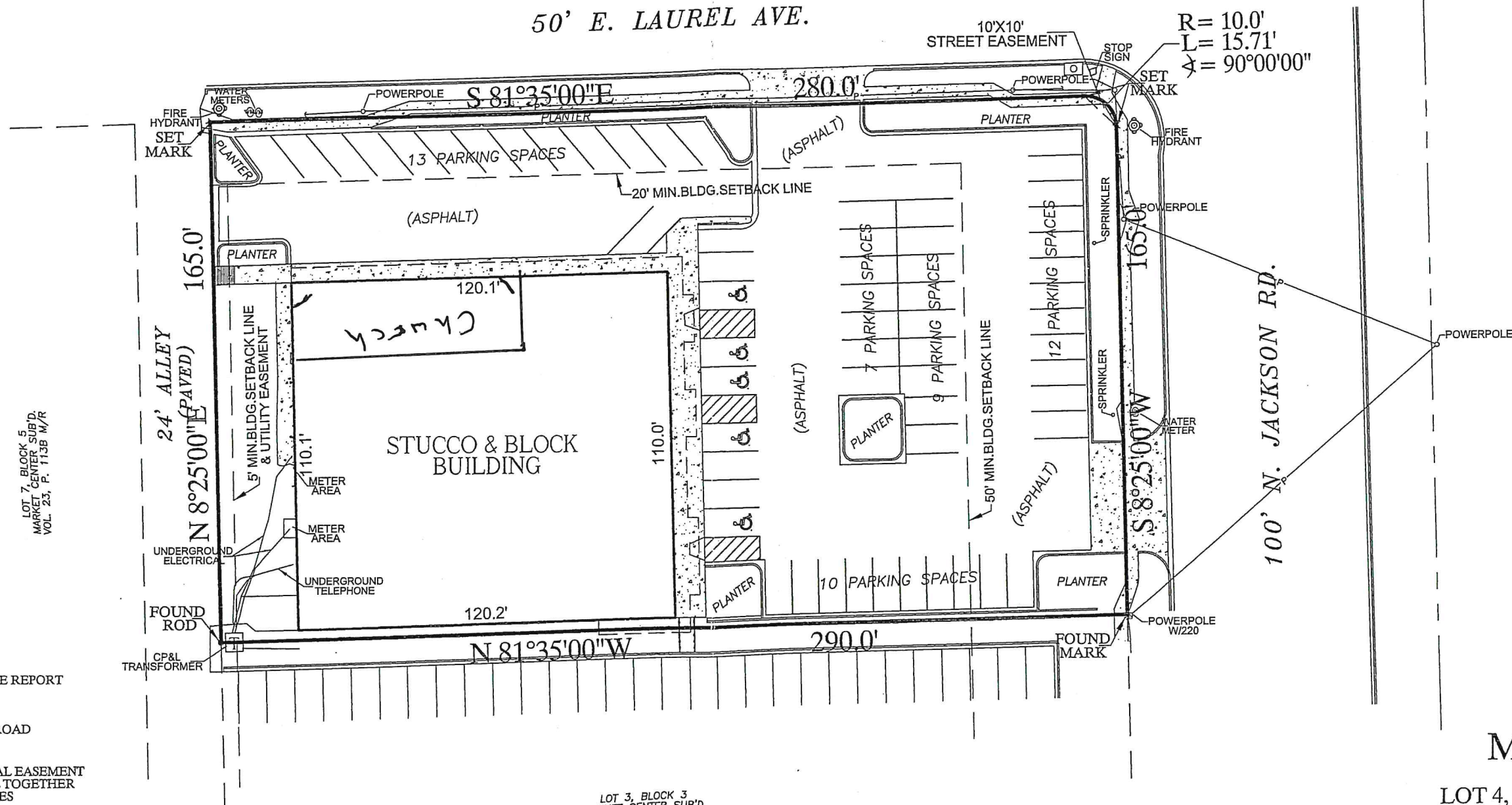
If approval is granted to this request, the applicant must still comply with all other Zoning Ordinance and Building Code requirements that will be requested during the building permit process.

Staff did not receive any phone calls, letters, or emails in opposition to this request.

RECOMMENDATION: Staff recommends approval of the request, for one (1) year, subject to compliance with requirements of the Zoning Ordinance, Building Department, and Fire Department requirements.

ORIGINAL

50' E. LAUREL AVE.



LOT 7, BLOCK 5
MARKET CENTER SUB'D
VOL. 23, P. 113B M/R

LOT 3, BLOCK 3
MARKET CENTER SUB'D
VOL. 23, P. 113B M/R

SURVEY DONE WITHOUT BENEFIT OF A TITLE REPORT
OR TITLE COMMITMENT.

ADDRESS: 1109, 1111, 1113, & 1115 N. JACKSON ROAD

PROPERTY SUBJECT TO CP&L CO. ELECTRICAL EASEMENT
FOR UNDERGROUND ELECTRICAL LATERAL TOGETHER
WITH INGRESS & EGRESS TO THEIR FACILITIES

I, MICHAEL FABIAN, A REGISTERED PROFESSIONAL
LAND SURVEYOR, DO HEREBY CERTIFY THE
FOREGOING MAP IS A REPRESENTATION OF SURVEY
MADE ON THE GROUND UNDER MY SUPERVISION
AND THAT THERE ARE NO VISIBLE DISCREPANCIES,
CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY
LINES, OR ANY ENCROACHMENTS OR OVERLAPPING
OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS
PLAT. THIS PROPERTY FALLS IN ZONE "B" OF THE
FLOOD INSURANCE RATE MAPS.

Michael Fabian
MICHAEL FABIAN
REGISTERED PROFESSIONAL LAND SURVEYOR
McALLEN, TEXAS.



COPYRIGHT MICHAEL FABIAN SURVEYING, INC. 2010. INVALID WITHOUT AN ORIGINAL SIGNATURE AND EMBOSSED SEAL PER SECTION 661.42 & 661.49 OF THE PROFESSIONAL LAND SURVEYING PRACTICES ACT ENACTED UNDER ARTICLE 5282C VERNONS TEXAS CIVIL STATUTES.

MAP OF

LOT 4, BLOCK 3
MARKET CENTER SUBDIVISION
CITY OF McALLEN
HIDALGO COUNTY, TEXAS
RECORDED IN VOL. 23, P. 113B M/R.

PREPARED BY
MICHAEL FABIAN SURVEYING, INC.
Land Surveying & Consultants
320 North 15 th. Street
McAllen, Texas
Phone: (956) 630-1432 Fax: (956) 687-4660

Right-of-way, Topographic, Construction Stakeout, Subdivision,
Coordination, Well Locations, Mortgage Surveys
MICHAEL FABIAN, R. P. L. S.

WO.#: 02320 CRD.: W02320

SCALE: 1"=40' DATE: 12-28-2010



copy





SIGNS

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CUSTOM LETTERS

NOTICE
INSTITUTIONAL
USE
FOR
THIS PROPERTY
CUP2024-0074

 CITY OF McALLEN PLANNING DEPT
WALTER GORDON
WWW.MCALLEN.NET

DISREGARD PAGE

Planning Department

Memo

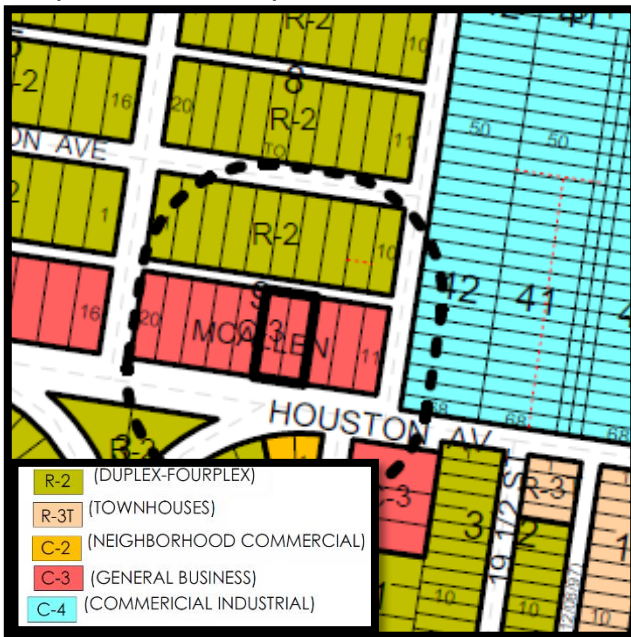
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: May 23, 2024

SUBJECT: REQUEST OF EL REDENTOR A LAS NACIONES ON BEHALF OF JOSE E. LUGO, FOR A CONDITIONAL USE PERMIT FOR A CHURCH, FOR LIFE OF USE, AT LOTS 14-15, BLOCK 9, GUERRA'S ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 2016 HOUSTON AVENUE. (CUP2024-0051)

BRIEF DESCRIPTION: The subject property is located along the north side of Houston Avenue. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the west and east. The property to the north is zoned R-2 (duplex-fourplex) District. Surrounding land uses include residential homes and commercial uses. An Institutional Use is permitted in a C-3 District with a Conditional Use Permit and in compliance with requirements.



HISTORY: A Conditional Use Permit for a church has been requested for this property previously. The Conditional Use Permit from the previous year was approved for a one year term by the Planning and Zoning Committee on March 21, 2023. The applicant is now requesting life of use, as per this current request.

SUMMARY/ANALYSIS: The church will continue to operate from an existing 3,600 sq. ft. structure. The applicant is proposing to operate a small church with a main sanctuary area and three classrooms. The days and hours of the services of the church will be on Sunday

DISREGARD PAGE

from 7 P.M. to 9 P.M. and Wednesday from 11 P.M. to 2 P.M. Based on the 2 seats proposed in the sanctuary area, 1 parking space is required; 8 parking spaces are being proposed.

The Fire Department has conducted their required fire inspection and approved for the CUP process to continue. Should the Conditional Use Permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The church must comply with the Zoning Ordinance and specific requirements as follows:

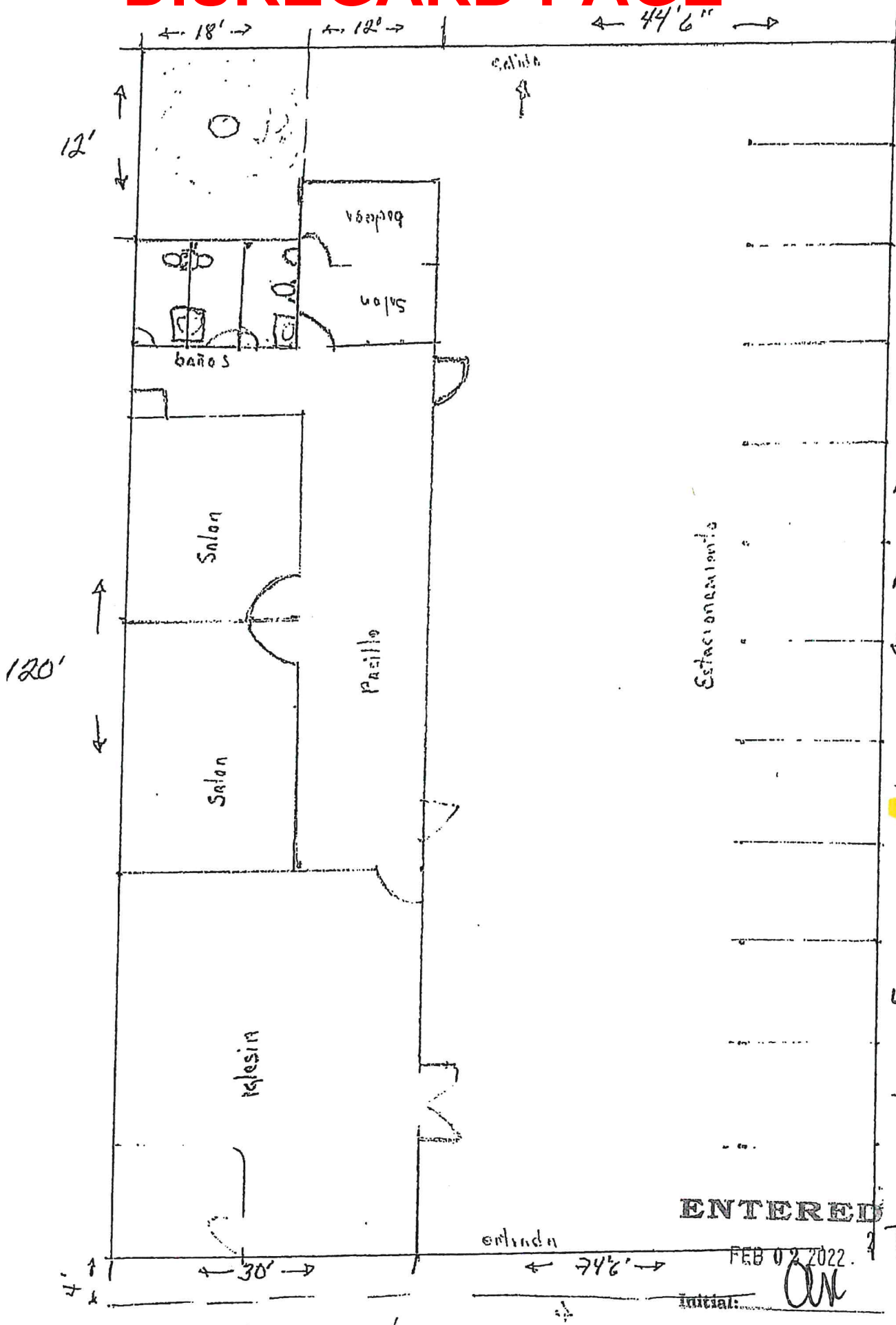
- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The church has access on Houston Ave.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the seating area of 2 seats in the sanctuary, 1 parking space is required; 8 parking spaces are being proposed.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits.
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities.
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas.
- 6) The numbers of persons within the building shall be restricted to the existing seating capacity for the building.
- 7) Sides adjacent to commercially and residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

If approval is granted to this request, the applicant must still comply with all other Zoning Ordinance and Building Code requirements that will be requested during the building permit process.

Staff did not receive any phone calls, letters, or emails in opposition to this request.

RECOMMENDATION: Staff recommends approval of the request, for life of the use, subject to compliance with requirements of the Zoning Ordinance, Building Department, and Fire Department requirements.

DISREGARD PAGE



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By: *[Signature]*

4/22/2024
Todo Igual
[Signature]

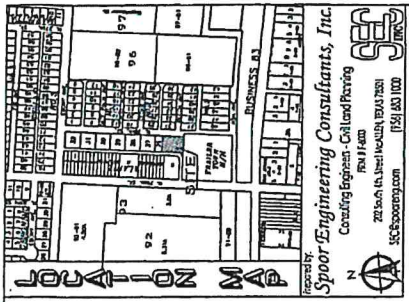
40 chairs. *[Signature]*
3/7/2023
2/2/2022

ENTERED

FEB 02 2022

Initial: *ON*

Todo Igual.



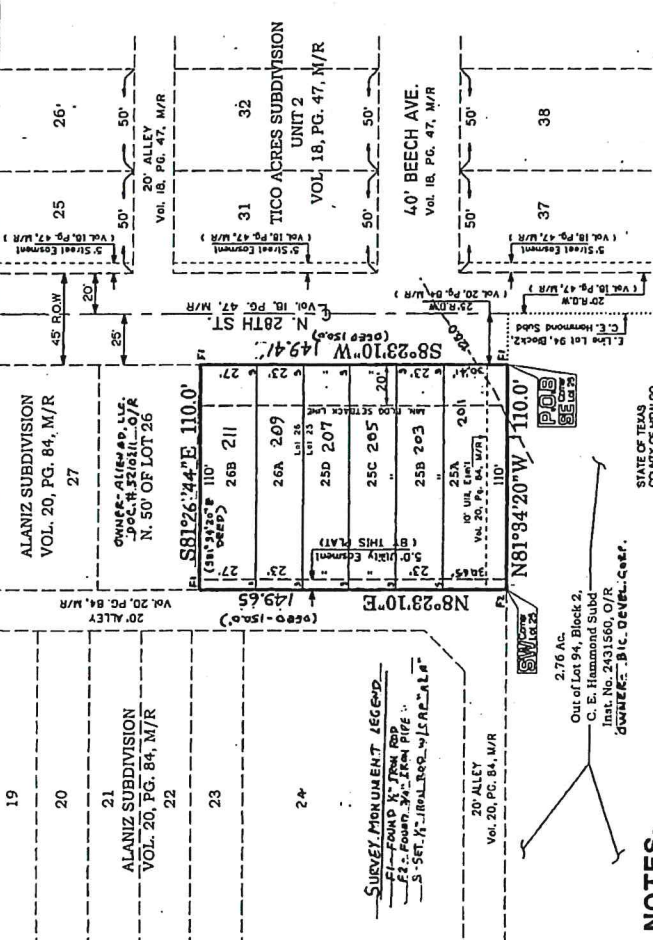
MAP OF
ALANIZ SUBDIVISION
LOTS 25A, 25B, 25C, 25D, 26A, AND 26B

BEING A SUBDIVISION OF LOT 25 AND THE SOUTH 50.0 FT. OF LOT 28, ALANIZ SUBDIVISION, CITY OF McALLEN, Hidalgo County, Texas; according to plat recorded in vol. 20, page 84, Map Records Hidalgo County, Texas. Containing 0.38 Ac. of land more or less.

STATE OF TEXAS
COUNTY OF HIDALGO

I, **ALANZ SUBDIVISION**, LOTS 25A AND 26B, BEING THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND RESIGNED AS TEXAS AND WAIVER WAIVES 6 LINED SUBDIVISION HERETO, HERBY DEED 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 WHO WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN AND OTHERWISE TO BE VALIDATED OR DELEGATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT HERETO, OR ON THE OFFICIAL MAPS OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

Notary Public: **POURD B. WATKINS**, dated **2/13/2023**



STATE OF TEXAS
COUNTY OF HIDALGO

I, **POURD B. WATKINS**, BEING THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TO ME AND ACKNOWLEDGED TO ME THAT HE IS THE PERSON WHOSE NAME IS GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS IS THE DAY OF FEBRUARY, 2023.

Notary Public: **POURD B. WATKINS**, dated **2/13/2023**

STATE OF TEXAS
COUNTY OF HIDALGO

I, **ALANZ SUBDIVISION**, BEING THE UNDERSIGNED OWNERS OF THE BLANKS AND TEXAS CONVEYANCE OF THE CITY OF McALLEN, HERBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY. McALLEN APPROVAL IS RELEASED.

Notary Public: **POURD B. WATKINS**, dated **2/13/2023**

STATE OF TEXAS
COUNTY OF HIDALGO

I, **POURD B. WATKINS**, BEING THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TO ME AND ACKNOWLEDGED TO ME THAT HE IS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE PROFESSIONAL ENGINEERING CONVEYANCE.

Notary Public: **POURD B. WATKINS**, dated **2/13/2023**

STATE OF TEXAS
COUNTY OF HIDALGO

I, **POURD B. WATKINS**, BEING THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TO ME AND ACKNOWLEDGED TO ME THAT HE IS THE PERSON WHOSE NAME IS GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS IS THE DAY OF FEBRUARY, 2023.

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STATE OF TEXAS
COUNTY OF HIDALGO

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COUNTY OF HIDALGO

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STATE OF TEXAS
COUNTY OF HIDALGO

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Notary Public: **POURD B. WATKINS**, dated **2/13/2023**

STATE OF TEXAS
COUNTY OF HIDALGO

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Notary Public: **POURD B. WATKINS**, dated **2/13/2023**

STATE OF TEXAS
COUNTY OF HIDALGO

I, **POURD B. WATKINS**, BEING THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TO ME AND ACKNOWLEDGED TO ME THAT HE IS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE PROFESSIONAL ENGINEERING CONVEYANCE.

Notary Public: **POURD B. WATKINS**, dated **2/13/2023**

APR 22 2024
By AF

DISREGARD PAGE



Memo

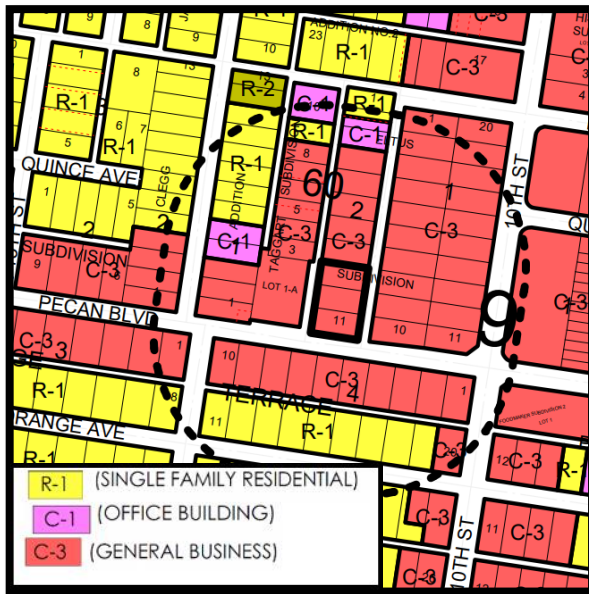
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 30, 2024

SUBJECT: REQUEST OF DAVID A. LISAUCKIS, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A BAR AT LOTS 9, 10 & 11, BLOCK 2, ELTUS SUBDIVISION, HIDALGO COUNTY, TEXAS; 1116 PECAN BOULEVARD. (CUP2023-0077)

BRIEF DESCRIPTION: The subject property is located along the north side of Pecan Boulevard, between North 11th and 11th ½ streets. The subject property is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. Surrounding land uses include restaurants and commercial plazas. A bar is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



HISTORY: The last Conditional Use Permit application for this bar at this location was approved by City Commission on July 10, 2023. This application was submitted on July 9, 2024.

REQUEST/ANALYSIS: The applicant is proposing to continue operating a bar from the existing 4,260 square foot building and outdoor patio. The proposed hours of operation are Monday thru Sunday 1:00 PM to 2:00 AM.

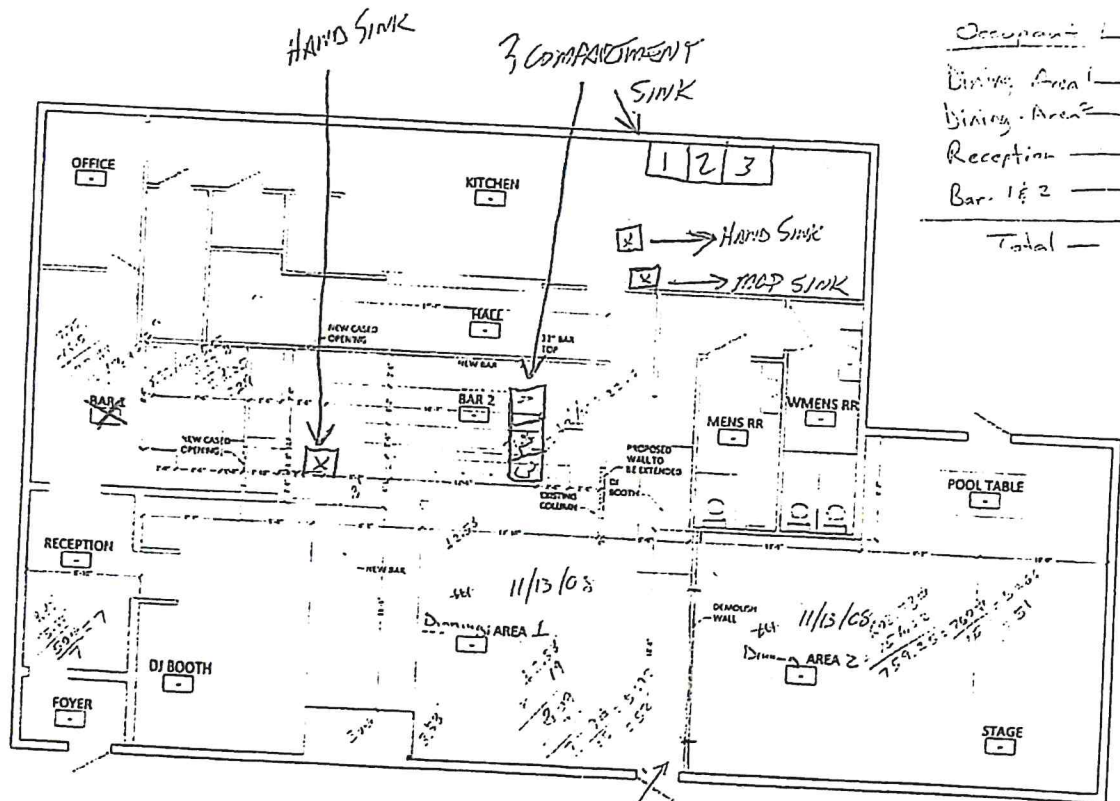
The Fire Department and Health Department inspections are pending. The establishment must comply with the requirements set forth in Section 138-118a (4) of the Zoning Ordinance and specific requirements as follows:

- a) The property line of those businesses having late hours (after 10:00 PM) must be at least 400 ft. 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 ft. of residential zones and uses to the south and northwest;
- b) The property must be as close as possible to a major arterial and shall not generate traffic onto residential-sized streets. The establishment has direct access to north Pecan Boulevard and North 11th 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. Based on the floor area of 4,260 square feet, 43 parking spaces are required; 40 parking spaces are provided on site. Applicant has also obtained a parking agreement with Armstrong McCall Professional Beauty Supply for the use of their parking area of 35 spaces.
- 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 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 taking 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 Inspections Department as part of the building permit review process.

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

RECOMMENDATION: Staff recommends disapproval of the request based on non-compliance with requirement #1 distance from nearest residence or residentially owned property of Section 138-118a(4)a of the Zoning Ordinance.

Zo.s
DESIGNS



Occupant Load:

Dining Area 1	51
Dining Area 2	52
Reception	7
Bar 1 & 2	38
Total	148

1116 Pecan - The Dine
400 W. Nolana
- Rockwell.
Submitting
Renewals

PROJECT _____
T.K.O.s _____
PROJECT NUMBER _____
08002 _____
DRAWN BY _____
L.M.M. _____
DRAWN BY _____

removed sheet rock.
no studs were behind
sheetrock.

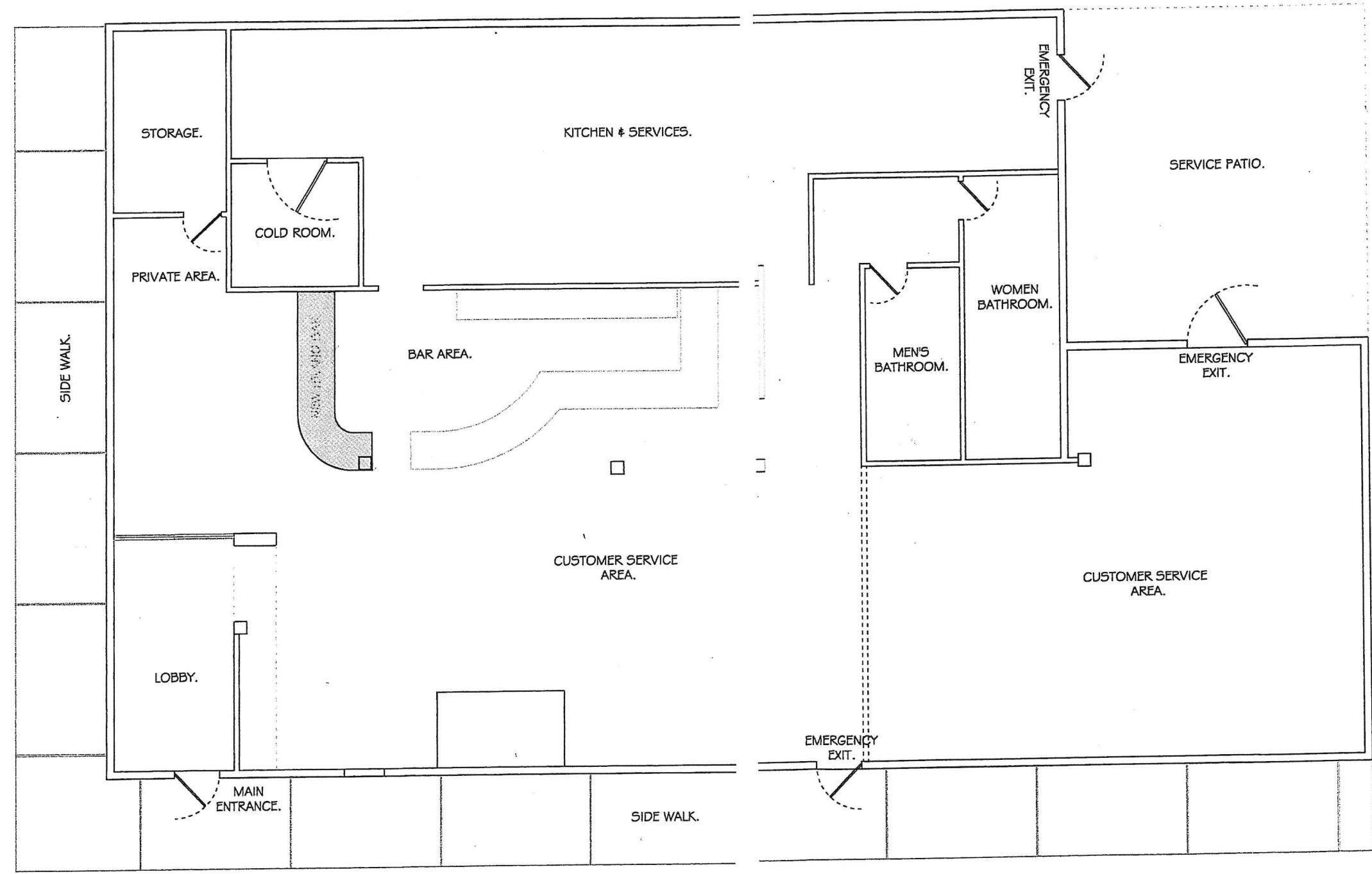
1 FLOOR PLAN

5/19/22

ENABLED A1.0
MAY 18 2022
Initial: an

THE DIVE KARAOKE BAR

PROJECT INFORMATION.	
PROJECT:	REMODELING.
OWNER:	THE DIVE LLC.
CONSTRUCTOR:	MAEVAS Home Builders.
DRAFTSMAN:	EDMUNDO H LOZANO. 956-522-4655
ADDRESS:	1116 Pecan Blvd McAllen, TEXAS.
DATE:	APRIL 2024.



PROJECT AREAS.	
KITCHEN & SERVICES:	995 Sq Ft.
BAR AREA:	230 Sq Ft.
PRIVATE:	250 Sq Ft.
LOBBY:	175 Sq Ft.
BATHROOMs:	270 Sq Ft.
CUSTOMER AREA's:	1670 Sq Ft.
TOTAL BUILDING AREA:	3790 Sq Ft.

PROJECT
DIVE/O124/REM.
Sheet
03/03

Edmundo H Lozano.
DESIGNER & CONSTRUCTION.

F FLOOR PLAN.
FINISH PROJECT.





Memo

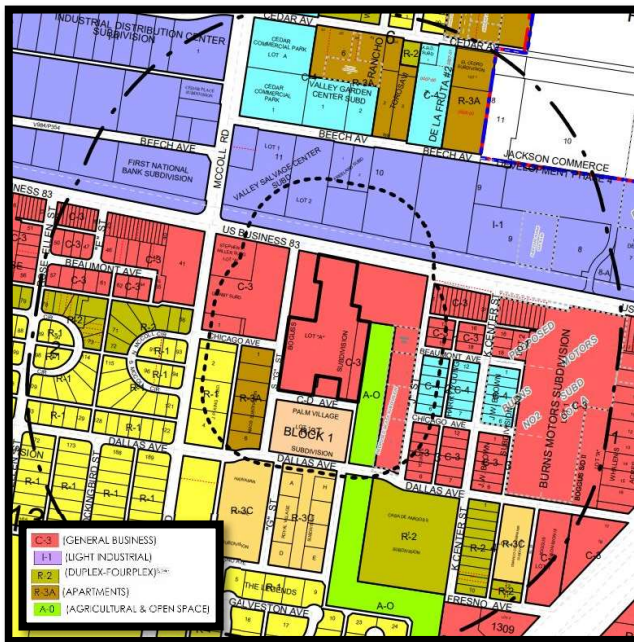
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 30, 2024

SUBJECT: REQUEST OF BRANDON SOLIS, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR AN EVENT CENTER AT A 5.12 ACRE TRACT OF LAND OUT OF LOT "A", BOGGUS SUBDIVISION, AND OUT OF LOT 2, S.C. QUIMBY SUBDIVISION, HIDALGO COUNTY, TEXAS; 906 EAST US HIGHWAY 83. (CUP2024-0077)

BRIEF DESCRIPTION: The subject property is located on the east side of South G Street, 415 feet south US Highway 83. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 to the east and west, A-O to the southeast, R-3T to the south, R-3A to the southwest and I-1 to the north across US Highway 83. Surrounding land uses include retail, restaurants, mechanic shops, single family residential and multifamily residential. An Event Center is allowed in a C-3 District with a conditional use permit and in compliance with requirements.



HISTORY: This is the initial Conditional Use permit application for an event center at this location.

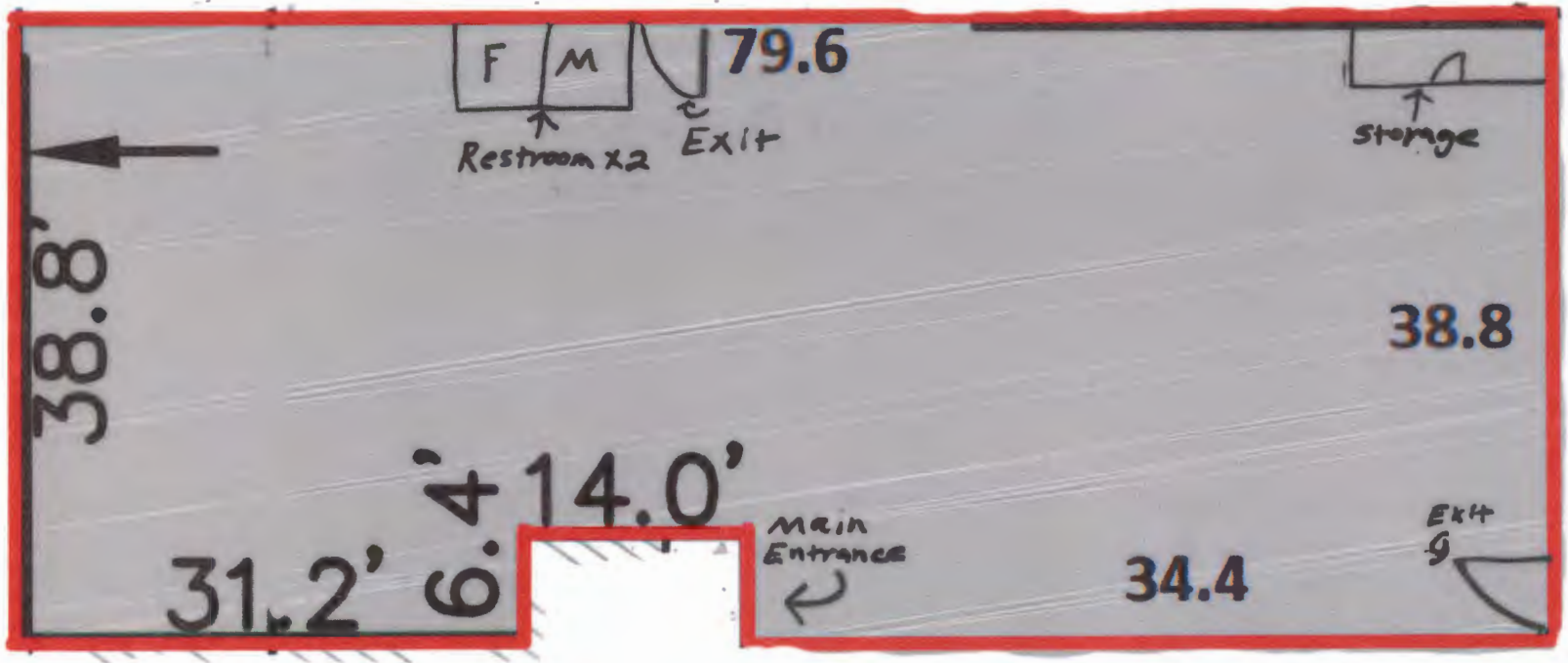
SUMMARY/ANALYSIS: The applicant is proposing to operate an event center in a multitenant commercial building of approximately 3,000 square feet. The proposed days and hours of operation are to be from 12:00 PM to 1:00 AM Monday through Sunday.

The Fire Department is pending to complete their inspection. 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 the lot of any of the above-mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from a residential property.
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has direct access from South G Street and US Highway 83. The establishment does not generate traffic into residential areas;
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage and use of the establishment, 30 parking spaces are required two of which should be accessible parking spaces. The parking lot is common area and should be clear of potholes and properly striped.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

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

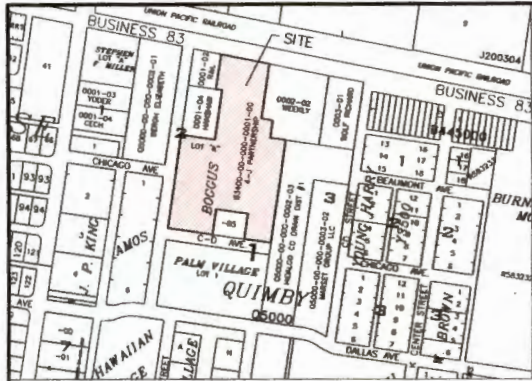
RECOMMENDATION: Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) of section 138-118(a)(4) of the Zoning Ordinance.



3,000 Sqft



RECEIVED
 JUL 10 2024
 BY: _____



GENERAL NOTES:

1. NO EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITION WERE OBSERVED.
2. NO CHANGES OF RIGHT OF WAY WERE VISIBLE OR MADE AWARE TO SURVEYOR.
3. NO WETLAND DETERMINATION WAS DONE OR OBSERVED BY THE SURVEYOR, OR OTHERS.
4. THIS PROPERTY HAS DIRECT ACCESS TO PUBLIC RIGHT OF WAY U.S. BUS. 83, S. "G" ST, AND E. C-D AVE.



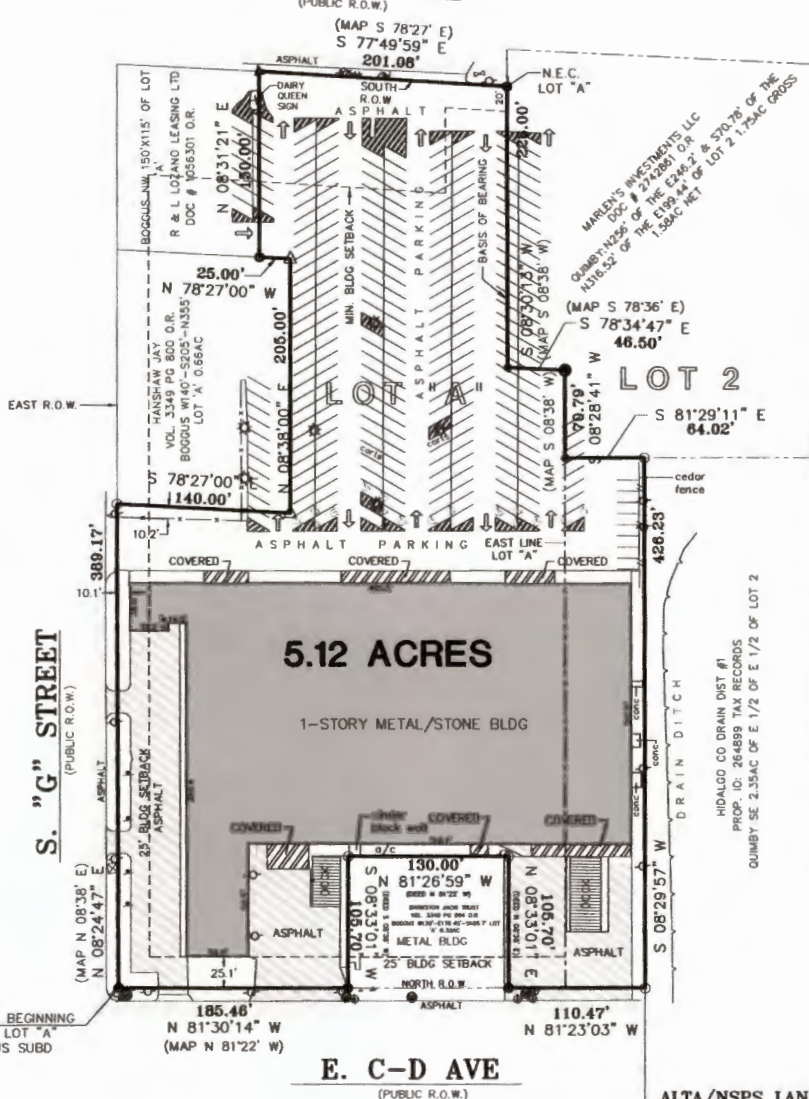
NOTE:
A METES AND BOUNDS DESCRIPTION OF EVEN SURVEY DATE HERE WITH ACCOMPANIES THIS PLAT.

LEGEND

- FENCE
- ▲ GUY ANCHOR
- ⊕ HANDICAP STALL & SIGN
- ⊙ LIGHT POLE
- ⊙ STEEL GUARD PIPE (BOLLARD)
- ⊙ POWER POLE
- ▲ SIGN
- ⊕ TELEPHONE BOX
- ⊙ WATER METER
- ⊕ WATER VALVE
- FD 1/2" ROD
- ▲ FD NAIL
- ▲ FD SPINDLE
- SET 1/2" ROD W/ CAP
- PAINTED TRAFFIC ARROW
- OVERHEAD POWER LINE

LOCATION MAP

U.S. BUS. 83
(PUBLIC R.O.W.)



SCHEDULE B ITEMS

- A. RIGHTS OF PARTIES IN POSSESSION
- B. EASEMENT AND RIGHT OF WAY GRANTED TO CENTRAL POWER AND LIGHT COMPANY, BY C. W. WELCH, DATED JUNE 27, 1932, FILED FOR RECORD ON OCTOBER 18, 1932, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, (BLANKET)
- C. EASEMENT AND RIGHT OF WAY GRANTED TO CENTRAL POWER AND LIGHT COMPANY, BY C. W. WELCH, DATED JUNE 27, 1932, FILED FOR RECORD ON JULY 15, 1933, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN WELING 405, PAGE 302, DEED RECORDS HIDALGO COUNTY, TEXAS, (BLANKET)
- D. EASEMENT AND RIGHT OF WAY GRANTED TO CITY OF McALLEN, BY J. L. BRIDGES, DATED NOVEMBER 7, 1926, FILED FOR RECORD ON JUNE 12, 1927, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN WELING 519, PAGE 33, DEED RECORDS HIDALGO COUNTY, TEXAS, (DOES NOT APPLY)
- E. EASEMENTS AND CONDITIONS AS SHOWN ON THE MAP RECORDED IN VOLUME 2, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS, (PLOTTED)
- F. EASEMENTS AND CONDITIONS AS SHOWN ON THE MAP RECORDED IN VOLUME 17, PAGE 26, MAP RECORDS OF HIDALGO COUNTY, TEXAS, (PLOTTED)
- G. EASEMENTS, RIGHTS, RULES, AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.
- H. EASEMENTS, OR CLAIMS OF EASEMENTS, WHICH ARE NOT OF PUBLIC RECORD.
- I. TERMS, CONDITIONS, EASEMENTS, AND STIPULATIONS CONTAINED IN EASEMENT AGREEMENT DATED FEBRUARY 14, 1996, BY AND BETWEEN JACK HANSHAW, TRUSTEE OF THE HANSHAW TRUST DATED APRIL 13, 1991 (QUANTY) AND ROBERT R. LOZANO (GRANTEE), FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, ON FEBRUARY 24, 1996, UNDER CLERK'S FILE NO. 807286 (EFFECTS BUT NOT PLOTTABLE)
- J. TERMS, CONDITIONS, EASEMENTS, RESTRICTIONS, AND STIPULATIONS CONTAINED IN LEASE AGREEMENT BETWEEN JACK F. HANSHAW AND WIFE, JO BOLE HANSHAW (LANDLORD) AND HANCOCK FARMERS, INC. (TENANT), DATED NOVEMBER 21, 1991, FILED FOR RECORD ON DECEMBER 5, 1991, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AS AMENDED BY LATER AMENDMENTS, DATED MARCH 22, 1994, AND MARCH 26, 1994 (NOT RECORDED), AND AS AFFECTED BY AMENDMENTS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, ON APRIL 10, 2002, UNDER CLERK'S FILE NO. 1070209, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, ON FEBRUARY 1, 2007, UNDER CLERK'S FILE NO. 1717271, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, ON FEBRUARY 12, 2008, UNDER CLERK'S FILE NO. 1826265, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, ON SEPTEMBER 4, 2013, UNDER CLERK'S FILE NO. 2445206, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, ON JULY 13, 2015, UNDER CLERK'S FILE NO. 2627743 (AS TO TRACTS 1 AND 2) (BLANKET)
- K. ALL RIGHTS, RULES AND INTERESTS IN AND TO ALL PORTIONS OF THE PROPOSED IRRIGATION LINE WITHIN A DRAINAGE DISTRICT, DRAINAGE PIPE, DRAINAGE LINE, A CANAL OR AN IRRIGATION LINE AS MAY BE CLAIMED BY FEE BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.

PLAT SHOWING
A 5.12 ACRE TRACT OF LAND OUT OF LOT "A", BOGGUS SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 17, PAGE 36, MAP RECORDS AND OUT OF LOT 2, S.C. QUIMBY SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 2 PAGE 3 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

GF#: 0003192435
ADDRESS: 900 E HWY 83
McALLEN, TX
SURVEYED: 10-27-21
REQUESTED BY: 4 BOYS PROPERTIES, LLC A FLORIDA LIMITED LIABILITY COMPANY

FLOOD ZONE DESIGNATION: ZONE "B"
COMMUNITY-PANEL NUMBER: 480343 0005 C
MAP REVISED: 11-02-1982

JOB NUMBER
RIO 21 302

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TO: 4 BOYS PROPERTIES, LLC A FLORIDA LIMITED LIABILITY COMPANY, CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7,8,11,13,16,17,18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10-27-2021. DATE OF PLAN OR MAP: 10-30-21

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571
JOSE MARIO GONZALEZ



RIO DELTA SURVEYING
24503 FM 88, MONTE ALTO, TX 78538
(TEL) 956-380-5154 (FAX) 956-380-5156
EMAIL: MARIO@RIODELTASURVEYING.COM
T.B.P.L.S. FIRM # 10013900

RECEIVED
JUL 10 2024
BY: [Signature]



906

Mon - F
8am - 5pm
Saturday
9am to 12pm
Ph. 956.739.1234

please ring to enter

FIRE LANE PARKING PROHIBITED



Mon - F
Am - o Pm
Saturday
m to m
Ph.956.739

NOTICE
EVENT CENTER
FOR
THIS PROPERTY
CUP2024-0077

please ring to en

Memo

TO: Planning and Zoning Commission

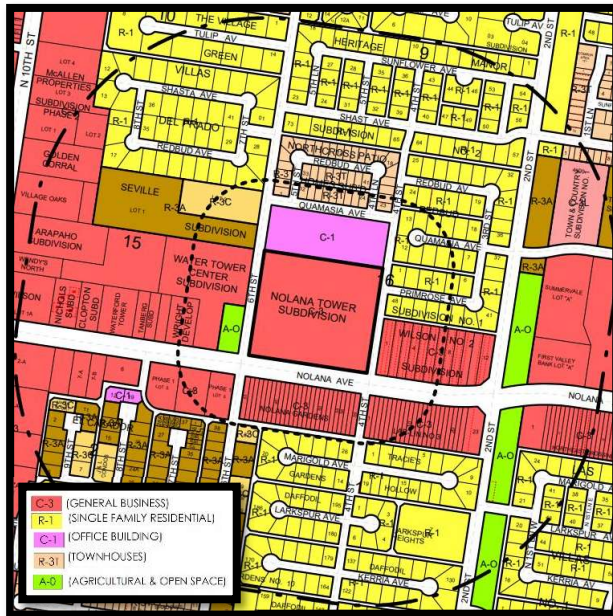
FROM: Planning Staff

DATE: July 30, 2024

SUBJECT: REQUEST OF DAVID A. LISAUCKIS, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A BAR AT LOT A-1, NOLANA TOWER SUBDIVISION, HIDALGO COUNTY, TEXAS; 400 WEST NOLANA AVENUE, SUITE H1. (CUP2024-0078)

BRIEF DESCRIPTION:

The property is located along the north side of Nolana Avenue between North 4th Street and North 6th Street. The property is zoned C-3 (general business) District. The adjacent zoning is C-1 (office building) District to the north, C-3 District to the east, south and west. There is also R-1 (single family residential) District to the east and A-O (agricultural and open space) District to the west. Surrounding land uses include commercial businesses, offices, restaurants, single and multifamily residences, vacant land, and a water tower. A bar is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



HISTORY:

From 2009 to 2018, the property was used for a Montessori School and retail use. A conditional use permit was approved for this property by the City Commission on March 26, 2018 for a bar/barber shop with a variance to the distance requirement. A conditional use permit for a bar was approved with a variance to the distance requirement by City Commission on May 18, 2020. A conditional use permit for a bar was approved with a variance to the distance requirement by City Commission on June 14, 2021. In 2022, a Conditional Use Permit for a bar was approved at this same location by the City Commission with a variance

to the distance requirement and was renewed once after initial approval for one year.

REQUEST/ANALYSIS:

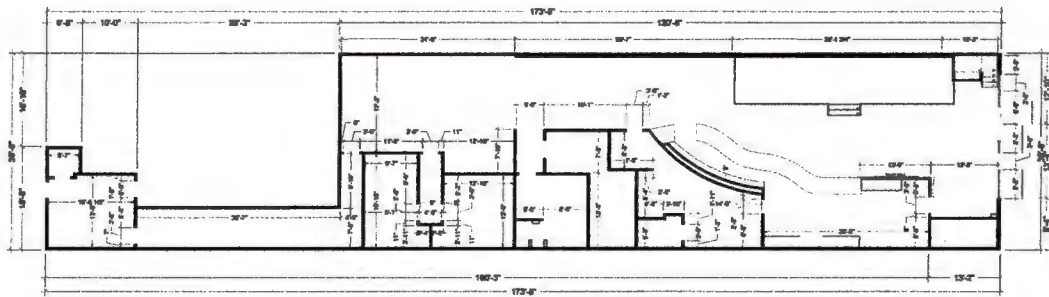
The applicant is proposing to operate a bar in a multitenant commercial plaza. The hours of operation will be from 5:00 p.m. to 2:00 a.m. daily.

The Fire Department is pending to complete their inspection. Health Department has inspected the establishment and the property is in compliance. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

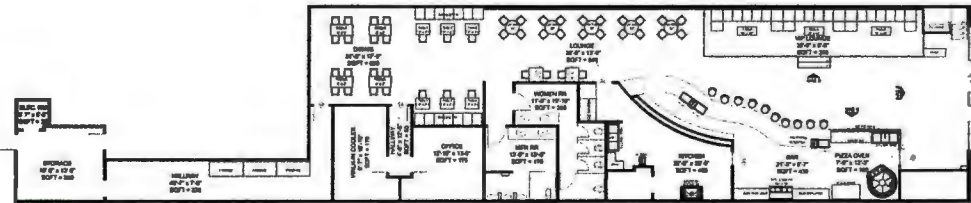
- a) The property line of the lot of the above-mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zones and uses, and publicly owned property (Nolana water tower and Northcross Patio Homes Subdivision);
- b) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street need to be closed as required from other Conditional Use Permits issued in this commercial plaza;
- c) 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. Currently there is a multi-tenant commercial building on the property. The proposed bar requires 49 parking spaces; 729 parking spaces are provided on the common parking area in the front and rear of the building;
- d) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- e) 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 as much as possible of the site from a public street;
- f) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- g) 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. The occupancy load for this establishment will be established by the Building Inspections Department as part of the building permit review process.

RECOMMENDATION:

Staff recommends disapproval of the request based on noncompliance with requirement #1 distance to a residential use or a residential zoned property (Northcross Patio Homes) and publicly owned land (Nolana water tower) of Section 138-118(4)a of the Zoning Ordinance.



01 DIMENSIONAL PLAN
DATE: 06-19-24



02 FLOOR PLAN
DATE: 06-19-24



- LEGEND:**
- ⊙ DOOR TAG.
 - ◊ WINDOW TAG.
 - LEVEL.
 - ▬ EXISTING WALL.
 - ▬ NEW WALL.
 - △ ELEVATION TAG.
 - ⊥ SECTION TAG.

NOTES:

1. THESE PLANS ARE INTENDED TO PROVIDE THE BASIC INFORMATION FOR CONSTRUCTION AND MUST BE REVIEWED AND CHECKED COMPLETELY BY THE GENERAL CONTRACTOR AND CORRECTED BEFORE PROCEEDING. IT IS TO BE REVIEWED IMMEDIATELY TO THE OWNER BEFORE CONSTRUCTION WORK OR PURCHASE IS MADE.

AZUL ULTRA-LOUNGE

ADDRESS
400 W. NOLANA AVE. H1
McALLEN, TX. 78501

PROJECT DESCRIPTION
BUILDING REMODEL

NO.	REVISIONS	DATE
01	FOR REVISION	03-01-2024
02	FOR REVISION	03-15-2024
03	FOR REVISION	05-27-2024

DRIVING THE DIM. & FLOOR PLANS

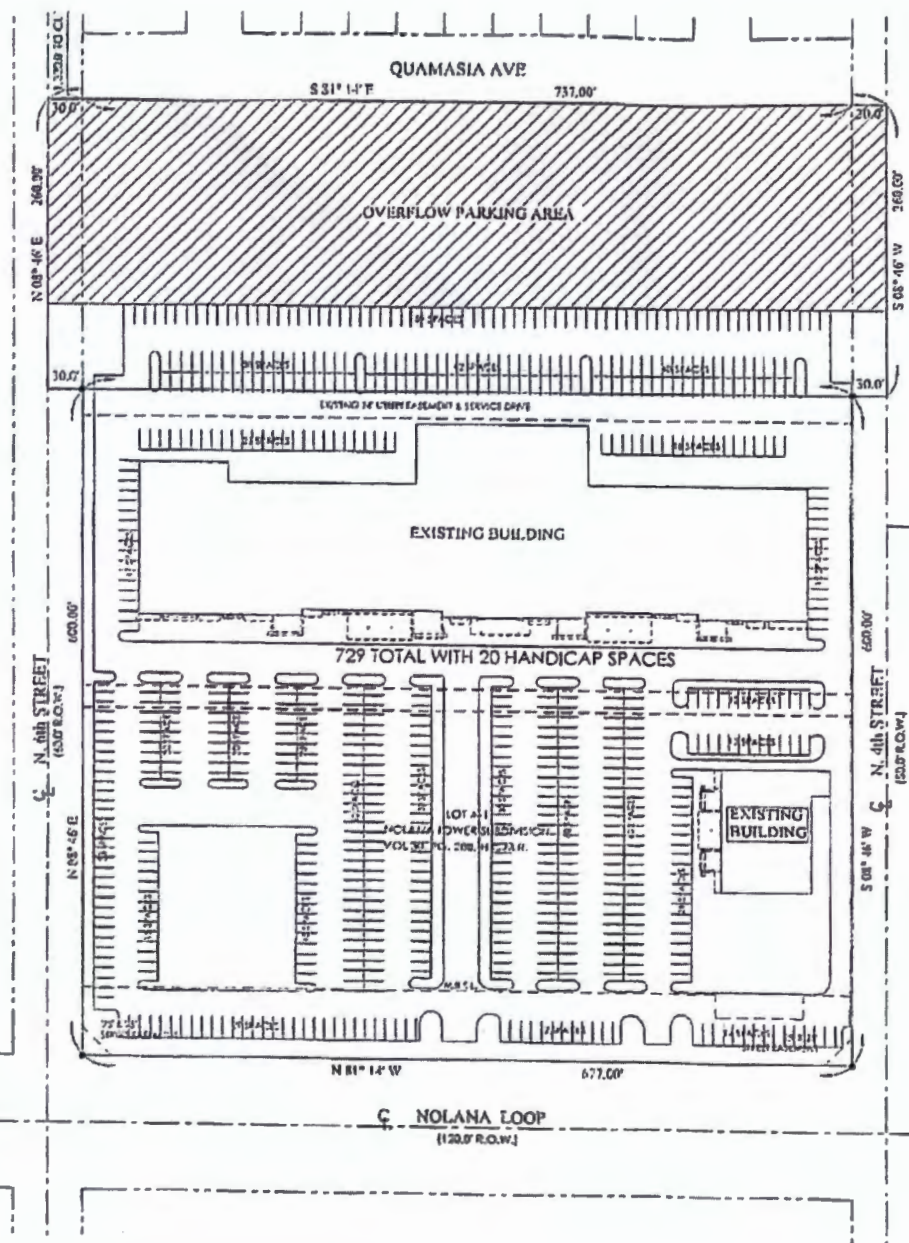
IDEO
DESIGN-BUILD-OPERATE
400 FORNATO AVE
McALLEN, TX. 78501
TEL: 956.666.3333
WWW.IDEODSIGN.COM

DESIGNED BY: E. OLIVAREZ
DRAWN BY: O. GONZALEZ
CHECKED BY: E. OLIVAREZ

DATE: 07-03-2024
SCALE: 3/16" = 1'-0"
SHEET: A1.0



10114, INCHON II,
REDADED CANAL CO. SUBDIVISION,
VOL. 6, PG. 173, H.C.D.P.



By **NS**
RECEIVED
JUL 10 2024
ENGINEER

MAY 18 2022

www

10114 : So. Parkview

AZUL
ULTRA LOUNGE

AZUL
ULTRA LOUNGE
COMING SOON

NO CURB SIDE PARKING PROHIBITED



**NOTICE
BAR
FOR
THIS PROPERTY
CUP 2024 - 0078**

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



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 17, 2024

SUBJECT: REQUEST OF BIANCA CERDA ON BEHALF OF HOOTSPACE, LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A SMOKE SHOP (CBD STORE) AT LOT A, THE EXECUTIVE STEAK HOUSE SUBDIVISION, HIDALGO COUNTY, TEXAS; 1500 NORTH 23RD STREET, SUITE 140 & 150. (CUP2024-0080)

BRIEF DESCRIPTION: The property is located on the east side of 23rd street, south of Pecan Blvd. It is zoned C-3 (general business) District. The adjacent zoning is C-3 district to the north, south and west, R-1(single family residential) districts to the East and southeast. Surrounding land uses include Hideout Coffee Shop, Amigo Furniture, EZ Pawn, Weritos Snacks, Meza's Insurance Agency and 27-dress alteration store. A smoke shop is allowed in a C-3 district with a Conditional Use Permit and in compliance with requirements.



HISTORY: This is the initial application for a Conditional Use Permit for a smoke shop (CBD Store) at this location. A building permit was submitted on May 22, 2024 and was approved for a wellness store. On July 11, 2024, building permits and inspection department issued a citation for operating a smoke shop (CBD store) at the location.

SUMMARY/ANALYSIS: The applicant is proposing to operate a smoke shop (CBD) store within two of the suites out of the existing retail Plaza by the name of 23 Market Place. The store hours are proposed to be Monday through Friday from 10:00 a.m. to 7:00 p.m, Saturday from 10:00 a.m. to 6:00 p.m. and Sundays will be closed. The applicant stated that no smoking will be allowed on the premises. This is strictly a retail operation.

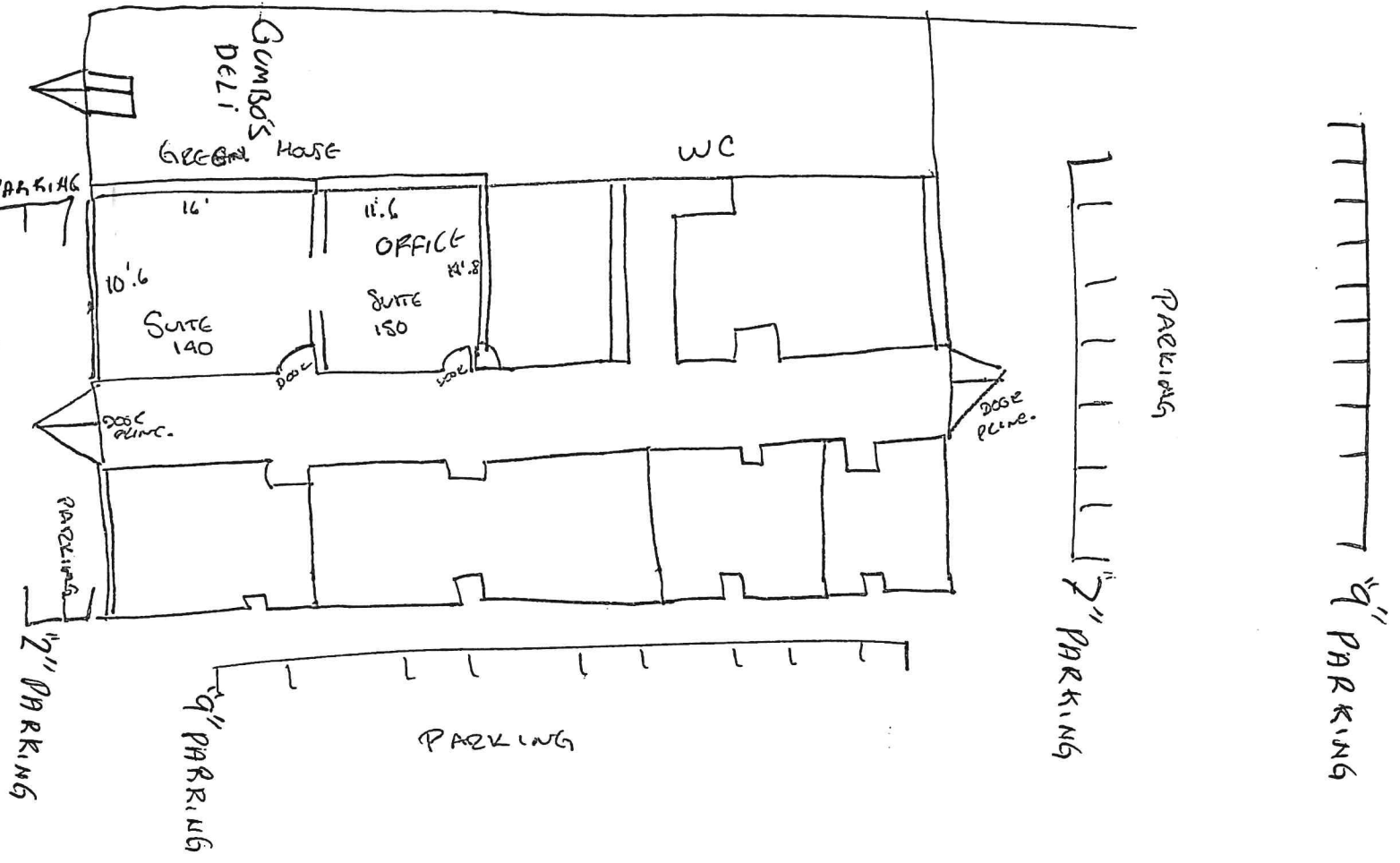
The Fire Department inspection is still pending. The Planning Department has received no inquiries regarding this proposed establishment. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must comply with requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

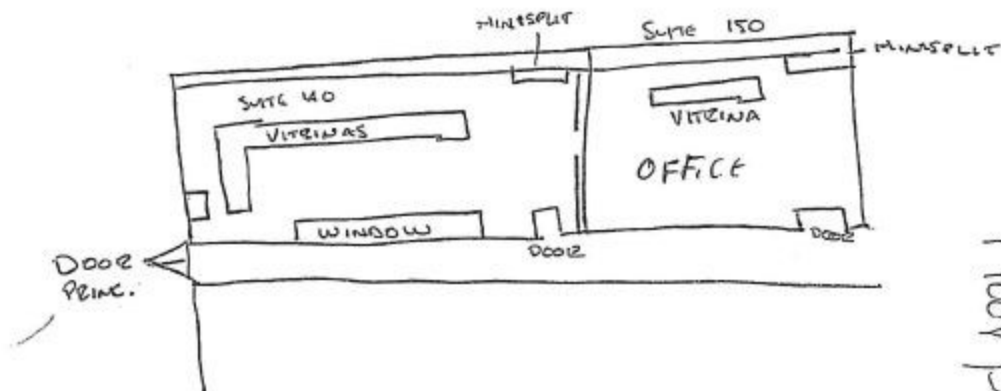
- 1) The property line of the Lot of the above mentioned business must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from an R-1 (single family residential) property to the east and south of the subject property.
- 2) The business must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has access to north 23rd street.
- 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. The 387.68 sq. ft. smoke shop would require 4 parking spaces; there are 29 common parking spaces provided on site.
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

RECOMMENDATION: Staff recommends disapproval of the request based on non-compliance with requirement listed above as #1 (distance to a residence or a residentially zoned property) of Section 138-118(a)(4)(a) of the Zoning Ordinance. If approved, the Conditional Use Permit must comply with conditions noted.

Site Plan

1500 N. 23 RD ST.
HEALEY TX. 78501





Floor plan



For more information
call us at 714.999.1111
Emergency Service Available
24 Hours a Day
714.999.1111
714.999.1111

HIDEOUT

THCa
DISPENSARY

23 MARKET
PLAZA

CBD

MEZA'S
Insurance
Agency
LLC

LIFE • HEALTH • MEDICAL
FUNERAL PLANS • RETIREMENT

TURNING
65?
GOT
MEDICARE?
WE CAN
HELP!

Medicare
Supplement
Private Medicare
Part D
Medicaid
Medi-Cal
Long Term Care
Life Insurance
Health Insurance
Disability Insurance

Memo

TO: Planning and Zoning Commission

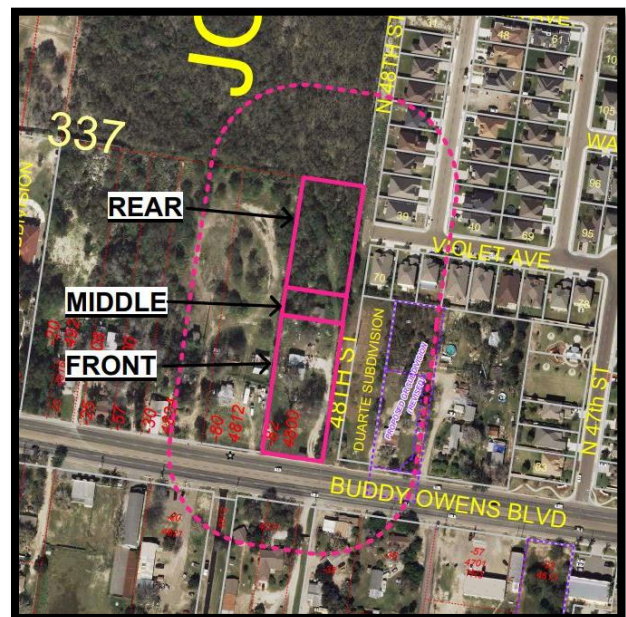
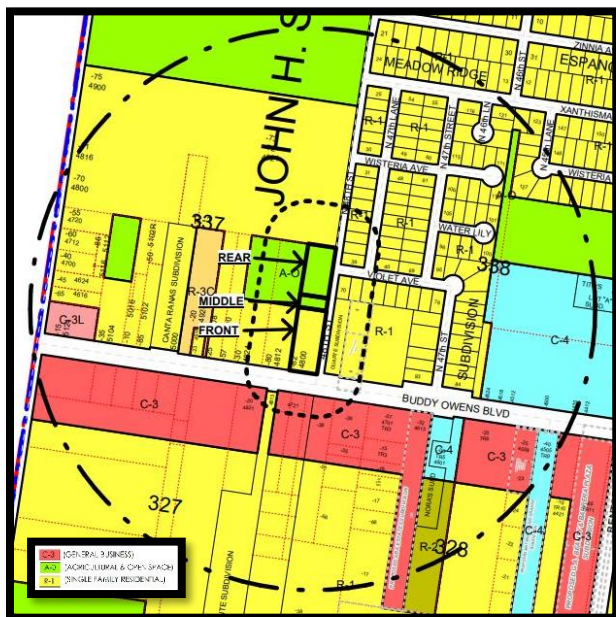
FROM: Planning Staff

DATE: July 16, 2024

SUBJECT: REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: A 0.909 OF AN ACRE TRACT OUT OF THAT CERTAIN 2.00 ACRE TRACT AS DESCRIBED IN DOCUMENT NO. 2821446, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 2.00 ACRE TRACT BEING THE SOUTHEAST CORNER OF THE SOUTH 20 ACRES OF LOT 337, JOHN H. SHARY SUBDIVISION OF LANDS OUT OF PORCIONES 58, 59, & 60 IN HIDALGO COUNTY, TEXAS; 4800 BUDDY OWENS BOULEVARD (FRONT). (REZ2024-0036)

LOCATION: The subject property is located on the northwest corner of Buddy Owens Boulevard and North 48th Street.

PROPOSAL: The applicant is requesting to rezone the southern portion of the property to C-3 (general business) District for a commercial development. The property is currently vacant. A feasibility plan has not been submitted yet.



ADJACENT ZONING: The adjacent properties are zoned R-1 (single family residential) District to the east and west, A-O (agricultural and open space) District to the north and C-3 (general business) District to the south across Buddy Owens Boulevard.

LAND USE: The property is currently vacant and it is zoned R-1 District. Surrounding uses include single family residences, Aros Auto Repair, Lucky Dog Spa, M Razo Auto Body Shop, Shade & Solutions RGV, Martinez Swim

School and other commercial uses.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use category for this property as Complete Communities which allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents.

DEVELOPMENT TRENDS: The development trend along Buddy Owens Boulevard is residential and commercial uses.

HISTORY: During the comprehensive zoning of 1979 the subject property was part of the Extra-Territorial Jurisdiction (ETJ) and the zoning designation was A-O (agricultural and open space) District.

The property was annexed into the City of McAllen in 2002 with an initial zoning to R-1 (single family residential) District.

A rezoning application was submitted on June 11th, 2024.

ANALYSIS: The requested zoning does not conform to the future land use plan designation. However, the request aligns with the existing and future development trend for the area.

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

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

RECOMMENDATION: Staff recommends disapproval of the rezoning request to C-3 (general business) District. Alternately, Staff instead recommends approval of a rezone to C-3L (light commercial) District.

FIELD NOTES OF AN 0.909 OF AN ACRE TRACT OUT OF THAT CERTAIN 2.00 ACRE TRACT AS DESCRIBED IN DOCUMENT NO. 2821446, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 2.00 ACRE TRACT BEING THE SOUTHEAST CORNER OF THE SOUTH 20 ACRES OF LOT 337, JOHN H. SHARY SUBDIVISION OF LANDS OUT OF PORCIONES 58, 59, & 60 IN HIDALGO COUNTY, TEXAS; SAID 0.909 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found with a surveyor's cap stamped "CLS 6388" for the southeast corner of the herein described tract, from which the southeast corner of said Lot 337 bears, South 08°19'19" West a distance of 50.00 feet;

THENCE, North 81°40'41" West, along the north Right-of-way of Buddy Owns Drive (90.0' R.O.W.), at a distance of **132.00 feet**, to a point of the on the west line of said 2.00 acre tract, being the southwest corner of the herein described tract, from which a found 1/2 inch iron pipe bears North 05°34'30" West a distance of 0.7 feet;

THENCE, North 08°19'19" East, along the west line of said 2.00 acre tract, a distance of **300.00 feet**, to a point, being the northwest corner of the herein described tract;

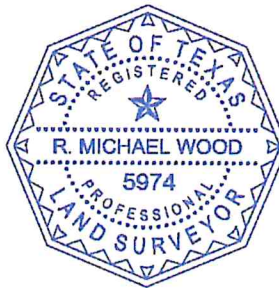
THENCE, South 81°40'41" East, parallel to the south line said 2.00 acre tract, a distance of **132.00 feet**, to a point on the east line of said 2.00 acre tract, being the northeast corner of the herein described tract;

THENCE, South 08°19'19" West, along the east line of said 2.00 acre tract, a distance of **300.00 feet** to the **POINT OF BEGINNING** of the herein described tract of land, said tract containing 0.909 acres, more or less, within these metes and bounds.

A survey exhibit was prepared (2460.03.dwg) an accompanies this metes and bounds description.



R. Michael Wood, R.P.L.S.
Registered Professional Land Surveyor
State of Texas Registration No. 5974



6/21/2024

GABRIEL & JUANNA GUZMAN
2.0 ACRES
DOC. No. 1836955, 0/R

N08°19'19"E -- 300.00'

310.00'

S81°40'41"E - 132.00'

310.00'

S81°40'41"E - 132.00'

310.00'

LOT 39

LOT 38

VIOLET AVE.
(50.0' R.O.W.)

MEADOW RIDGE SUBD.
VOL. 49 PG. 186, M/R

LOT 70

LOT 1, QUARTE SUBD.
VOL. 32 PG. 94, M/R

N. 48TH ST.
(35.0' R.O.W.)

S08°19'19"W - 300.00'

310.00'

S81°40'41"E - 132.00'

310.00'

S81°40'41"E - 132.00'

310.00'

SE CORNER
LOT 337

50.00'

0.7'

50.00'

N81°40'41"W - 132.00'

50.00'

N81°40'41"W - 132.00'

50.00'

0.7'

50.00'

N81°40'41"W - 132.00'

50.00'

N81°40'41"W - 132.00'

50.00'

0.7'

50.00'

N81°40'41"W - 132.00'

50.00'

N81°40'41"W - 132.00'

50.00'

0.7'

50.00'

N81°40'41"W - 132.00'

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N81°40'41"W - 132.00'

50.00'

0.7'

50.00'

N81°40'41"W - 132.00'

50.00'

N81°40'41"W - 132.00'

50.00'

0.7'

50.00'

N81°40'41"W - 132.00'

50.00'

N81°40'41"W - 132.00'

BUDDY OWENS DR. (P.M. 1924)
(90.0' R.O.W.)

300.00' x 132.00'
0.909 AC.
(39,600.0 SQ. FT.)

P.O.B.
N: 12,548,601.59
E: 2,209,146.78

ROBERT A. DYER
CHRISTINA M. DYER
15.0 ACRES
DOC. No. 557868, 0/R

NOTES:

1. BEARINGS ARE GRID NORTH, BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205) NAD83(2007). ALL BEARINGS, DISTANCES AND COORDINATES SHOWN ARE GRID.
2. THIS PROPERTY APPEARS TO LIE WITHIN ZONE "C" (AREAS OF MINIMAL FLOODING) ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 480334-0400 C, DATED NOVEMBER 16, 1982. FLOOD ZONE IS DETERMINED BY GRAPHIC SCALING ONLY. SOUTHPOINT TEXAS SURVEYING, LLC DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS/ENCUMBRANCES OTHER THAN THOSE SHOWN MAY EXIST AND AFFECT THIS PROPERTY.
4. ORIGINAL SURVEYS ARE SIGNED AND SEALED IN BLUE INK. ALL OTHER COPIES ARE NULL AND VOID.
5. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY EXHIBIT.



- LEGEND
- 1/2" IRON ROD FOUND, W/CAP STAMPED "CLS RPLS 6388"
 - 1/2" IRON PIPE FOUND
 - RIGHT-OF-WAY LINE



0.909 OF AN ACRE OUT OF THAT CERTAIN 2.00 ACRE TRACT AS DESCRIBED AND RECORDED IN DOCUMENT NO. 2821446, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 2.00 ACRE TRACT BEING THE SOUTHEAST CORNER OF THE SOUTH 20 ACES OF LOT 337, JOHN H. SHARY SUBDIVISION OF LANDS OUT OF PORCIONES 58, 59 & 60 IN HIDALGO COUNTY, TEXAS



Texas Surveying, LLC
1409 N. Stuart Place Rd., Ste. A (956) 368-5074
Harlingen, TX 78552 TBPELS Firm No. 10194358

6/21/2024

**NOTICE
REZONING
FOR
THIS PROPERTY
REZ2024-0036**

 CITY OF MCALLEN PLANNING DEPT.
956-681-1235
WWW.MCALLEN.NET



Memo

TO: Planning and Zoning Commission

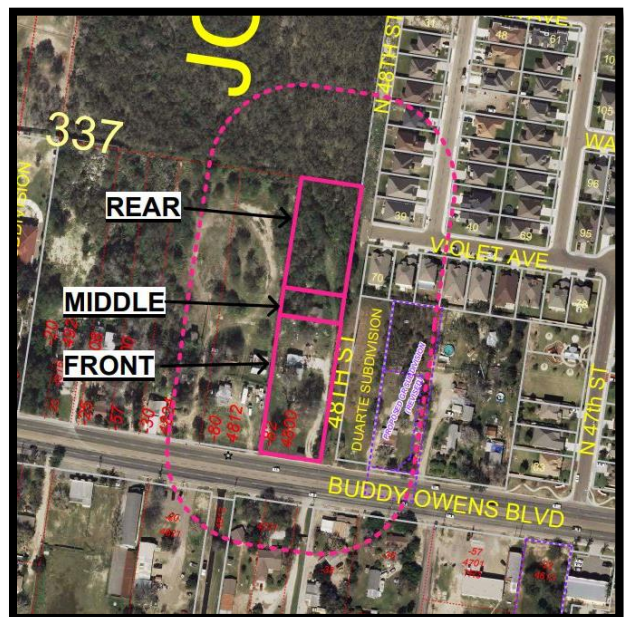
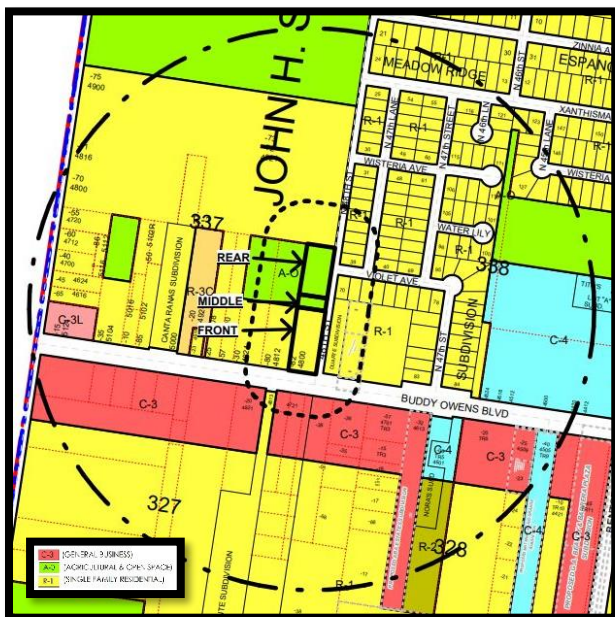
FROM: Planning Staff

DATE: July 16, 2024

SUBJECT: REZONE FROM A-O (AGRICULTURAL OPEN SPACE) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: A 0.182 OF AN ACRE TRACT OUT OF THAT CERTAIN 2.00 ACRE TRACT AS DESCRIBED IN DOCUMENT NO. 2821446, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 2.00 ACRE TRACT BEING THE SOUTHEAST CORNER OF THE SOUTH 20 ACRES OF LOT 337, JOHN H. SHARY SUBDIVISION OF LANDS OUT OF PORCIONES 58, 59, & 60 IN HIDALGO COUNTY, TEXAS; 4800 BUDDY OWENS BOULEVARD (MIDDLE). (REZ2024-0038)

LOCATION: The subject property is located on the northwest corner of Buddy Owens Boulevard and North 48th Street.

PROPOSAL: The applicant is requesting to rezone the middle portion of the property to C-3 (general business) District for a commercial development. The property is currently vacant. A feasibility plan has not been submitted yet.



ADJACENT ZONING: The adjacent properties are zoned R-1 (single family residential) District in all directions except to the north which is A-O (agricultural and open space) District.

LAND USE: The property is currently vacant and it is zoned A-O (agricultural and open space) District. Surrounding uses include single family residences, Aros Auto Repair, Lucky Dog Spa, M Razo Auto Body Shop, Shade & Solutions RGV, Martinez Swim School and other commercial uses.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use category for this property as Complete Communities which allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents.

DEVELOPMENT TRENDS: The development trend along Buddy Owens Boulevard is residential and commercial uses.

HISTORY: During the comprehensive zoning of 1979 the subject property was part of the Extra-Territorial Jurisdiction (ETJ) and the zoning designation was A-O (agricultural and open space) District.

The property was annexed into the City of McAllen in 2002 with an initial zoning to A-O (agricultural and open space) District.

A rezoning application was submitted on June 11th, 2024.

ANALYSIS: The requested zoning does not conform to the future land use plan designation; however, the request aligns with the existing and future development trend for the area.

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

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

RECOMMENDATION: Staff recommends disapproval of the rezoning request to C-3 (general business) District. Alternately, Staff instead recommends approval of a rezone to C-3L (light commercial) District.

FIELD NOTES OF A 0.182 OF AN ACRE TRACT OUT OF THAT CERTAIN 2.00 ACRE TRACT AS DESCRIBED IN DOCUMENT NO. 2821446, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 2.00 ACRE TRACT BEING THE SOUTHEAST CORNER OF THE SOUTH 20 ACRES OF LOT 337, JOHN H. SHARY SUBDIVISION OF LANDS OUT OF PORCIONES 58, 59, & 60 IN HIDALGO COUNTY, TEXAS; SAID 0.182 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, at a point on the east line of said 2.00 acre tract" for the southeast corner of the herein described tract, from which the southeast corner of said Lot 337 bears, South 08°19'19" West a distance of 350.00 feet;

THENCE, North 81°40'41" West, parallel to the north line of said 2.00 acre tract of land, a distance of 132.00 feet, to a point on the west line of said 2.00 acre tract of land, being the southwest are tract of land;

THENCE, North 08°19'19" East, along the west line of said 2.00 acre tract, a distance of **60.00 feet**, to a point, being the northwest corner of the herein described tact;

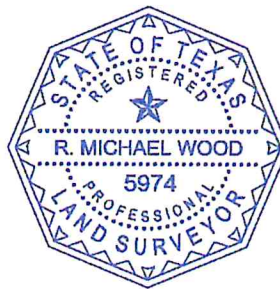
THENCE, South 81°40'41" East, parallel to the north line said 2.00 acre tract, a distance of **132.00 feet**, to a point on the east line of said 2.00 acre tract, being the northeast corner of the herein described tract;

THENCE, South 08°19'19" West, along the east line of said 2.00 acre tract, a distance of **60.00 feet** to the **POINT OF BEGINNING** of the herein described tract of land, said tract containing 0.182 acres, more or less, within these metes and bounds.

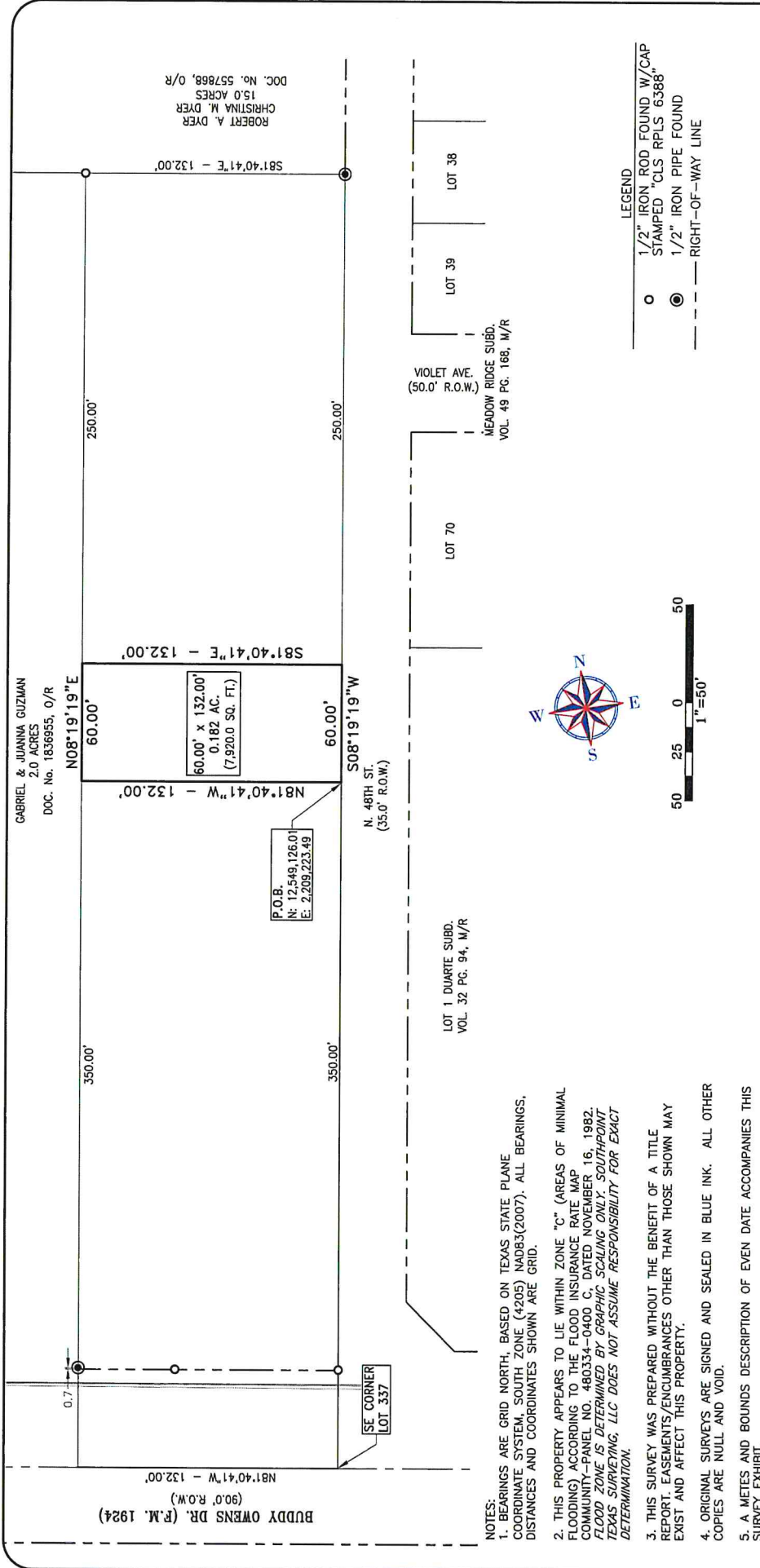
A survey exhibit was prepared (2460.03.dwg) an accompanies this metes and bounds description.



R. Michael Wood, R.P.L.S.
Registered Professional Land Surveyor
State of Texas Registration No. 5974



6/21/2024



GABRIEL & JUJANNA GUZMAN
2.0 ACRES
DOC. No. 1836955, 0/R

N08°19'19"E

60.00'

N81°40'41"W - 132.00'

60.00' x 132.00'
0.182 AC.
(7,920.0 SQ. FT.)

S81°40'41"E - 132.00'

250.00'

60.00'

S08°19'19"W

N. 48TH ST.
(35.0' R.O.W.)

250.00'

350.00'

350.00'

N81°40'41"E - 132.00'

0.7'

SF CORNER
LOT 337

LOT 1 QUARTER SUBD.
VOL. 32 PG. 94, M/R

LOT 70

MEADOW RIDGE SUBD.
VOL. 49 PG. 168, M/R

VIOLET AVE.
(50.0' R.O.W.)

LOT 39

LOT 38

ROBERT A. DYER
CHRISTINA M. DYER
15.0 ACRES
DOC. No. 557868, 0/R



- LEGEND
- 1/2" IRON ROD FOUND, W/CAP STAMPED "CLS RPLS 6388"
 - 1/2" IRON PIPE FOUND
 - RIGHT-OF-WAY LINE

- NOTES:
1. BEARINGS ARE GRID NORTH, BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205) NAD83(2007). ALL BEARINGS, DISTANCES AND COORDINATES SHOWN ARE GRID.
 2. THIS PROPERTY APPEARS TO LIE WITHIN ZONE "C" (AREAS OF MINIMAL FLOODING) ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 480334-0400 C, DATED NOVEMBER 16, 1982. FLOOD ZONE IS DETERMINED BY GRAPHIC SCALING ONLY. SOUTHPOINT TEXAS SURVEYING, LLC DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
 3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS/ENCUMBRANCES OTHER THAN THOSE SHOWN MAY EXIST AND AFFECT THIS PROPERTY.
 4. ORIGINAL SURVEYS ARE SIGNED AND SEALED IN BLUE INK. ALL OTHER COPIES ARE NULL AND VOID.
 5. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY EXHIBIT.

0.182 OF AN ACRE OUT OF THAT CERTAIN 2.00 ACRE TRACT AS DESCRIBED AND RECORDED IN DOCUMENT NO. 2821446, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 2.00 ACRE TRACT BEING THE SOUTHEAST CORNER OF THE SOUTH 20 ACES OF LOT 337, JOHN H. SHARY SUBDIVISION OF LANDS OUT OF PORCIONES 58, 59 & 60 IN HIDALGO COUNTY, TEXAS



6/21/2024

Southpoint
Texas Surveying, LLC
1409 N. Stuart Place Rd., Ste. A (956) 368-5074
Harlingen, TX 78552 TBPELS Firm No. 10194358

**NOTICE
REZONING
FOR
THIS PROPERTY
REZ2024-0038**

CITY OF MCALLEN PLANNING DEPT.
944.581.1100
WWW.MCALLEN.ET



Memo

TO: Planning and Zoning Commission

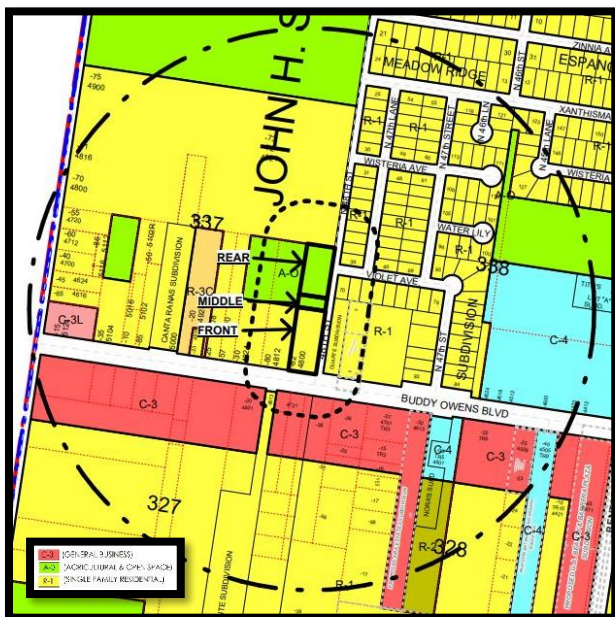
FROM: Planning Staff

DATE: July 16, 2024

SUBJECT: REZONE FROM A-O (AGRICULTURAL OPEN SPACE) DISTRICT TO R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT: A 0.758 OF AN ACRE TRACT OUT OF THAT CERTAIN 2.00 ACRE TRACT AS DESCRIBED IN DOCUMENT NO. 2821446, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 2.00 ACRE TRACT BEING THE SOUTHEAST CORNER OF THE SOUTH 20 ACRES OF LOT 337, JOHN H. SHARY SUBDIVISION OF LANDS OUT OF PORCIONES 58, 59, & 60 IN HIDALGO COUNTY, TEXAS; 4800 BUDDY OWENS BOULEVARD (REAR). (REZ2024-0037)

LOCATION: The subject property is located along the west side of North 48th Street, north of Buddy Owens Boulevard.

PROPOSAL: The applicant is requesting to rezone the rear portion of the property to R-1 (single family residential) District for a single family residential development. The property is currently vacant. A feasibility plan has not been submitted yet.



ADJACENT ZONING: The adjacent properties are zoned R-1 (single family residential) District to the east and north and A-O (agricultural and open space) District to the west and south.

LAND USE: The property is currently vacant and it is zoned A-O (agricultural and open space) District. Surrounding uses include single family residences, Aros Auto Repair, Lucky Dog Spa, M Razo Auto Body Shop, Shade & Solutions RGV, Martinez Swim School and other commercial uses.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use category for this property as Complete Communities which allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents.

DEVELOPMENT TRENDS: The development trend along Buddy Owens Boulevard is residential and commercial uses.

HISTORY: During the comprehensive zoning of 1979 the subject property was part of the Extra-Territorial Jurisdiction (ETJ) and the zoning designation was A-O (agricultural and open space) District.

The property was annexed into the City of McAllen in 2002 with an initial zoning to A-O (agricultural and open space) District.

A rezoning application was submitted on June 11th, 2024.

ANALYSIS: The requested zoning does conform to the future land use plan designation and the request aligns with the existing and future development trend for the area.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request to R-1 (single family residential) District.

FIELD NOTES OF A 0.758 OF AN ACRE TRACT OUT OF THAT CERTAIN 2.00 ACRE TRACT AS DESCRIBED IN DOCUMENT NO. 2821446, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 2.00 ACRE TRACT BEING THE SOUTHEAST CORNER OF THE SOUTH 20 ACRES OF LOT 337, JOHN H. SHARY SUBDIVISION OF LANDS OUT OF PORCIONES 58, 59, & 60 IN HIDALGO COUNTY, TEXAS; SAID 0.758 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, at a point on the east line of said 2.00 acre tract for the southeast corner of the herein described tract, from which the southeast corner of said Lot 337 bears, South 08°19'19" West a distance of 410.00 feet;

THENCE, North 81°40'41" West, parallel to the north line of the said 2.00 acre tract, a distance of **132.00 feet**, to a point of the on the west line of said 2.00 acre tract, being the southwest corner of the herein described tract;

THENCE, North 08°19'19" East, along the west line of said 2.00 acre tract, a distance of **250.00 feet**, to a point a 1/2 inch iron rod found with a surveyor's cap stamped "CLS 6388" being the northwest corner of the herein described tract;

THENCE, South 81°40'41" East, along the north line of said 2.00 acre tract a distance of **132.00 feet**, to a 1/2 inch iron pipe found on the northeast corner of said 2.00 acre tract, being the northeast corner of the herein described tract;

THENCE, South 08°19'19" West, along the east line of said 2.00 acre tract, a distance of **250.00 feet** to the **POINT OF BEGINNING** of the herein described tract of land, said tract containing 0.758 acres, more or less, within these metes and bounds.

A survey exhibit was prepared (2460.03.dwg) an accompanies this metes and bounds description.



R. Michael Wood, R.P.L.S.
Registered Professional Land Surveyor
State of Texas Registration No. 5974



6/03/2024

GABRIEL & JUANA GUZMAN
2.0 ACRES
DOC. No. 18369555, 0/R

BUDDY OWENS DR. (F.M. 1924)
(90.0' R.O.W.)

N81°40'41"W - 132.00'

SE CORNER
LOT 337

0.7'

410.00'

410.00'

LOT 1 DUARTE SUBD.
VOL. 32 PG. 94, M/R

N. 48TH ST.
(35.0' R.O.W.)

P.O.B.
N: 12,548,957.80
E: 2,209,161.62

N81°40'41"W - 132.00'

N08°19'19"E - 250.00'

250.00' x 132.00'
0.758 AC.
(33,000.0 SQ. FT.)

S08°19'19"W - 250.00'

S81°40'41"E - 132.00'

ROBERT A. DYER
CHRISTINA M. DYER
15.0 ACRES
DOC. No. 557868, 0/R



NOTES:
1. BEARINGS ARE GRID NORTH, BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205) NAD83(2007). ALL BEARINGS, DISTANCES AND COORDINATES SHOWN ARE GRID.

2. THIS PROPERTY APPEARS TO BE WITHIN ZONE "C" (AREAS OF MINIMAL FLOODING) ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 480334-0400 C, DATED NOVEMBER 16, 1982. FLOOD ZONE IS DETERMINED BY GRAPHIC SCALING ONLY. SOUTHPOINT TEXAS SURVEYING, LLC DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS/ENCUMBRANCES OTHER THAN THOSE SHOWN MAY EXIST AND AFFECT THIS PROPERTY.

4. ORIGINAL SURVEYS ARE SIGNED AND SEALED IN BLUE INK. ALL OTHER COPIES ARE NULL AND VOID.

5. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY EXHIBIT.



LEGEND
 ○ 1/2" IRON ROD FOUND W/CAP
 ● STAMPED "CLS RPLS 6388"
 ○ 1/2" IRON PIPE FOUND
 --- RIGHT-OF-WAY LINE

0.758 OF AN ACRE OUT OF THAT CERTAIN 2.00 ACRE TRACT AS DESCRIBED AND RECORDED IN DOCUMENT NO. 2821446, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 2.00 ACRE TRACT BEING THE SOUTHEAST CORNER OF THE SOUTH 20 ACES OF LOT 337, JOHN H. SHARY SUBDIVISION OF LANDS OUT OF PORCIONES 58, 59 & 60 IN HIDALGO COUNTY, TEXAS



6/3/2024

Texas Surveying, LLC
 1409 N. Stuart Place Rd, Ste. A
 Harlingen, TX 78552
 (956) 368-5074
 TBPELS Firm No. 10194358



NOTICE
REZONING
FOR
THIS PROPERTY
REZ-2024-0037

10/10/24

10/10/24

Memo

TO: Planning and Zoning Commission

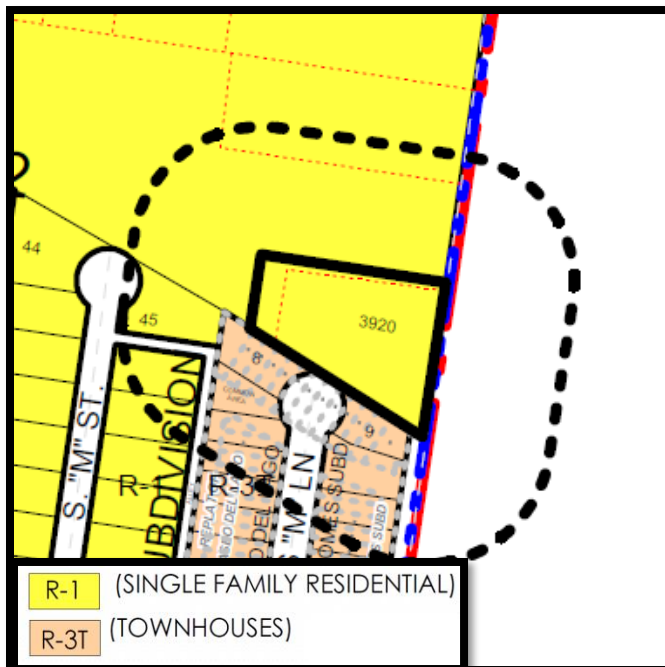
FROM: Planning Staff

DATE: July 11, 2024

SUBJECT: REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO C-1 (OFFICE BUILDING) DISTRICT: A 1.201 ACRE TRACT BEING OUT OF THE SOUTH 10.0 ACRES OF THAT PART OF LOT 2, BLOCK 9, A. J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS; 3920 SOUTH JACKSON ROAD (REZ2024-0040)

LOCATION: The property is located along the west side of South Jackson Road. The subject property is zoned R-1 (single-family residential) District and surrounding land uses include single family residences, a townhouse development and vacant land.

PROPOSAL: The applicant is requesting to rezone from R-1 District to C-1 (office building) District in order to utilize an existing house for a law office. A survey of the property has been provided.



ADJACENT ZONING: The adjacent properties are zoned R-1 District in all directions except R-3T (multifamily residential townhouses) District to the south of the subject property.

LAND USE: The property currently has an existing home in which the applicant is residing and operating an approved home occupation (law office). Surrounding uses also include vacant land, single family homes and an ongoing townhouse development.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates 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 offices uses that would compliment the adjacent single family residences.

DEVELOPMENT TRENDS: The development trend along this area of South Jackson Road is primarily residential – both single family and multifamily developments.

HISTORY: This rezoning request is part of a variance request to not subdivide, placed on the August 26, 2024 City Commission agenda. The rezoning request for the subject property was submitted on July 2, 2024 from R-1 District to C-1 District. The applicant currently resides on the property utilizing home occupation for a law office approved by the Planning and Zoning Committee on March 26, 2024. The applicant is proposing to advertise his law office with signage, currently not allowed through a CUP – home occupation in an R-1 District. Hence, the reason for the rezoning request made by the applicant. Both requests will be heard by the City Commission on August 26, 2024.

ANALYSIS: The requested zoning does conform to the future land use plan designation.

As per section 110-49 (a) “A buffer shall be provided where a nonresidential use has a side or rear area property line in common with any residential use or zone. A masonry screen eight feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone. Where such use has 200 feet or less in common with any residential use or zone, the buffer shall be eight feet in height but may be cedar planks.” This requirement will apply to the property since it is adjacent to single family uses and zones.

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

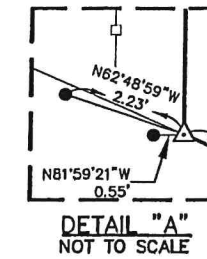
Staff has not received any phone calls in opposition to the zoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request to C-1 (office building) District as it does conform to the future land plan use designation and will serve as a complimentary zone and use for the surrounding residential zones and uses.

PLAT SHOWING:
 A 1.201 ACRE [52,328.38 SQ.FT.] TRACT
 BEING OUT OF THE SOUTH 10.0 ACRES OF THAT PART OF LOT 2,
 BLOCK 9, LYING NORTH OF HIDALGO COUNTY WATER
 IMPROVEMENT DISTRICT NO. 2 CANAL LATERAL "D", A,
 J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING
 TO MAP THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED
 RECORDS OF HIDALGO COUNTY, TEXAS.



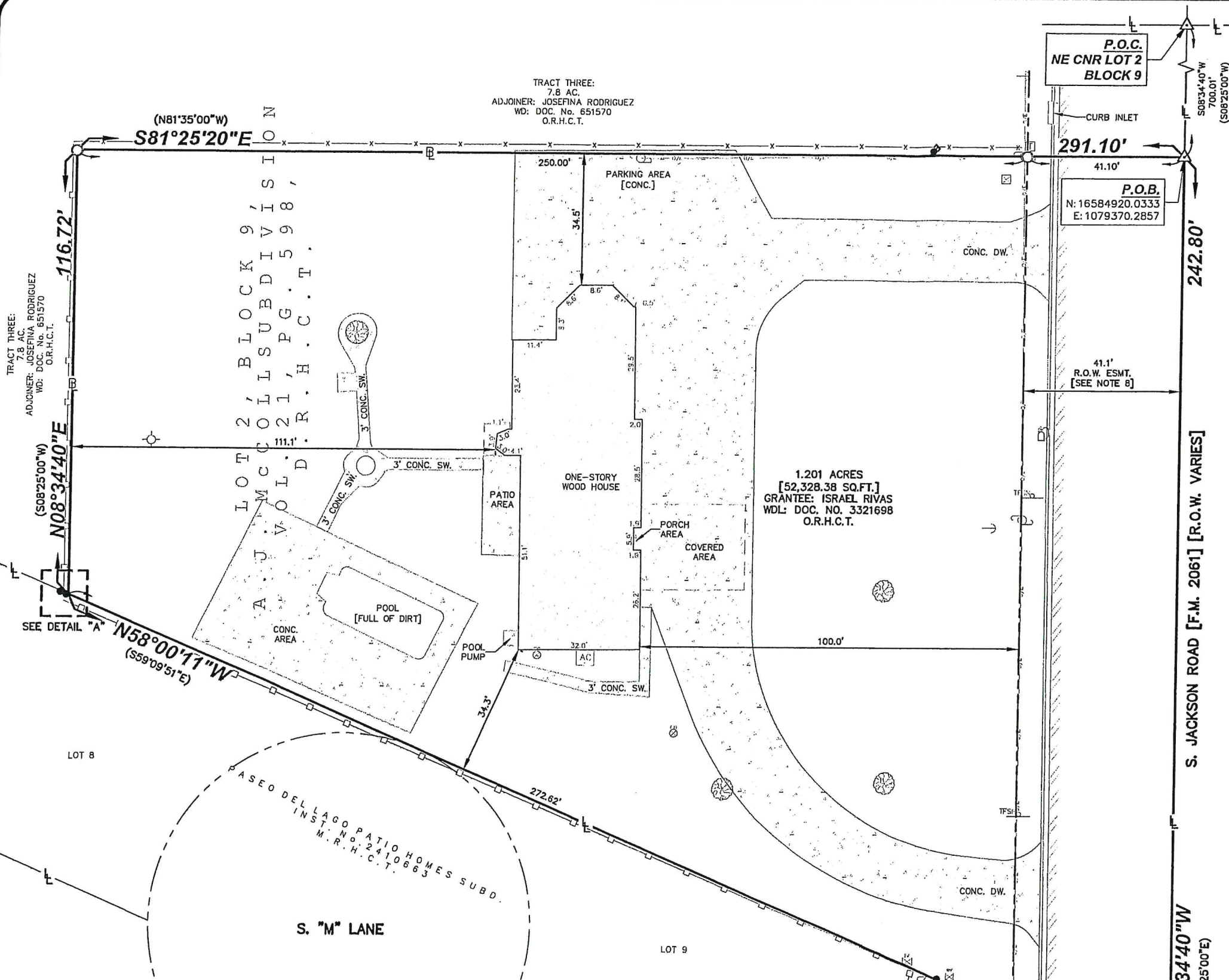
BASIS OF BEARINGS:
 TEXAS STATE PLANE
 COORDINATE SYSTEM
 SOUTH ZONE 4205



DETAIL "A"
 NOT TO SCALE

- LEGEND**
- BOUNDARY LINE
 - - - RIGHT OF WAY LINE
 - LOT LINE
 - - - ADJOINER BOUNDARY LINE
 - x-x-x CHAINLINK FENCE
 - CONCRETE BLOCK FENCE LINE
 - o-o- OVERHEAD ELECTRIC LINE
 - CONCRETE CURB AND GUTTER
 - CONCRETE
 - FOUND 1/2" IRON ROD OR AS NOTED
 - FOUND NAIL
 - SET 1/2" IRON ROD W/PINK CAP STAMPED "CLS RPLS #6388"
 - CALCULATED POINT
 - POWER POLE
 - LIGHT POLE
 - GUY WIRE
 - MAIL BOX
 - WATER METER
 - SEWER CLEAN OUT
 - TELEPHONE PEDESTAL
 - WATER VALVE
 - IRRIGATION VALVE
 - TRAFFIC SIGN
 - TREE
 - R.O.W. - RIGHT OF WAY
 - VOL. - VOLUME
 - PG. - PAGE
 - DOC. - DOCUMENT
 - CONC. - CONCRETE
 - DW. - DRIVEWAY
 - SW. - SIDEWALK
 - WD. - WARRANTY DEED
 - WDL. - WARRANTY DEED W/VENDOR'S LIEN
 - O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
 - M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
 - D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY TEXAS
 - () - RECORD CALL

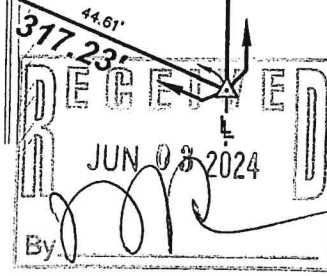
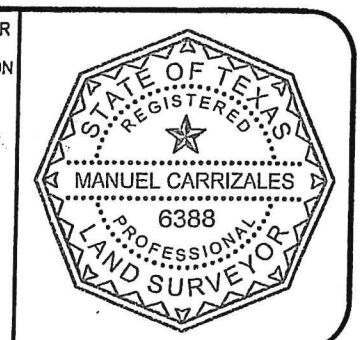
- NOTES:**
- SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "B" (MEDIUM SHADING) DESCRIBED AS "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD", AS PER FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 4803340425C, DATED 11/16/1982. [NO ADDITIONAL FLOOD ZONE RESEARCH HAS BEEN DONE. THERE MAY BE LOMR OR LOMC THAT AFFECT THIS PROPERTY. CARRIZALES LAND SURVEYING, LLC DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.]
 - SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT OF No. 176057 EFFECTIVE OCTOBER 12, 2021, AS ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY.
 - THE FOLLOWING EXCEPTIONS ARE LISTED IN THE SCHEDULE "B" OF SAID COMMITMENT:
 - EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2. [SEE COMMITMENT ITEM 10-A]
 - ROADWAYS AND EASEMENTS AS SHOWN ON THE MAP OF A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS OF HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-B]
 - EASEMENTS FOR ROADWAYS, CANALS, DRAINAGE DITCHES, ETC. AS SHOWN BY INSTRUMENT DATED DECEMBER 6, 1913, RECORDED IN VOLUME 46, PAGE 193, DEED RECORDS OF COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-C] [BLANKET]
 - RIGHT OF WAY EASEMENT IN FAVOR OF TRUNK LINE GAS COMPANY, DATED SEPTEMBER 28, 1955, RECORDED IN VOLUME 845, PAGE 210, DEED RECORDS OF HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-D] [BLANKET]
 - RIGHT OF WAY EASEMENT IN FAVOR OF CENTRAL POWER & LIGHT CO., AS SHOWN BY INSTRUMENT DATED JULY 12, 1957, RECORDED IN VOLUME 897, PAGE 128, DEED RECORDS OF HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-E] [DOES NOT AFFECT SUBJECT PROPERTY]
 - RIGHT OF WAY EASEMENT IN FAVOR HIDALGO COUNTY, DATED AUGUST 17, 1961, RECORDED IN VOLUME 1020, PAGE 630, DEED RECORDS OF HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-F] [AS PLOTTED HEREON]
 - RIGHT OF WAY EASEMENT IN FAVOR OF THE STATE OF TEXAS, DATED DECEMBER 14, 1961, RECORDED IN VOLUME 1024, PAGE 524, DEED RECORDS OF HIDALGO COUNTY TEXAS. [SEE COMMITMENT ITEM 10-G] [DOES NOT AFFECT SUBJECT PROPERTY]
 - VISIBLE AND APPARENT EASEMENTS ON OR ACROSS THE PROPERTY HEREIN DESCRIBED. [SEE COMMITMENT ITEM 10-P]
 - ANY PORTION OF THE PROPERTY DESCRIBED HEREIN WITHIN THE LIMITS OR BOUNDARIES OF ANY PUBLIC OR PRIVATE ROADWAY AND/OR HIGHWAY. [SEE COMMITMENT ITEM 10-Q]
 - ALL ADJOINER INFORMATION SHOWN HEREON AS PER HIDALGO COUNTY APPRAISAL DISTRICT RECORDS.
 - A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.
 - SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.



Carrizales Land Surveying, LLC
 Texas Registered Surveying Firm
 TBPELS FIRM No:10194417
 4807 Gondola Avenue,
 Edinburg, TX 78542
 Office: 956-567-2167
 www.cls.land

I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN THE MONTH OF MARCH, 2024 AND THAT THE NOTES SHOWN HEREON ARE TRUE AND CORRECT.

Manuel Carrizales 4-4-2024
 MANUEL CARRIZALES DATE
 R.P.L.S. #6388



Carrizales Land Surveying, LLC

Texas Registered Surveying Firm

TBPELS Firm No: 10194417

METES AND BOUNDS DESCRIPTION

A 1.201 ACRE TRACT

A 1.201 ACRE [52,328.38 SQ.FT.] TRACT BEING OUT OF THE SOUTH 10.0 ACRES OF THAT PART OF LOT 2, BLOCK 9, LYING NORTH OF HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 2 CANAL LATERAL "D", A. J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING A CALLED 1.20 ACRE TRACT OF LAND DESCRIBED AND CONVEYED TO ISRAEL RIVAS BY VIRTUE OF WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT 3321698, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS (ORHCT), SAID 1.201 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

COMMENCING at a calculated point on South Jackson Road (F.M. 2061) for the Northeast corner of said Lot 2, Block 9, Thence, South 08 degrees 34 minutes 40 seconds West, (Record ~ South 08 degrees 25 minutes 00 seconds West), a distance of 700.01 feet to a calculated point [N:16584920.0333, E:1079370.2857], for the Northeast corner this tract of land, and the **POINT OF BEGINNING**;

THENCE, South 08 degrees 34 minutes 40 seconds West, (Record ~ North 08 degrees 25 minutes 00 seconds East), along the east line of said Lot 2, Block 9, a distance of 242.80 feet to a calculated point for the Southeast corner of this tract of land;

THENCE, North 58 degrees 00 minutes 11 seconds West, (Record ~ South 59 degrees 09 minutes 51 seconds East) at 44.61 feet pass a half (1/2)-inch iron rod with a pink cap stamped "C.L.S. RPLS #6388" set on the west right of way line of said South Jackson Road (F.M. 2061) continuing a total distance of 317.23 feet to a calculated point, reference a half (1/2)-inch iron rod found North 81 degrees 59 minutes 21 seconds West, a distance of 0.55 feet, for the Southwest corner of this tract of land;

THENCE, North 08 degrees 34 minutes 40 seconds East, (Record ~ South 08 degrees 25 minutes 00 seconds West, within and across said Lot 2, Block 9, a distance of 116.72 feet to a half (1/2)-inch iron rod with a pink cap stamped "C.L.S. RPLS #6388" set for the Northwest corner of this tract of land;

THENCE, South 81 degrees 25 minutes 20 seconds East, (Record ~ North 81 degrees 35 minutes 00 seconds West) within and across said Lot 2, Block 9, at 250.00 feet pass a half (1/2)-inch iron rod with a pink cap stamped "C.L.S. RPLS #6388" set on the west right of way line of said South Jackson Road (F.M. 2061), continuing a total distance of 291.10 feet to the **POINT OF BEGINNING**; containing 1.201 acres (52,328.38 sq. ft.) of land more or less.

All coordinates, bearings, and distances noted within this metes and bounds description are in U.S. Survey Feet and reference the Texas State Plane Coordinate System, South Zone 4205 and in grid coordinates.

A survey plat of even date accompanies this metes and bounds description.



Manuel Carrizales

4-4-2024

Date

Registered Professional Land Surveyor

Texas Registration Number 6388





**NOTICE
REZONING
FOR
THIS PROPERTY
REZ2024-0040**



CITY OF MCALLEN PLANNING DEPT.
361-681-1239
WWW.MCALLEN.NET



Memo

TO: Planning and Zoning Commission

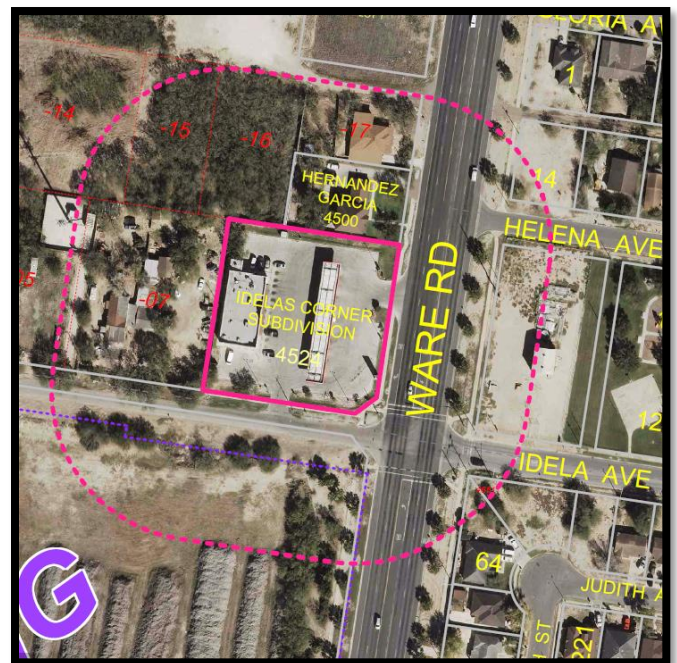
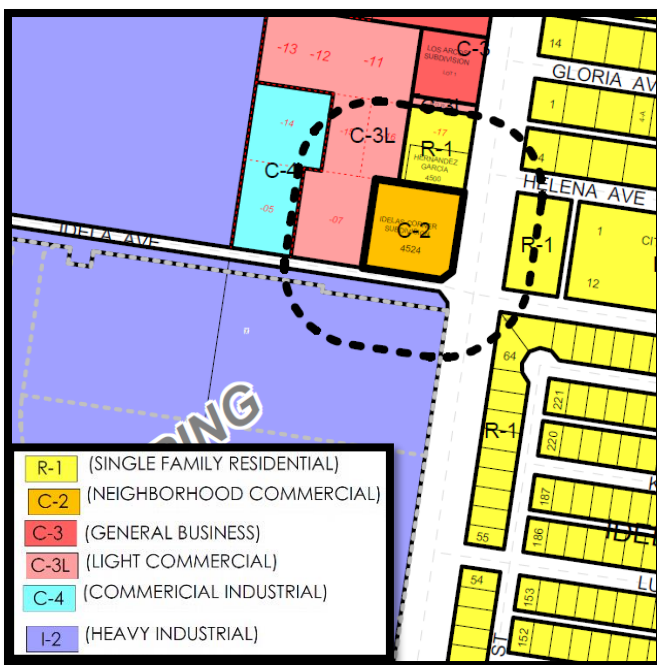
FROM: Planning Staff

DATE: July 11, 2024

SUBJECT: REZONE FROM C-2 (NEIGHBORHOOD COMMERCIAL) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: LOT 1, IDELA’S CORNER SUBDIVISION, HIDALGO COUNTY, TEXAS; 4524 SOUTH WARE ROAD (REZ2024-0041)

LOCATION: The property is located on the northwest corner of South Ware Road and Idela Avenue. The subject property is zoned C-2 (neighborhood commercial) District and surrounding land uses include single family residences, a townhouse development and vacant land.

PROPOSAL: The applicant is requesting to rezone from C-2 District to C-3 (general business) District in order to continue an existing convenience store and restaurant. The applicant is requesting to install a wine based margarita machine on the premise, requiring at least a C-District zone for approval.



ADJACENT ZONING: The adjacent properties are zoned R-1 (single family residential) District to the north and C-3L (light commercial) District to the west and northwest of the subject property.

LAND USE: The property currently has an existing convenience store and restaurant. Surrounding uses also include vacant land, single family homes and Idela Park.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates 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 offices uses supportive of surrounding neighborhoods – promoting walkability.

DEVELOPMENT TRENDS: The development trend along this area of South Ware Road is a mix of single family, commercial and industrial uses/zones.

HISTORY: The rezoning request for the subject property was submitted on July 11, 2024. A CUP for a gasoline station was approved for life of use by City Commission on June 28, 2004 for this location.

ANALYSIS: The requested zoning does not conform to the future land use plan designation and the existing development trend along this area. However, the existing use and proposed zoning does align with the development trend for the area.

As per section 110-49 (a) “A buffer shall be provided where a nonresidential use has a side or rear area property line in common with any residential use or zone. A masonry screen eight feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone. Where such use has 200 feet or less in common with any residential use or zone, the buffer shall be eight feet in height but may be cedar planks.”

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

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

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

SUBDIVISION PLAT OF IDELA'S CORNER SUBDIVISION

A 1.35 ACRE TRACT, BEING ALL OF TRACT 2 AND A WESTERLY PORTION OF TRACT 1, SAID TRACTS 1 AND 2 DESCRIBED IN DOCUMENT NO. 710881 OFFICIAL RECORDS OF HIDALGO COUNTY, AND SAID TRACTS LIE IN LOT EIGHT (8), BLOCK TWO (2), RIO BRAVO PLANTATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME "W", PAGE 198 OF THE DEED RECORDED OF SAID COUNTY.

STATE OF TEXAS
COUNTY OF HIDALGO

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

Richard M. Villarreal
RICHARD M. VILLARREAL
2104 E. 29th STREET
MCALLEN, TEXAS 78120
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, ENVARADO VILLARREAL, 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF FEBRUARY, A.D. 2004.

Charles A. Brown
CHARLES A. BROWN
NOTARY PUBLIC, TEXAS
MY COMMISSION EXPIRES: 02-27-11

HIDALGO COUNTY 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 CHAPTER 49. THE DISTRICT HAS NOT REVIEWED SAID DOES NOT CERTIFY THAT THE 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: *Carl Miller*

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 WHICH BY APPROVAL IS RECORDED.

Debra Walker
DEBRA WALKER
MAYOR, CITY OF MCALLEN

THIS SUBDIVISION PLAT OF IDELA'S CORNER SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MCALLEN, TEXAS AND IS HEREBY APPROVED BY SAID COMMISSION.

DATED THIS 21st DAY OF FEBRUARY, A.D. 2004

STATE OF TEXAS
COUNTY OF HIDALGO

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

Javier Hinojosa
JAVIER HINOJOSA
REGISTERED PROFESSIONAL ENGINEER #14908

STATE OF TEXAS
COUNTY OF HIDALGO

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

Pablo Pena Jr.
PABLO PENA JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 74500

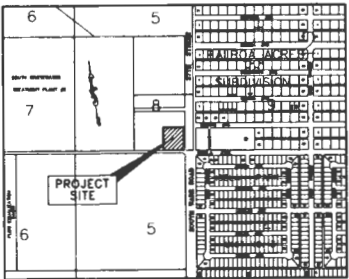
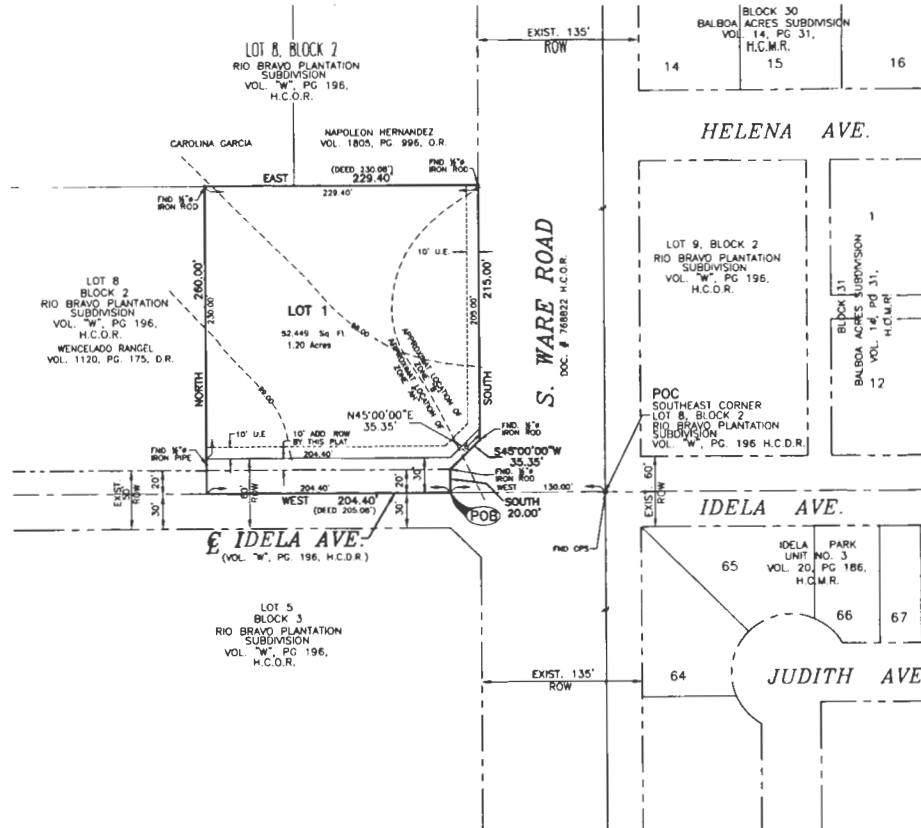
1001 WHITING AVENUE
MCALLEN, TEXAS 78101
(954) 482-8811 DATE SURVEYED: 11-11-03

RECEIVED
JUL 10 2024
By: NG

GENERAL NOTES

- NO STRUCTURES PERMITTED OVER ANY EASEMENTS
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS
WARE ROAD 30' OR GREATER FOR APPROVED SITE PLAN
IDELA AVE 30' OR GREATER FOR APPROVED SITE PLAN
OTHER SETBACKS AS PER ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN
- THIS PROPERTY IS LOCATED IN ZONE "AH" & "B" ON A FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NO. 480343 0010 C, REVISED NOV. 2, 1982
- DEVELOPER SHALL PROVIDE AN ENGINEERING DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO AN APPLICATION FOR A BUILDING PERMIT.
- DRAINAGE DETENTION REQUIRED OF 0.20 ACRE-FOOT
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AS MEASURED AT THE CENTER OF THE LOT OR ELEVATION 110.00 INCHES IS HIGHER
- BENCH MARK ELEVATION = 962.12; TOP OF SENIOR MAMMULET LOCATED AT THE NORTHWEST CORNER OF IDELA AVE & E WARE ROAD. (MC 82)
- A 25 x 25 FOOT CORNER CUP EASEMENT IS HEREBY DEDICATED AT ALL STREET INTERSECTIONS. BOUNDARY LINE OF THIS PROPERTY.
- A 4' WIDE SIDEWALK IS REQUIRED ALONG THE WEST SIDE OF WARE ROAD AND THE NORTH SIDE OF IDELA AVENUE.
- A 6" DIAMETER IRON ROD 24 INCHES LONG SET ON ALL LOT CORNERS.
- A 6' BUFFER IS REQUIRED FROM ADJACENT ZONING ZONE USE
- THIS PLAN SHALL BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.

SCALE: 1" = 60'
BASIS OF BEARING:
RIO BRAVO PLANTATION
COMPANY'S SUBDIVISION
VOL. "W", PG. 196, H.C.O.R.



LOCATION MAP
N.T.S.

FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON 2/21/04 AT 2:47 PM
AS A RECORDING NUMBER 1911147
Richard Villarreal

Recorded in Volume 191 Page 153
of the map records of Hidalgo
County, Texas
J.D. Salinas III
County Clerk

SECURITY INTEREST HOLDER

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, HOLDER OF SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS IDELA'S CORNER 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 THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.

George L. Hall, Esq.
GEORGE L. HALL, ESQ.
ATTORNEY AT LAW
1001 WHITING AVENUE
MCALLEN, TEXAS 78101
DATE: 2/11/04

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *George L. Hall* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS 21st DAY OF FEBRUARY, A.D. 2004

Charles A. Brown
CHARLES A. BROWN
NOTARY PUBLIC, TEXAS
BY COMMISSION EXPIRES 02-27-11



DATE OF PREPARATION: FEBRUARY, 2004 DRAWN BY: M. FONSECA, P. GONZALEZ

J.E.H. JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
418 E. DOVE AVENUE, MCALLEN, TEXAS 78304
PHONE (954) 648-1588





Memo

TO: Planning and Zoning Commission

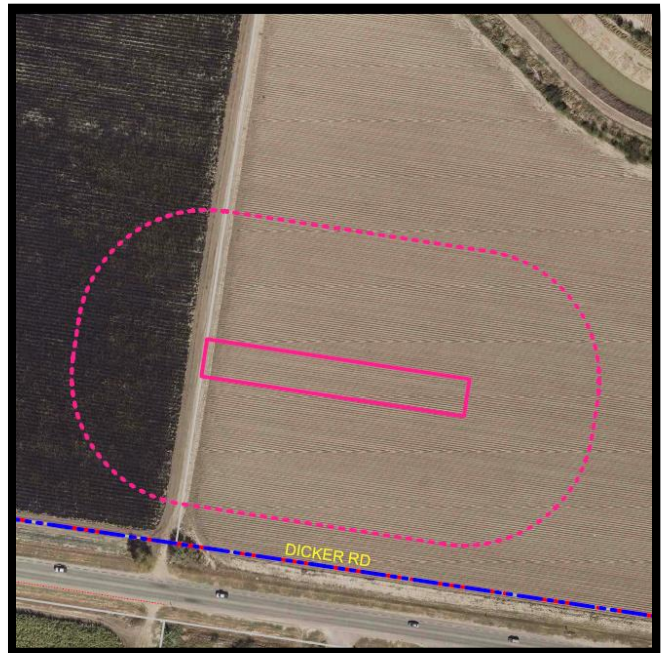
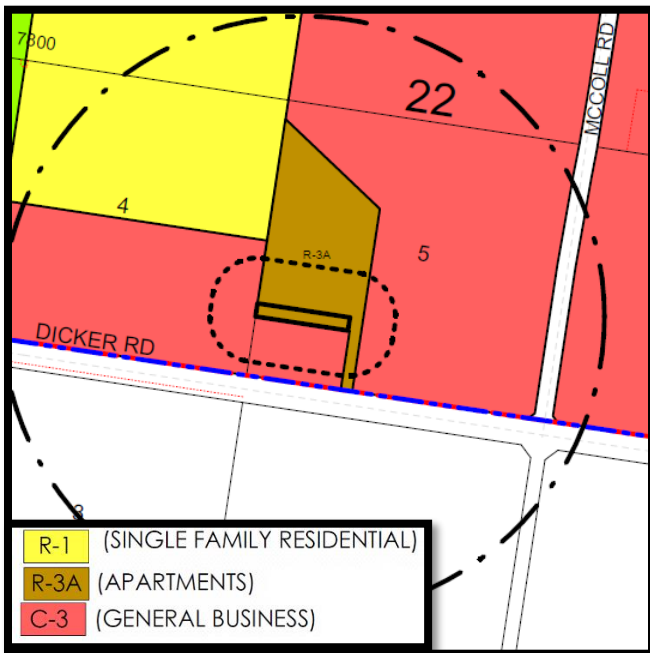
FROM: Planning Staff

DATE: July 8, 2024

SUBJECT: REZONE FROM R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT TO C-4 (COMMERCIAL INDUSTRIAL) DISTRICT: A 0.546 ACRE TRACT OF LAND OUT OF LOT 5, BLOCK 22, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS; 105 DICKER ROAD (REAR). (REZ2024-0039)

LOCATION: The subject property is located north of Dicker Road and west of South McColl Road.

PROPOSAL: The applicant is requesting to rezone from R-3A (Multifamily Residential Apartments) District to C-4 (Commercial Industrial) District in order to develop land for warehouse use. The subject property is currently vacant. A feasibility plan has not been submitted yet.



ADJACENT ZONING: The adjacent properties are zoned C-3 (General Business) District in all directions except R-1 (Single Family Residential) to the northwest corner of the subject property.

LAND USE: The property is currently vacant, surrounding uses also include vacant land.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Industrial. This future land use designation considers shopping centers, light industrial, manufacturing, civic and open space. Residential developments of any kind are not considered appropriate for this property.

DEVELOPMENT TRENDS: The development trend along this area of Dicker Road is primarily commercial, industrial uses as well as open space.

HISTORY: This rezoning request is part of another tract that is currently zoned C-3. The request for the front portion was submitted May 17, 2024 from C-3 District to C-4 District, as well as the current request for rear portion from R-3A to C-4 District. Both requests will be heard by the City Commission on August 12, 2024.

ANALYSIS: The requested zoning does conform to the future land use plan designation and is compatible with the existing development trend along this area. .

As per section 110-49 (a) "A buffer shall be provided where a nonresidential use has a side or rear area property line in common with any residential use or zone. A masonry screen eight feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone. Where such use has 200 feet or less in common with any residential use or zone, the buffer shall be eight feet in height but may be cedar planks."

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request to C-4 (Commercial Industrial) District.

Carrizales Land Surveying, LLC

Texas Registered Surveying Firm
TBPELS Firm No:10194417

METES AND BOUNDS DESCRIPTION A 0.546 ACRE TRACT

A 0.546 ACRE TRACT OF LAND BEING OUT OF LOT 5, BLOCK 22, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 115, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING OUT OF A CALLED TRACT 1, LOTS 1, 5 AND 6, BEING DESCRIBED AND CONVEYED TO KATHLEEN WILD, AS TRUSTEE OF THE KAYHLEEN S. WILD FAMILY TRUST BY VIRTUE OF WARRANTY DEED RECORDED IN DOCUMENT 1518628, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS (ORHCT), SAID 0.546 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated point on E. Dicker Road, for the southwest corner of said Lot 5, Block 22, Thence, North 08 degrees 39 minutes 09 seconds East, along the west line of said Lot 5, Block 22, a distance of 75.00 feet to a half (1/2)-inch iron rod found [N:16571995.7986, E:1073028.8685], on the north right of way line of said E. Dicker Road, Thence, North 08 degrees 39 minutes 09 seconds East, along the west line of said Lot 5, Block 22, a distance of 260.73 feet to a calculated point for the westmost southwest corner of this tract of land and the **POINT OF BEGINNING**;


THENCE, North 08 degrees 39 minutes 09 seconds East, along the west line of said Lot 5, Block 22, a distance of 58.00 feet to a found 1/2 inch iron rod for the northwest corner of this tract of land;


THENCE, South 81 degrees 20 minutes 51 seconds East, within and across said Lot 5, Block 22, a distance of 410.00 feet to a found 1/2 inch iron rod for the northeast corner of this tract of land;

THENCE, South 08 degrees 39 minutes 09 seconds West, within and across said Lot 5, Block 22, a distance of 58.00 feet to a calculated point for the southeast corner of this tract of land;

THENCE, North 81 degrees 20 minutes 51 seconds West, within and across said Lot 5, Block 22, a distance of 410.00 feet to the **POINT OF BEGINNING**; containing 0.546 acres of land more or less.

All coordinates, bearings, and distances noted within this metes and bounds description are in U.S. Survey Feet and reference the Texas State Plane Coordinate System South Zone 4205 and in grid coordinates.

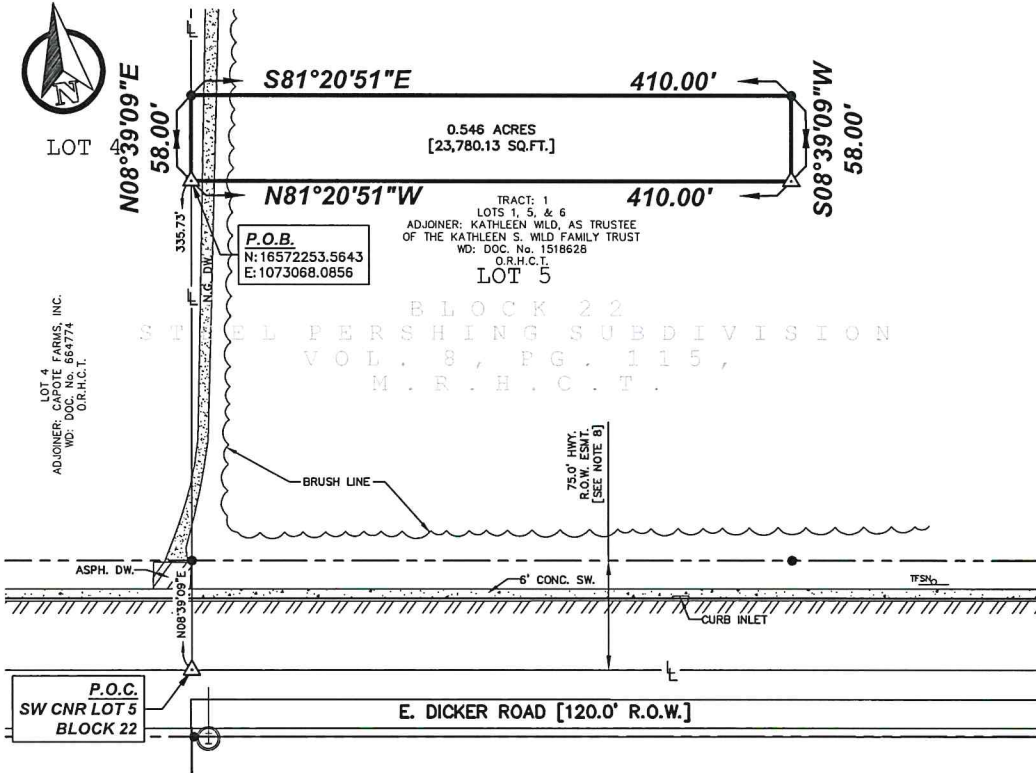

Manuel Carrizales
Registered Professional Land Surveyor
Texas Registration Number 6388


Date



PLAT SHOWING:

A 0.546 ACRE TRACT [23,780.13 SQ.FT.] OF LAND BEING OUT OF LOT 5, BLOCK 22, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 115, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



LEGEND

- BOUNDARY LINE
- - - - RIGHT OF WAY LINE
- - - - EASEMENT LINE
- - - - LOT LINE
- ▬ CONCRETE CURB AND GUTTER
- ▬ CONCRETE
- FOUND 1/2" IRON ROD OR AS NOTED
- SET 1/2" IRON ROD W/PINK CAP STAMPED "CLS RPLS #6388"
- △ CALCULATED POINT
- ⊠ TRAFFIC SIGN
- ⊙ IRRIGATION STAND PIPE
- R.O.W. - RIGHT OF WAY
- VOL. - VOLUME
- PG. - PAGE
- DOC. - DOCUMENT
- CONC. - CONCRETE
- ASPH. - ASPHALT
- ESMT. - EASEMENT
- DW. - DRIVEWAY
- SW. - SIDEWALK
- N.G. - NATURAL GROUND
- WD. - WARRANTY DEED
- O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS

NOTES:
 1. ALL ADJOINER INFORMATION SHOWN HEREON AS PER HIDALGO COUNTY APPRAISAL DISTRICT RECORDS.
 2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.
 3. SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.
 JOB NO. 24070 ZONING 0.5 AC
 SHEET 02 OF 02

Carrizales Land Surveying, LLC
 Texas Registered Surveying Firm
 TPPELS FIRM No:10194417
 4807 Gondola Avenue,
 Edinburg, TX 78542
 Office: 956-567-2167
 www.cls.land

I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Manuel Carrizales 6-20-2024
 MANUEL CARRIZALES DATE
 R.P.L.S. #6388







SUB 2023-0082

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>BARTON SUBDIVISION</u> Location <u>SOUTH ROW OF NORTHAGE LN BETWEEN MAIN ST AND BICENTENNIAL BLVD</u> City Address or Block Number <u>8501 N. MAIN ST.</u> Number of Lots <u>4</u> Gross Acres <u>12.798</u> Net Acres <u>11.77</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing Zoning <u>R1</u> Proposed Zoning <u>R1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>RESID.</u> Proposed Land Use <u>RESID.</u> Irrigation District # <u>2</u> Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential _____ Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>58.07</u> <small>1371103, 162805</small> Parcel # <u>1380544, 1076166</u> Tax Dept. Review <u>19</u> Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____ Legal Description <u>A 12.798 ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF AND FORMING PART OR PORTION OF LOTS 20, 21, 22, AND 23, EBONY HEIGHTS CITRUS GROVES UNIT NO.1 RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS</u>
Owner	Name <u>ANTONIO ESPARZA BARBARA JO GUERRA</u> Phone _____ Address <u>900 W SAM HOUSTON, SUITE 1</u> E-mail <u>aemd@me.com</u> City <u>PHARR</u> State <u>TX</u> Zip <u>78577</u>
Developer	Name <u>ANTONIO ESPARZA</u> Phone _____ Address <u>900 W SAM HOUSTON, SUITE 1</u> E-mail <u>aemd@me.com</u> City <u>PHARR</u> State <u>TX</u> Zip <u>78577</u> Contact Person <u>ANTONIO ESPARZA</u>
Engineer	Name <u>TURBO ENGINEERS, PLLC</u> Phone <u>956-598-2940</u> Address <u>1203 ERIE AVE SUITE F</u> E-mail <u>roberto@turboengineers.net</u> City <u>McALLEN</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>ROBERTO SALINAS, P.E.</u>
Surveyor	Name <u>CARRIZALES LAND SURVEYING, LLC</u> Phone <u>956-579-6709</u> Address <u>4807 GANDOLA AVE</u> E-mail <u>mannyrpls@cls.land</u> City <u>EDINBURG</u> State <u>TX</u> Zip <u>78542</u>

RECEIVED
 AUG 04 2023
 By GMM



City of McAllen

Planning Department VARIANCE TO SUBDIVISION PROCESS APPLICATION

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

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

VAR 2024-0028

BARTON SUBDIVISION

Project	<p>Legal Description <u>A 12.798 Acre Tract of Land, More or Less, Being out of and Forming Part of Portion of Lots 20, 21, 22, and 23 Ebony Heights Citrus Groves Unit No. 1 recorded in Volume 5, Page 39, Map Records of Hidalgo county, Texas</u></p> <p>Street Address _____</p> <p>Number of lots <u>3</u> Gross acres <u>12.79</u></p> <p>Existing Zoning <u>R-1</u> Existing Land Use <u>R-1</u></p> <p><input checked="" type="checkbox"/> Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required</p>
Applicant	<p>Name <u>Turbo Engineers, PLLC</u> Phone <u>(956) 598-2940</u></p> <p>Address <u>4013 Zion Ave</u> E-mail <u>roberto@turboengineers.net</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u></p>
Owner	<p>Name <u>Antonio Esparza & Barbara Jo Guerra</u> Phone <u>(956) 802-1295</u></p> <p>Address <u>900 W sam Houston Ste 1</u> E-mail <u>aemd@me.com</u></p> <p>City <u>Pharr</u> State <u>TX</u> Zip <u>78577</u></p>
Authorization	<p>To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?</p> <p style="text-align: center;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.</p> <p>Signature <u>[Signature]</u> Date <u>06/11/2024</u></p> <p>Print Name <u>Roberto Salinas</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent</p>
Office	<p>*FOR OFFICE USE ONLY*</p> <p>APPLICATION FILING FEE: <input checked="" type="checkbox"/> \$250.00</p> <p>Accepted by <u>KCF</u> Payment received by _____ Date <u>JUN 11 2024</u></p> <p>Rev 06/21</p> <div style="border: 2px solid blue; padding: 5px; display: inline-block;"> <p style="font-size: 2em; margin: 0;">RECEIVED</p> <p style="color: red; font-weight: bold; margin: 0;">JUN 11 2024</p> <p>By <u>[Signature]</u></p> </div>



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.

See Attachment

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

See Attachment

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.

See Attachment

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.

See Attachment

- 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.**

North Bicentennial Boulevard is located along the west border of the proposed Barton Subdivision. It is designated by the Rio Grande Valley Metropolitan Planning Organization as a Major Thoroughfare Roadway with a One Hundred Fifty (150) feet of Right-Of-Way according to their most recent approved thoroughfare map. The current existing Right-of-Way along the borders of our project varies from 80 ft to 120 ft at the intersection of Northgate Lane. This variance is being submitted to dedicate additional ROW 50 ft from centerline by Barton Subdivision. The existing Right-of-Way at the intersection of Northgate Lane meets the City of McAllen Ordinance *Section 134-105- Street Requirements (j)* which requires a 120 feet Right-of-Way for Major Roadways. This variance will allow for a greater developable area within the subdivision, and all masonry fence lines will match within the east Right-of-Way of North Bicentennial Blvd from Frontera Road to Northgate Lane with a potential license agreement with the City of McAllen. North Bicentennial Boulevard is a brand-new developed roadway from Trenton Road to State highway 107 within the City Limits of McAllen, TX. The

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

The variances requested are necessary for developmental purposes and are essential for the project vision and success of Barton Subdivision. The subdivision is being developed by the Esparza Family into three (3 lots) residential urban homestead properties with their own private nature reserve within the extents of the proposed Lot 1. The variance will allow for maximum enjoyable area for the Esparza family.

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

The variances requested will not alter or interfere with public health, safety, or welfare of surrounding and future property owners. Barton Subdivision is proposed as R1-Single Family Residential.

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

The proposed variances will not prevent the orderly development and subdivision of the surrounding land with the City of McAllen's ordinances. All the adjacent properties are being used as residences. The proposed zoning for Barton Subdivision will be R1-Single Family Residential. The proposed variances do not alter the use of the land.



TURBO

ENGINEERS, PLLC

Engineering Firm Reg # 21737
4013 McAllen, TX 78503
Phone: (956) 598-2940 roberto@turboengineers.net

June 11, 2024

City of McAllen Planning
311 N 15th Street McAllen, TX

Re: **Variance Application**
Barton Subdivision

To Whom It May Concern,

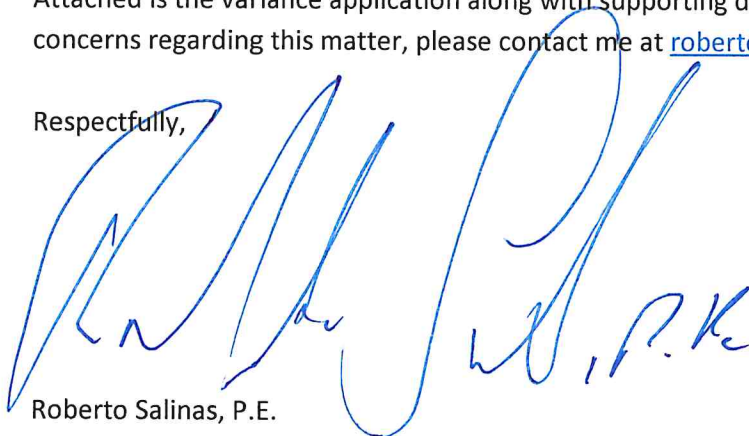
A variance request is being submitted for consideration to the City of McAllen Planning and Zoning Commission. It is our professional opinion that the variance requested will not have a negative impact to the development of the City of McAllen and are critical to the success of Barton Subdivision as a viable project.

The following variances are being submitted for consideration :

- A. 50 ft from Centerline Right-of-Way dedication by Barton Subdivision for North Bicentennial Blvd. The existing Right-of-Way of N Bicentennial Blvd along the proposed Barton Subdivision varies from 80 ft to 120 ft at the intersection of Northgate Lane. The RGVMPD determined N Bicentennial Blvd to be 150 ft total Right-of-Way. We are requesting to dedicate 50 ft from Centerline ROW. The intersection of N Bicentennial Blvd and Northgate Lane already meets The City of McAllen Ordinance Section 134-105- Street Requirements (j) for Major Thoroughfares which require a 120 ft total Right-of-Way.

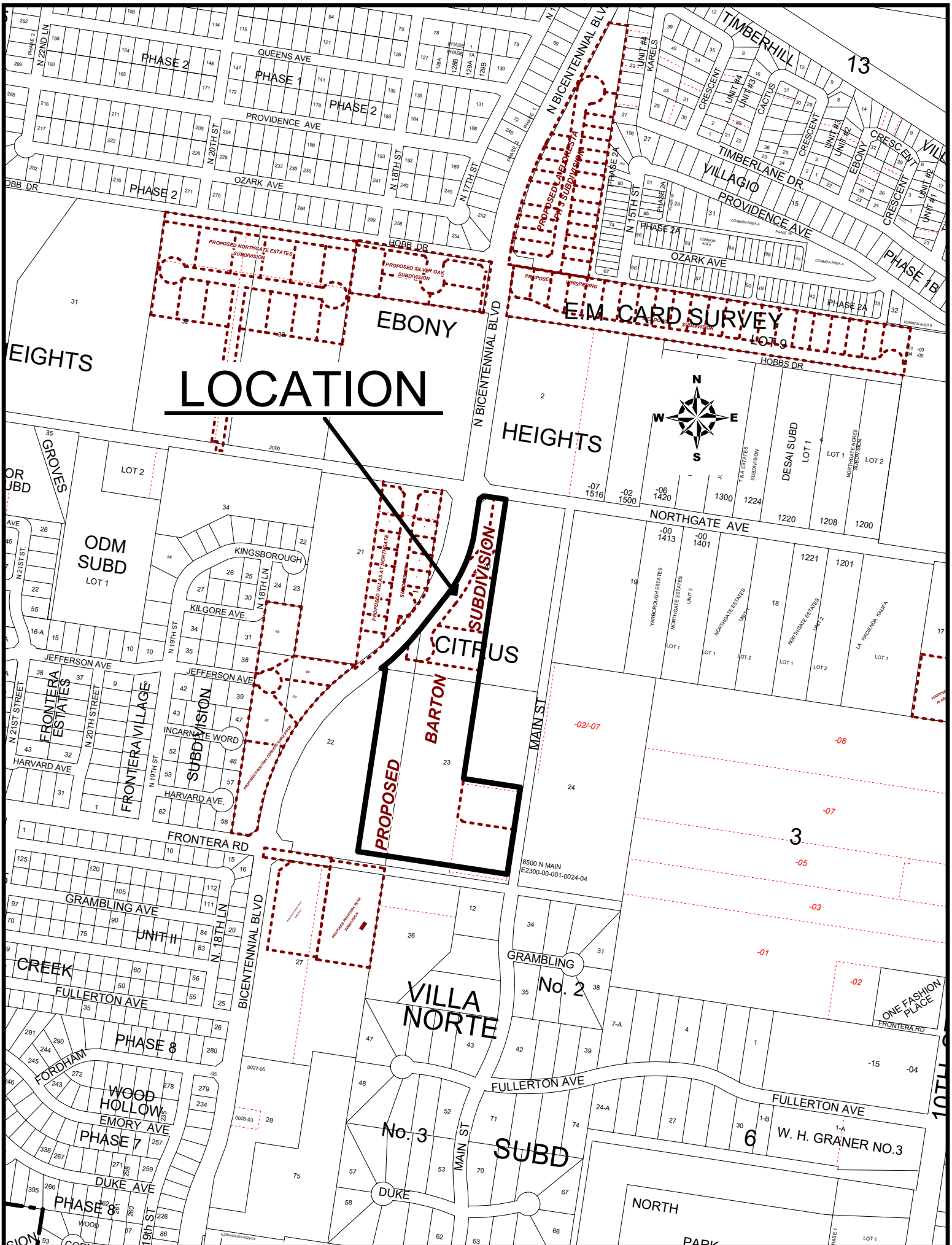
Attached is the variance application along with supporting documents. If there are any questions or concerns regarding this matter, please contact me at roberto@turboengineers.net or at (956) 598-2940.

Respectfully,



Roberto Salinas, P.E.

LOCATION



PROPOSED BARTON SUBDIVISION

PROPOSED NORTHGATE ESTATES SUBDIVISION
PROPOSED SILVER OAK SUBDIVISION

E.M. CARD SURVEY

PROPOSED

BARTON

SUBDIVISION

CITRUS

VILLA NORTE

SUBD

3

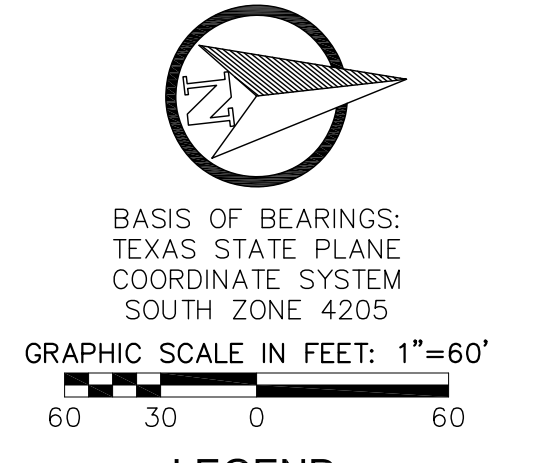
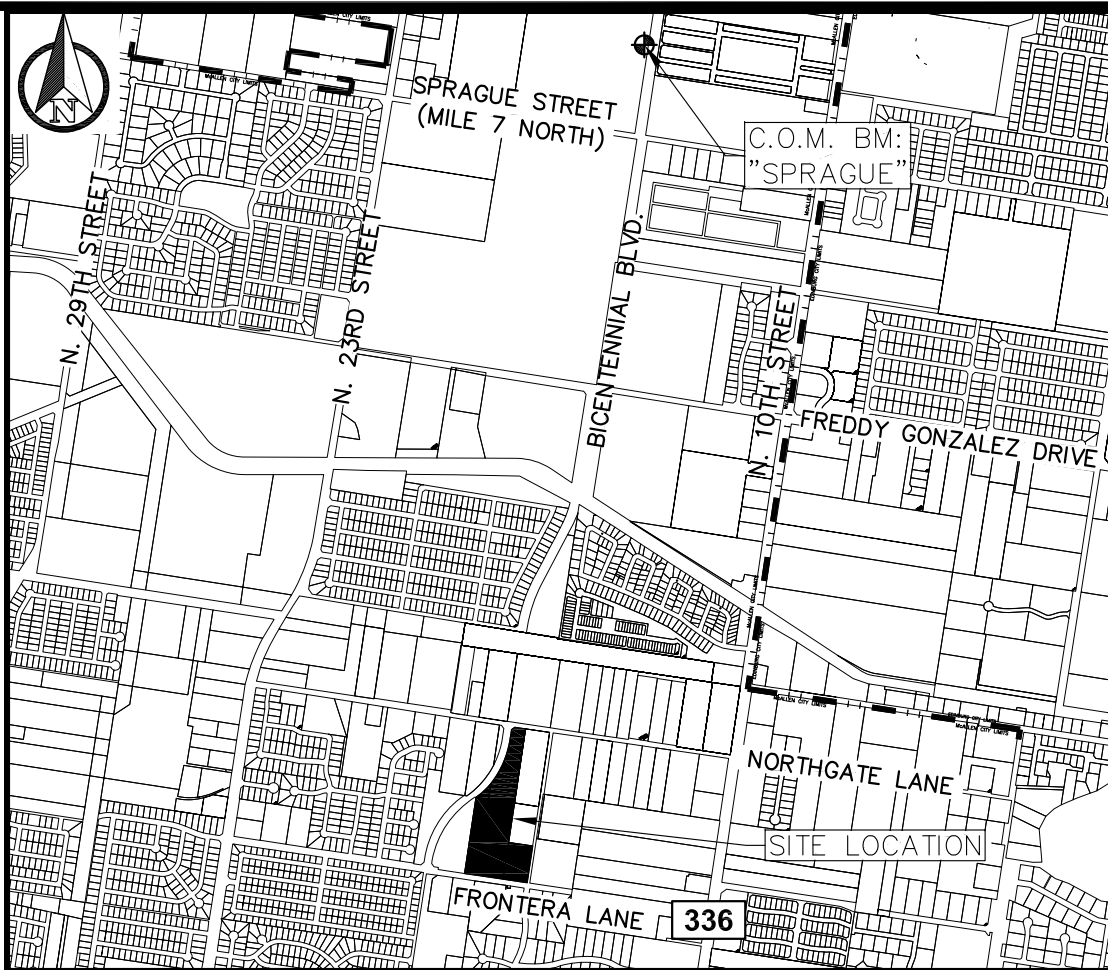
W. H. GRANER NO. 3

1000

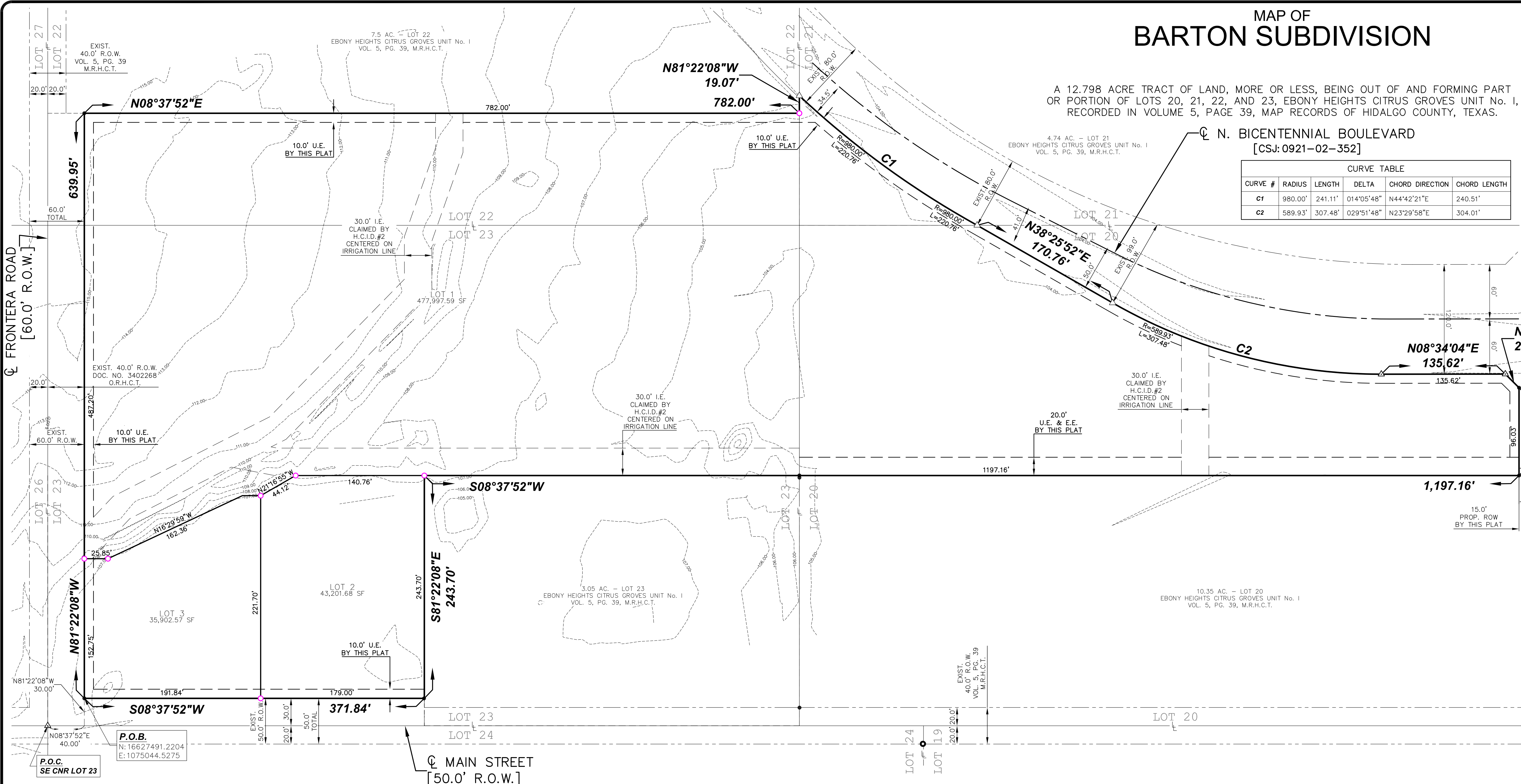
MAP OF BARTON SUBDIVISION

A 12.798 ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF AND FORMING PART OR PORTION OF LOTS 20, 21, 22, AND 23, EBONY HEIGHTS CITRUS GROVES UNIT No. 1, RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	980.00'	241.11'	014°05'48"	N44°42'21"E	240.51'
C2	589.93'	307.48'	029°51'48"	N23°29'58"E	304.01'



LEGEND	
---	BOUNDARY LINE
- - - -	RIGHT OF WAY LINE
- · - · -	ROADWAY CENTERLINE
- - - -	EASEMENT LINE
- · - · -	LOT LINE
- - - -	PROPERTY LINE
- · - · -	CONTOUR LINE WITH ELEVATION
●	FOUND 1/2" IRON ROD OR AS NOTED
○	FOUND 1/2" IRON PIPE
○	SET 1/2" IRON ROD W/PINK CAP STAMPED "C.L.S. RPLS #6388"
○	CALCULATED POINT
○	IRRIGATION STAND PIPE
○	IRRIGATION STAND PIPE
○	RIGHT OF WAY
○	VOLUME
○	PAGE
○	DOCUMENT
○	UTILITY EASEMENT
○	IRRIGATION EASEMENT
○	ELECTRICAL EASEMENT
○	POINT OF BEGINNING
○	NORTHWEST
○	SOUTHWEST
○	CORNER
○	OFFICIAL RECORDS HIDALGO COUNTY TEXAS
○	MAP RECORDS HIDALGO COUNTY TEXAS
○	DEED RECORDS HIDALGO COUNTY TEXAS
○	HIDALGO COUNTY IRRIGATION DISTRICT



METES AND BOUNDS DESCRIPTION:
 BEING A 12.798 ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF AND FORMING PART OR PORTION OF LOTS 20, 21, 22, AND 23, EBONY HEIGHTS CITRUS GROVES UNIT No. 1, RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 12.798 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 COMMENCING AT A CALCULATED POINT AT THE INTERSECTION OF FRONTIERA ROAD AND MAIN STREET FOR THE SOUTHWEST CORNER OF SAID LOT 23; THENCE NORTH 08 DEGREES 37 MINUTES 52 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 23, A DISTANCE OF 40.00 FEET TO A CALCULATED POINT; THENCE NORTH 81 DEGREES 22 MINUTES 08 SECONDS WEST A DISTANCE OF 30.00 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" FOUND [N:16627491.2204, E:1075044.5275] AT THE INTERSECTING POINT OF THE WEST RIGHT OF WAY LINE OF SAID MAIN STREET AND THE NORTH RIGHT OF WAY LINE OF SAID FRONTIERA ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;
 THENCE NORTH 81°22'08" WEST, PARALLEL TO THE SOUTH LINE OF SAID LOT 23 AND ALONG THE NORTH RIGHT OF WAY LINE OF SAID FRONTIERA ROAD A DISTANCE OF 639.95 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;
 THENCE NORTH 08°37'52" EAST, PARALLEL TO THE EAST LINE OF SAID LOT 22, A DISTANCE OF 782.00 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET ON THE NORTH LINE OF SAID LOT 22, FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;
 THENCE NORTH 81°22'08" WEST, ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 19.07 FEET TO A CALCULATED POINT ON THE EAST RIGHT OF WAY LINE OF SAID BICENTENNIAL BOULEVARD, FOR THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 980.00 FEET, AND AN EXTERIOR;
 THENCE NORTHEASTERLY ALONG THE EAST RIGHT OF WAY LINE OF SAID BICENTENNIAL BOULEVARD AND SAID CURVE AN ARC DISTANCE OF 241.11 FEET, THROUGH A CENTRAL ANGLE OF 14°05'48", CHORD DIRECTION BEARS NORTH 44°42'21" EAST A DISTANCE OF 240.51 FEET, TO A CALCULATED POINT OF TANGENCY AND AN EXTERIOR CORNER OF THIS TRACT OF LAND;
 THENCE NORTH 38°25'52" EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID BICENTENNIAL BOULEVARD, A DISTANCE OF 170.76 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 589.93 FEET, FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;
 THENCE NORTHEASTERLY ALONG THE EAST RIGHT OF WAY LINE OF SAID BICENTENNIAL BOULEVARD AND SAID CURVE AN ARC DISTANCE OF 307.48 FEET, THROUGH A CENTRAL ANGLE OF 29°51'48", CHORD DIRECTION BEARS NORTH 23°29'58" EAST A DISTANCE OF 304.01 FEET, TO A CALCULATED POINT TO A POINT OF TANGENCY AND AN EXTERIOR CORNER OF THIS TRACT OF LAND;
 THENCE NORTH 08°34'04" EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID BICENTENNIAL BOULEVARD, A DISTANCE OF 135.62 FEET TO A CALCULATED POINT FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT OF LAND;
 THENCE NORTH 53°34'04" EAST, ALONG THE WEST RIGHT OF WAY LINE OF SAID BICENTENNIAL BOULEVARD, A DISTANCE OF 21.17 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" FOUND ON THE SOUTH RIGHT OF WAY LINE OF NORTHGATE LANE, FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT OF LAND;
 THENCE SOUTH 81°22'08" EAST, PARALLEL TO THE NORTH LINE OF SAID LOT 20 AND ALONG THE SOUTH RIGHT OF WAY LINE OF SAID NORTHGATE LANE, A DISTANCE OF 96.03 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;
 THENCE SOUTH 81°22'08" EAST, PARALLEL TO THE SOUTH LINE OF SAID LOT 23, A DISTANCE OF 243.70 FEET TO A HALF (1/2)-INCH IRON ROD FOUND ON THE WEST RIGHT OF WAY LINE OF SAID MAIN STREET, FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;
 THENCE SOUTH 08°37'52" WEST, PARALLEL TO THE EAST LINE OF SAID LOT 23 AND ALONG THE WEST RIGHT OF WAY LINE OF SAID MAIN STREET, A DISTANCE OF 371.84 FEET TO THE POINT OF BEGINNING, CONTAINING 12.798 ACRES OF LAND [557,101.11 SQ. FT.] MORE OR LESS.

CERTIFICATE OF APPROVAL
 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. 49.21(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., C.F.M. DATE: _____
 GENERAL MANAGER

OWNER'S ACKNOWLEDGMENT
 STATE OF TEXAS
 COUNTY OF HIDALGO
 I, (WE), THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS BARTON SUBDIVISION, DO HEREBY GRANT AN EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS, EXCEPT NORTHGATE LANE AND FRONTIERA ROAD WHICH ARE FOR PUBLIC USE.

ANTONIO ESPARZA 900 W. SAM HOUSTON, SUITE 1 PHARR, TEXAS 78577
 BARBARA JO GUERRA 900 W. SAM HOUSTON, SUITE 1 PHARR, TEXAS 78577

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANTONIO ESPARZA & BARBARA JO GUERRA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

CERTIFICATE OF APPROVAL
 PLANNING & ZONING 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 COMMISSION DATE: _____
 GENERAL MANAGER

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: _____

FILED FOR RECORD IN HIDALGO COUNTY INSTRUMENT NUMBER _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS
 COUNTY OF HIDALGO
 CERTIFICATION OF SURVEYOR
 I, THE UNDERSIGNED, MANUEL CARRIZALES, A REGISTERED PROFESSIONAL PUBLIC 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 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.

MANUEL CARRIZALES
 TEXAS R.P.L.S. No. 6388
 TEXAS REG. SURVEYING FIRM No. 101194417

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

ROBERTO SALINAS, PE
 TEXAS LICENSED PROFESSIONAL ENGINEER No. 122063
 TBPELS FIRM NO. 21737

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ANTONIO ESPARZA & BARBARA JO GUERRA	900 W. SAM HOUSTON, SUITE 1	PHARR, TX 78577	956-598-2940
ENGINEER: TURBO ENGINEERS, PLLC	1203 ERIE AVENUE, SUITE F	McALLEN, TX 78501	956-598-2940
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVENUE	EDINBURG, TX 78542	956-567-2167

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" [NO SHADING] DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN", COMMUNITY-PANEL NUMBER 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000
- MINIMUM BUILDING SETBACK LINES AS PER CITY OF McALLEN ORDINANCE.
 FRONT: 25' OR GREATER FOR EASEMENTS
 REAR: 10' OR GREATER FOR EASEMENTS
 INTERIOR SIDES: 6' OR GREATER FOR EASEMENTS
 SIDE CORNER: 10' OR GREATER FOR EASEMENTS
 GARAGE: 18' EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT OR 18 INCHES ABOVE THE HIGHEST ADJACENT GRADE, WHICHEVER IS GREATER.
- NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: _____ C.F. (____ ACFT.) TO BE PROVIDED WITHIN DESIGNATED DETENTION AREAS.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- PRIVATE DRAINAGE SYSTEM/DETENTION AREAS TO BE MAINTAINED BY PROPERTY OWNER.
- BENCHMARK IS CITY OF McALLEN BENCHMARK "SPRAGUE" MONUMENT: STAINLESS STEEL 3/8", COVERED WITH AN ALUMINUM LOGO CAP. LOCATED INSIDE THE WATER TREATMENT PLANT [SEE LOCATION MAP FOR APPROXIMATE LOCATION]
 PUBLISHED DATA: CITY OF McALLEN BENCHMARK "SPRAGUE"
 ELEVATION = 102.61
 COORDINATES: TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88.
 US SURVEY FEET
 GRID: N=16636202.03496 E=1076277.68322
- 4 FT WIDE MINIMUM SIDEWALK REQUIRED ALONG FRONTIERA ROAD, MAIN STREET, NORTHGATE LANE, N. BICENTENNIAL BOULEVARD, AND BOTH SIDES OF INTERNAL STREETS.
- 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES, AND ALONG N. BICENTENNIAL BOULEVARD, FRONTIERA ROAD AND NORTHGATE LANE.
- 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 ALONG N. BICENTENNIAL BOULEVARD, NORTHGATE LANE AND FRONTIERA ROAD.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- 25 X 25 FT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

SHEET 01 OF 01
 DATE OF PREPARATION: 11.29.2023
 PROJECT NO: 23045

Carrizales
 Land
 Surveying, LLC

Texas Registered Surveying Firm
 TBPELS FIRM No. 10194417
 4807 Gondola Avenue,
 Edinburg, TX 78542
 Office: 956-567-2167
 www.cls.td.net

TURBO
 ENGINEERS, PLLC

1203 ERIE AVENUE, SUITE F
 McALLEN, TEXAS 78501
 956-598-2940
 roberto@turboengineers.net

TBPE FIRM #21737



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/31/2024

SUBDIVISION NAME: BARTON SUBDIVISION

REQUIREMENTS

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

STREETS AND RIGHT-OF-WAYS	
<p>N. Bicentennial Blvd: Dedication required for 75 ft. from centerline for 150 ft. total ROW Paving: 65 ft.-105 ft. Curb & gutter: both sides Revisions needed: - Show and label, total existing ROW, and ROW on both sides of the centerline at multiple points and show "additional ROW dedicated by this plat" as requested above prior to final. - Include the Document number for the existing ROW on the plat and provide a copy for staff review prior to final. - All ROW requirements must be finalized prior to final. If a variance is requested, it must be finalized prior to final. **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 (VAR2024-0017) on behalf of the developer with the following request: A variance request to dedicate minimum 50 ft. ROW from centerline to N. Bicentennial Blvd. in lieu of 75 ft. from centerline for total 150 ft. ROW as required by the thoroughfare map. The submitted application proposed no ROW dedication; however, after further discussion, the project engineer submitted an email and revised the request to minimum 50 ft. from centerline. As per the submitted plat, the existing ROW ranges from 34.5 ft. from the centerline on the west side of the subdivision to 60 ft. from centerline on the northwest corner of the subdivision. ***Planning and Zoning Commission tabled the request on May 7, 2024, for the applicant to further discuss the request with the Engineering Department. ***At the Planning and Zoning Commission meeting of May 21, 2024, the Board approved the subdivision in revised preliminary form and recommended approval of the requested variance to dedicate minimum 50 ft. ROW from centerline to N. Bicentennial Boulevard. ****On June 10, 2024, the City Commission unanimously approved option No. 2, and disapproved the variance request and alternatively approved 60 ft. minimum ROW dedication from centerline for N. Bicentennial Boulevard as recommended by the Engineering Department.</p> <p>****The project engineer resubmitted a variance application (VAR2024-0028) on behalf of the developer with the following request: A variance to dedicate minimum 50 ft. ROW from centerline to N. Bicentennial Blvd. in lieu of 60 ft. ROW dedication requirement as approved by the City Commission at the meeting of June 10, 2024. As per the submitted plat, the existing ROW ranges from 34.5 ft. from the centerline on the west side of the subdivision to 60 ft. from centerline on the northwest corner of the subdivision. *****On June 11, 2024, the applicant resubmitted the same request and requested 50 ft. ROW dedication from centerline in lieu of 60 ft. minimum ROW dedication as approved by the City Commission. The Planning and Zoning Commission considered the subdivision in revised preliminary form and the variance request at their special meeting of July 29, 2024. Staff from Engineering Department were present and indicated that 60 ft. ROW dedication from centerline is needed for N. Bicentennial Boulevard for a future deceleration and right-turn lane at the intersection of Frontera Road and N. Bicentennial Ave. After further discussion, the Board unanimously tabled the item and asked the Engineering Department to provide a layout showing the deceleration and right-turn lane at the intersection to indicated how much ROW will be needed. After further discussion, the item was unanimously tabled.</p>	<p>Non-compliance</p>

<p>Northgate Lane: Dedication required for 35 ft. from centerline for 70 ft. total ROW Paving: 44 ft. Curb & gutter: both sides Revisions needed: - Northgate Lane is labeled as variable ROW. Show existing at multiple points to clarify how it varies prior to final. - Revise the wording from "15 ft. Prop. ROW by this plat" to "15 ft. additional ROW dedicated by this plat" - Include the Document number for the existing ROW on the plat and provide a copy for staff review prior to final. - All ROW requirements must be finalized prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan</p>	<p>Non-compliance</p>
<p>Frontera Rd.: Dedication required for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides Revisions needed: - Provide a copy of the referenced documents for staff review prior to final. - Clarify/remove the dashed line where the existing 40 ft. ROW merges to existing 60 ft. ROW on the southwest side of the subdivision, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan</p>	<p>Non-compliance</p>
<p>N. Main Street: Dedication required for 30 ft. from centerline for 60 ft. ROW Paving: min. 40 ft. Curb & gutter: both sides Revisions needed: - Add "N." to the label for N. Main Street on plat prior to final. - Include 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>	<p>Non-compliance</p>
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p> <p>***The project engineer submitted a variance application (VAR2024-0017) on behalf of the developer with the following requests: A variance request to allow a block length of 1,569 ft. instead of maximum 1,200 ft. block length requirement. Based on the existing streets in the areas, it is not feasible to comply with the block length requirement; therefore, the block length variance was approved administratively by staff.</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 - The N/S interior street with a Cul-de-Sac has been removed from the revised plat. If a new interior street is proposed in future, it must comply with all requirements including the maximum Cul-de-Sac length. **Subdivision Ordinance: Section 134-105</p>	<p>NA</p>
<p>ALLEYS</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>

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

SETBACKS	
* Front: 25 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Interior Sides: 6 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements - Lot A as shown on plat is a corner lot on both N. Bicentennial Blvd. and N/S internal street. Clarify the use prior to final. A plat note may be needed for Lots A and B or note #16 may need to be revised to include Lot B. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required along N. Bicentennial Blvd., Frontera Rd., Northgate Lane, N. Main St., and both sides of internal streets. ***5 ft. sidewalk may be required by Engineering Department. Finalize prior to final. ***Plat note #9 will need to be revised as shown above, and once sidewalk requirements are finalized. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Bicentennial Boulevard and Frontera Road. ***Revise plat note #10 as shown above prior to final ***Other buffers may be required prior to final **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along N. Bicentennial Blvd. and Frontera Rd. - Revise plat note #12 as shown above prior to final. **Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - The development is proposed as single-family residential subdivision which does not require an approved site plan. If any of the lots is proposed to be multifamily or commercial and rezoned, a site plan review will be required 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. - Add a plat note as shown above prior to final.	Non-compliance

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 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>- The signature block wording references a private subdivision; however, no private street is proposed in the latest submittal. If the subdivision is to remain private, an HOA document and note will be required for staff review prior to recording. If the subdivision is going to be public, clarify if there will be an HOA prior to final, since an HOA is not required for a three-lot public subdivision.</p> <p>**Section 110-72 applies if public subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>- The signature block wording references a private subdivision; however, no private street is proposed in the latest submittal. If the subdivision is to remain private, an HOA document and note will be required for staff review prior to recording. If the subdivision is going to be public, clarify if there will be an HOA prior to final, since an HOA is not required for a three-lot public subdivision.</p> <p>**Section 110-72 applies if public subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p>	<p>NA</p>
	<p>Non-compliance</p>
	<p>Non-compliance</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public/private streets</p> <p>**Subdivision Ordinance: Section 134-1</p>	<p>Applied</p>
<p>* Minimum lot width and lot area</p> <p>**Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>ZONING/CUP</p>	
<p>* Existing: R-1 Proposed: R-1</p> <p>- The project engineer must verify if all lots are zoned residential. Based on the submitted plat boundary, a small portion on the east side of Lots B, 1, and 2 and the northeast side of Lot 3 seem to be A-O District.</p> <p>***Zoning Ordinance: Article V</p>	<p>Required</p>
<p>* Rezoning Needed Before Final Approval</p> <p>- The project engineer must verify if all lots are zoned residential. Based on the submitted plat boundary, a small portion on the east side of Lots B, 1, and 2 and the northeast side of Lot 3 seem to be A-O District.</p> <p>***Zoning Ordinance: Article V</p>	<p>Required</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee.</p> <p>*** Based on the latest plat three single-family residential lots are proposed, so a Park Fee of \$2,100 based on \$700 per dwelling to be paid prior to recording. Total amount of park fees is subject to change if number of proposed lots or dwelling units change.</p>	<p>NA</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.</p> <p>*** Based on the latest plat three single-family residential lots are proposed, so a Park Fee of \$2,100 based on \$700 per dwelling to be paid prior to recording. Total amount of park fees is subject to change if number of proposed lots or dwelling units change.</p>	<p>Required</p>
<p>* Pending review by the City Manager's Office.</p>	<p>NA</p>

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TRAFFIC	
* As per Traffic Department, Trip Generation is waived.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Add distances from lot corners to the HCID #2 Irrigation Easements shown on the plat and add bearing and dimensions on the plat or in a table prior to final. - Clarified the claimed easements on the plat or reference the document number prior to final. - Use ghosted lines of Ebony Heights Citrus Grove Subdivision and contour lines since it is being confused with the proposed subdivision lot lines. - Remove contour lines from ROW to avoid overlap of information prior to final. - Show the lot lines and legal description of all adjacent lots on all sides, including the west side of N. Bicentennial Blvd., south side of Frontera Rd., east side of N. Main St., and north side of Northgate Lane. - The owner's signature blocks wording may need to be revised prior to recording depending on all ROW dedication. The wording reflects a private subdivision; however, the proposed private interior street has been removed from the latest submitted plat. Clarify/revise the wording prior to final. - Any abandonment must be done by separate instrument and referenced on the plat. - An expired subdivision application with the same name for this property was on file and was verbally requested to be withdrawn by the previous engineer. A written withdrawal request is needed prior to final. - Revise the number of lots on the originally submitted application from four to three to match the latest submittal prior to final. <p>** The N/S interior street with a Cul-de-Sac has been removed from the revised plat and number of lots reduced from 4 residential and one common lot to 3 residential lots. If a new interior street is proposed in future, it must comply with all requirements including the maximum Cul-de-Sac length.</p> <p>***The project engineer submitted a variance application (VAR2024-0017) on behalf of the developer:</p> <ol style="list-style-type: none"> 1. A variance request to dedicate minimum 50 ft. ROW from centerline to N. Bicentennial Blvd. in lieu of 75 ft. from centerline for total 150 ft. ROW as required by the thoroughfare map. The submitted application proposed no ROW dedication; however, the project engineer submitted an email and revised the request to minimum 50 ft. from centerline. As per the submitted plat, the existing ROW ranges from 34.5 ft. from the centerline on the west side of the subdivision to 60 ft. from centerline on the northwest corner of the subdivision. 2. A variance request to allow a block length of 1,569 ft. instead of maximum 1,200 ft. block length requirement. Based on the existing streets in the areas, it is not feasible to comply with the block length requirement; therefore, the block length variance was approved administratively by staff. <p>***At the Planning and Zoning Commission meeting of May 7, 2024, the project engineer was present. Staff recommended disapproval for variance request No.1 and recommended minimum 60 ft. ROW dedication from centerline as requested by the Engineering Department. After further discussion, the item was unanimously tabled by the Board to discuss it further with the Engineering Department.</p> <p>***At the Planning and Zoning Commission meeting of May 21, 2024, the Board approved the subdivision in revised preliminary form and recommended approval of the requested variance to dedicate minimum 50 ft. ROW from centerline to N. Bicentennial Boulevard.</p> <p>****On June 10, 2024, the City Commission unanimously approved option No. 2, and disapproved the variance request and alternatively approved 60 ft. minimum ROW dedication from centerline for N. Bicentennial Boulevard as recommended by the Engineering Department.</p> <p>****A new variance application (VAR2024-0028) has been submitted with the same request: A variance to dedicate minimum 50 ft. ROW from centerline to N. Bicentennial Blvd. in lieu of 60 ft. ROW dedication requirement as approved by the City Commission on 06/10/2024. Planning and Zoning Commission tabled the request for more information.</p>	<p>Non-compliance</p>

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

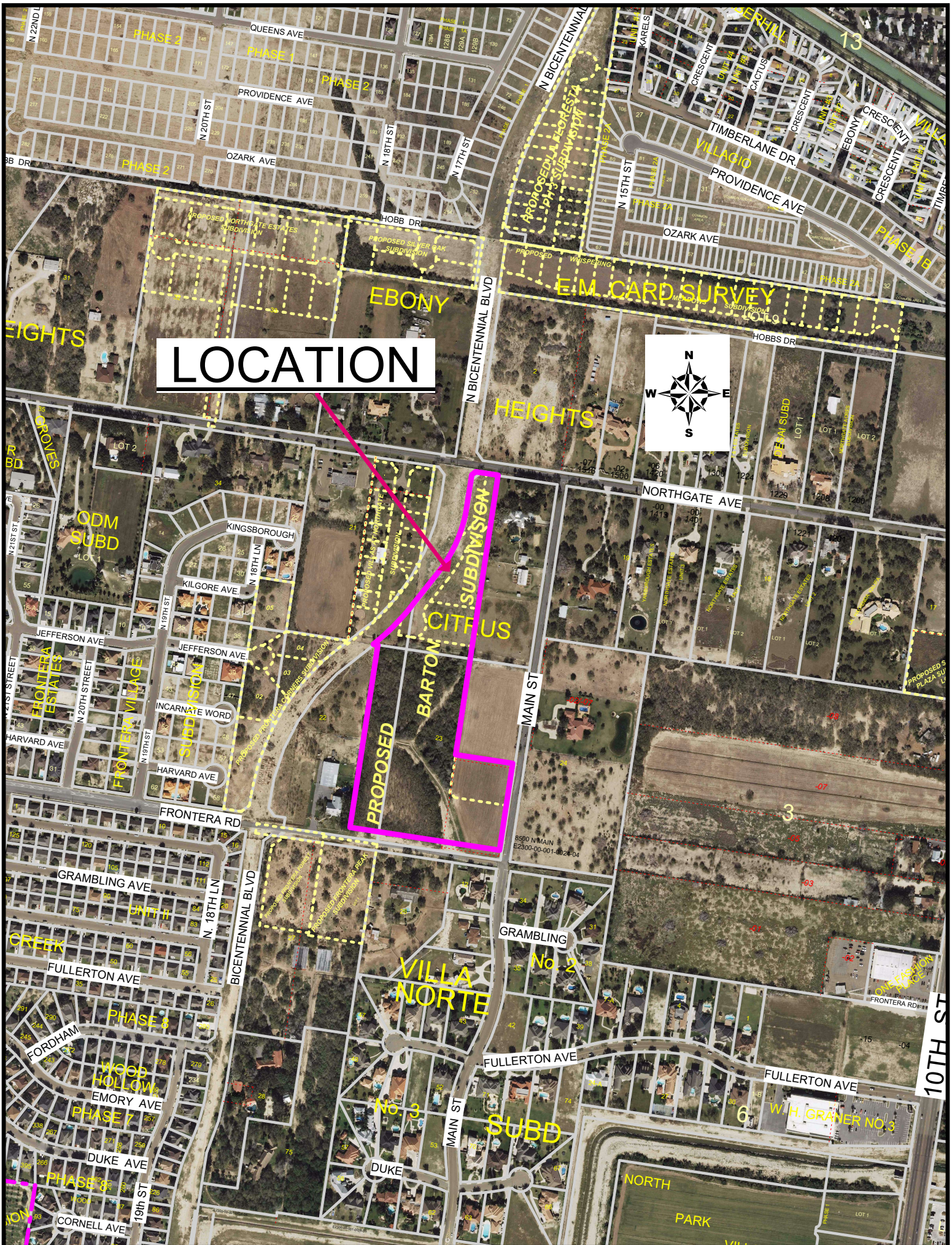
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL, AND THE BOARD'S CLARIFICATION ON THE REQUESTED VARIANCE.	Applied

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

LOCATION



PROPOSED BARTON CITRUS SUBDIVISION



City of McAllen

SUB 2024-0080

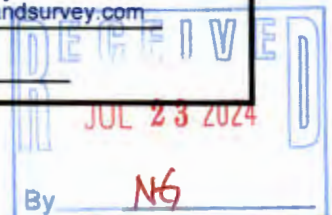
Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>The CUE Subdivision</u>
	Legal Description <u>14.52 acres out of Lot 7, Section 6, Hidalgo Canal Company Subdivision, Hidalgo County TX, Vol. Q, Pg. 177, Deed Records, Hidalgo County, TX and Lots 9, 10 & Part of Lot 11, Ford's Subdivision, Hidalgo County, TX, Vol. 7, Pg. 15, Map Records, Hidalgo, TX</u>
	Location <u>700 Sunset Drive 804 Bales Road 2801 S. 10th Street</u>
	City Address or Block Number <u>2801 South 10th Street</u>
	Total No. of Lots <u>3</u> Total Dwelling Units _____ Gross Acres <u>14.52</u> Net Acres <u>12.85</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>14.52 Acres</u>) / <input type="checkbox"/> Residential (_____ Lots) Replat: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No A-O, R-1 A-O, R-1
	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>Open</u> Proposed Land Use <u>Learning Center & Park</u>
	Irrigation District #: <u>HCWID#3</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>675893 175515 189372</u>	
Estimated Rollback Tax Due _____ Tax Dept. Review _____	
Owner	Name <u>City of McAllen</u> Phone <u>956.681.1151</u>
	Address <u>1300 Houston Ave.</u> E-mail <u>bolazaran@mcallen.net</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>
Developer	Name <u>City of McAllen</u> Phone <u>956.681.1151</u>
	Address <u>1300 Houston Ave.</u> E-mail <u>bolazaran@mcallen.net</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>
	Contact Person <u>Bilkis Olazaran</u>
Engineer	Name <u>Perez Consulting Engineers</u> Phone <u>956.631.4482</u>
	Address <u>808 Dallas Ave.</u> E-mail <u>dp@perezce.com</u> <u>ah@perezce.com</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>
	Contact Person <u>David Perez, P.E.</u>
Surveyor	Name <u>CVQ Land Surveyors</u> Phone <u>956.618.1551</u>
	Address <u>517 Beaumont Ave.</u> E-mail <u>cvq@cvqlandsurvey.com</u> <u>surveycrew@cvqlandsurvey.com</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>

KF



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature  Date 7/2/2024

Print Name David Perez, P.E.

Owner Authorized Agent

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

McALLEN² COU

615

LOCATION



10TH ST

MAX JONES
SUBDIVISION
LOT 1

THE WOODLANDS
SUBDIVISION
2 800 1 700

VISTA
ALEGRE
LOT "A"
628

**PROPOSED THE CUE
SUBDIVISION**

SUNSET DR

QUINTA MAZATLA
SUBDIVISION
LOT 1

S OLD 10TH ST

10TH ST (S.H. 336)

FORD'S
SUBDIVISION

LA PLAZA
REGENCY NO. 2
SUBD.

6

BALES RD

BALES RD

LOT 1
3113
LOT 2
3105
SOUTH 40TH
SHOPPING
CENTER
LOT 1
3201

3101
3103
3105
3107
3109
3111
3113
3115
3119
3106
3110
3114
3118

S 6TH LN

S 5TH LANE

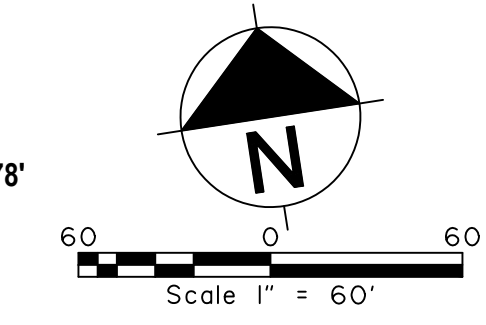
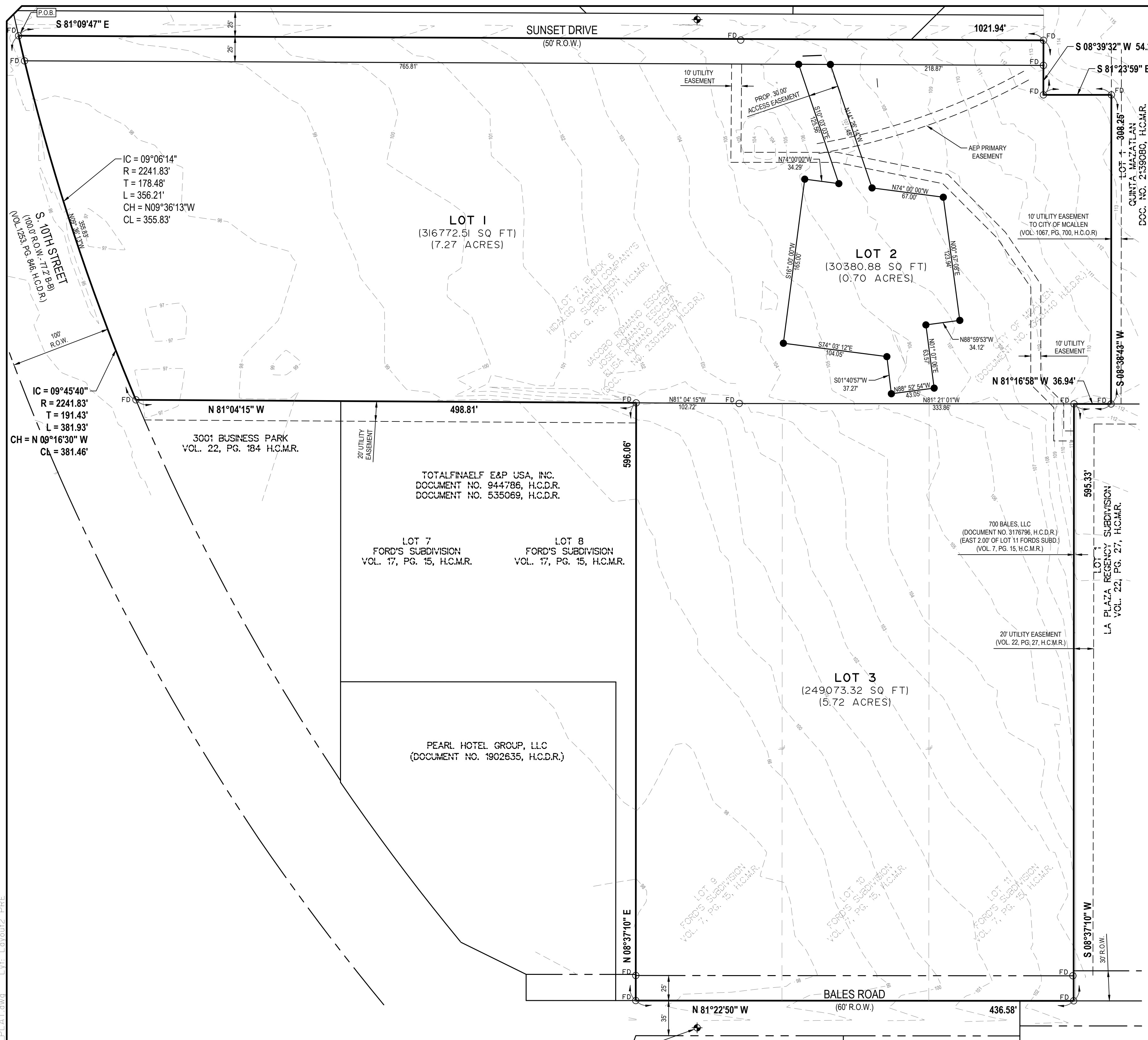
3200

701

3201

3114

3206



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

- GENERAL NOTES:**
- MINIMUM FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AS MEASURED AT CENTER OF SUNSET DRIVE.
 - MINIMUM SET BACKS LINES:
FRONT - 25.0 FT ALONG SUNSET DRIVE
REAR - IN ACCORDANCE WITH THE ZONING ORDINANCE.
SIDES - IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - SETBACKS FOR THE EXISTING STRUCTURE(S) REMAIN; HOWEVER ONCE ANY ADDITIONS OR NEW CONSTRUCTION IS PROPOSED, THE SETBACKS AS REFERENCED IN NOTE NO. 2 WILL APPLY.
 - BY GRAPHICAL PLOTTING LAND CONTAINED WITHIN THIS SUBDIVISION LIES IN ZONE "B" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/02/82. COMMUNITY PANEL NO. 480343-0010C
 - REQUIRED STORM WATER DETENTION SHALL BE 1.77 ACRE-FEET (2855.6 CY)
 - BENCHMARK
NORTHING - 16588802.61
EASTING - 1071962.01
ELEVATION - 98.31'
 - 4 FT SIDEWALK IS REQUIRED ALONG SUNSET DRIVE.
 - 6 FT OPAQUE BUFFER IS REQUIRED FOR ADJACENT TO ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES, 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL INDUSTRIAL OR MULTIFAMILY RESIDENTIAL ZONES/USES.
 - THE CONSTRUCTION OF ANY STRUCTURES AND DRAINAGE DETENTION PONDS ON OR WITHIN ANY EASEMENT SHALL BE PROHIBITED.

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 14.52 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 7, SECTION 6, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND LOTS 9 AND 10 AND PART OR PORTION OF LOT 11, FORD'S SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 7, PAGE 15, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 14.52 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A NAIL FOUND, AT THE SOUTHWEST CORNER OF MAX JONES SUBDIVISION, MAP REFERENCE: VOLUME 18, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS, THE EAST RIGHT-OF-WAY LINE OF S. 10TH STREET, (STATE HIGHWAY 336), RECORDED IN VOLUME 1253, PAGE 846, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE POINT OF BEGINNING, AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 81° 09' 47" E, ALONG THE SOUTH LINE OF SAID MAX JONES SUBDIVISION, WITHIN SUNSET DRIVE, A DISTANCE OF 1021.94 FEET, TO A NAIL SET, ON THE WEST LINE OF QUINTA MAZATLAN SUBDIVISION MAP REFERENCE: DOCUMENT NUMBER 2139080 MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER HEREOF;

THENCE S 08° 39' 32" W, ALONG THE WEST LINE OF SAID QUINTA MAZATLAN SUBDIVISION, AT A DISTANCE OF 25.00 FEET, PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, ON THE SOUTH RIGHT-OF-WAY LINE OF SAID SUNSET DRIVE, CONTINUING A TOTAL DISTANCE OF 54.40 FEET, TO A 1/2" IRON ROD FOUND, AT AN INSIDE CORNER OF SAID QUINTA MAZATLAN SUBDIVISION, FOR A CORNER HEREOF;

THENCE S 81° 23' 59" E, ALONG SAID QUINTA MAZATLAN SUBDIVISION, A DISTANCE OF 67.78 FEET, TO AN IRON PIPE FOUND, ON AN INSIDE CORNER OF SAID QUINTA MAZATLAN SUBDIVISION, FOR A CORNER HEREOF;

THENCE S 08° 38' 43" W, ALONG SAID QUINTA MAZATLAN SUBDIVISION, A DISTANCE OF 308.25 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, ON THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID QUINTA MAZATLAN SUBDIVISION, THE NORTH LINE OF LA PLAZA REGENCY NO. 2 SUBDIVISION, MAP REFERENCE: VOLUME 22 PAGE 27 MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR A CORNER HEREOF;

THENCE N 81° 16' 58" W, ALONG THE NORTH LINE OF SAID LA PLAZA REGENCY NO. 2 SUBDIVISION, AT A DISTANCE OF 34.94 FEET, PASS A 1/2" IRON ROD FOUND, ON THE NORTHWEST CORNER OF SAID LA PLAZA REGENCY NO. 2 SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 36.94 FEET, TO THE NORTHWEST CORNER OF A TRACT OF LAND DEEDED TO 700 BALES, LLC, RECORDED IN DOCUMENT NUMBER 3176798 DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR A CORNER HEREOF;

THENCE S 08° 37' 10" W, ALONG THE WEST LINE OF SAID 700 BALES, LLC, TRACT, AT A DISTANCE OF 570.33 FEET, PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "JA GZA" FOUND, ON THE NORTH RIGHT-OF-WAY LINE OF BALES RD, CONTINUING A TOTAL DISTANCE OF 595.33 FEET, TO A NAIL SET, ON THE SOUTH LINE OF SAID LOT 11, FORD'S SUBDIVISION, FOR THE SOUTHEAST CORNER HEREOF;

THENCE N 81° 22' 50" W, ALONG THE SOUTH LINE OF SAID LOTS 11, 10 AND 9, FORD'S SUBDIVISION, WITHIN SAID BALES ROAD, A DISTANCE OF 436.58 FEET, TO A NAIL SET, ON THE WEST LINE OF SAID LOT 9, FOR THE SOUTHWEST CORNER HEREOF;

THENCE N 08° 37' 10" E, ALONG THE WEST LINE OF SAID LOT 9, AT A DISTANCE OF 25.00 FEET, PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, ON THE NORTH RIGHT-OF-WAY LINE OF SAID BALES ROAD, CONTINUING A TOTAL DISTANCE OF 596.06 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "JA GZA" FOUND, ON THE NORTHWEST CORNER OF SAID LOT 9, FOR A CORNER HEREOF;

THENCE N 81° 04' 15" W, ALONG THE NORTH LINE OF LOTS 7 AND 8, OF SAID FORD'S SUBDIVISION, AT A DISTANCE OF 292.00 FEET, PASS THE NORTHEAST CORNER OF 3001 BUSINESS PARK SUBDIVISION, MAP REFERENCE: VOLUME 22 PAGE 184 MAP RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING A TOTAL DISTANCE OF 498.81 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP "M & H" FOUND, ON THE EAST RIGHT-OF-WAY OF SAID S. 10TH STREET (FM 336), AND A CURVE TO THE RIGHT, FOR A CORNER HEREOF;

THENCE, IN A NORTHWESTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 381.93 FEET, SAID CURVE HAVING A RADIUS OF 2241.83 FEET, A DELTA ANGLE OF 09° 45' 40", A TANGENT OF 191.43 FEET, AND A CHORD THAT BEARS N 09° 16' 30" W, 381.46 FEET, TO THE POINT OF BEGINNING, CONTAINING 14.52 ACRES OF LAND, MORE OR LESS.

BEARING BASIS AS PER TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, SOUTH ZONE.

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

CITY OF McALLEN
1300 HOUSTON AVE.
McALLEN, TEXAS 78504
HIDALGO COUNTY

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

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

NOTARY PUBLIC

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

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

CHAIRMAN, PLANNING AND ZONING COMMISSION
McALLEN, TEXAS

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

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

MAYOR
CITY OF McALLEN, TEXAS

ATTEST: CITY SECRETARY

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

DATED THIS THE _____ DAY OF, _____ 2023.

CARLOS VASQUEZ, R.P.L.S. NO. 4608
CVQ LAND SURVEYORS, LLC
TBPELS FIRM NO. 10119600
517 BEAUMONT AVE.
McALLEN, TEXAS 78501

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

DATED THIS THE _____ DAY OF, _____ 2023.

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

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

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

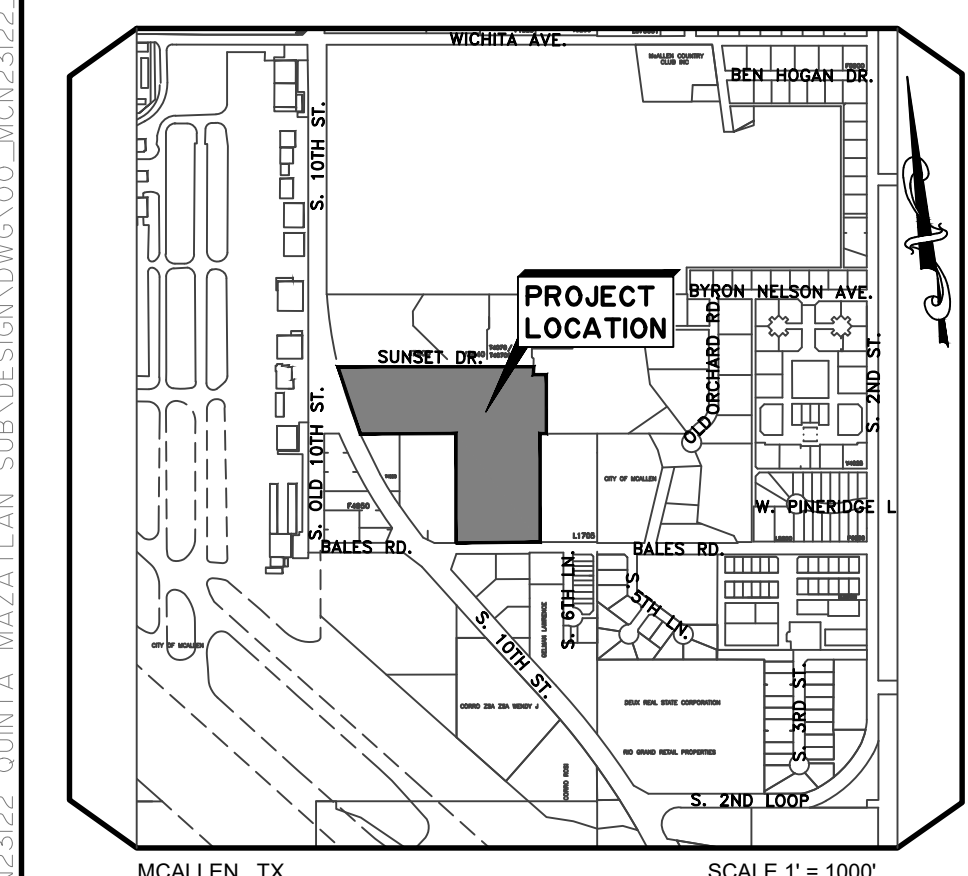
BY: _____ DEPUTY



808 Dallas Ave. McAllen, Texas 78501
(956) 631-4482 fax (956) 632-1545

DATE OF PREPARATION: JULY 3, 2024

SHEET 1 OF 1



PRELIMINARY SUBDIVISION PLAT
THE CUE SUBDIVISION
McALLEN, TEXAS

14.52 ACRES OUT OF LOT 7, SECTION 6, HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND OF LOTS 9, 10 AND PART OR PORTION OF LOT 11, FORD'S SUBDIVISION, HIDALGO COUNTY, TEXAS, VOLUME 7, PAGE 15, MAP RECORDS, HIDALGO COUNTY, TEXAS

A: Cad. Rev. 24.25 - (L.M.S. Tech) User: pcc-uf
 Date: 06/20/24 10:55 AM
 H:\MCD\23022 - QUINTA MAZATLAN - SUBDIVISION\DWG\00_MCD\23022_PLAT.dwg L:\L - Layout2_PRR



Reviewed On: 8/1/2024

SUBDIVISION NAME: THE CUE SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

<p>S. 10th Street: ROW dedication needed for 75 ft. from centerline for total 150 ft. ROW Paving: By the State Curb & gutter: By the State Revisions needed: - Show and label the centerline and the existing ROW on both sides to finalize the ROW dedication requirement prior to final. - Show ROW dedicated by this plat and ROW from centerline after dedication and total ROW as shown above prior to final. - Submit a copy of the referenced documents prior to final. - Provide the ROW dedication as shown above 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>Sunset Drive: ROW dedication as needed for 5 ft. additional ROW dedication for 30 ft. from centerline for total 55 ft. ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: - Show and label the centerline and the existing ROW on both sides to finalize the ROW dedication requirement prior to final. - Show ROW dedicated by this plat and ROW from centerline after dedication and total ROW as shown above prior to final. - Label if 25 ft. ROW shown inside the property was dedicated by a separate instrument or is dedicated by this plat. - Reference the document number for the existing ROW and submit a copy of the referenced documents prior to final. - Provide ROW dedication as needed above 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>Bales Road: ROW dedication needed for 35 ft. from centerline for total 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides Revisions needed: - ROW dedication requirements must be finalized prior to final. - Show and label the centerline and the existing ROW on both sides to finalize the ROW dedication requirement prior to final. - Show ROW dedicated by this plat and ROW from centerline after dedication and total ROW as shown above prior to final. - Clarify if 25 ft. ROW was dedicated by separate instrument or is dedicated by this plat, please label it accordingly prior to final. - Reference document number for the existing ROW and submit a copy of the referenced documents prior to final. - Provide the ROW dedication as shown above 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>

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

<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan * 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118 * 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118 * 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	Applied
	Applied
	NA
	Applied
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties ** A CUP for this property (CUP2023-0147) for a learning center and park was approved by the City Commission on November 27, 2023, for life of the use, which include a service drive. **Subdivision Ordinance: Section 134-106</p>	Applied
SETBACKS	
<p>* Front: According to the Zoning Ordinance or greater for easements or approved site plan, or in line with average existing setback, whichever is greater - Revise the setback note as shown above prior to final. - Proposing: 25 ft. along Sunset Drive **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: According to the Zoning Ordinance or greater for easements or approved site plan, whichever is greater - Revise the setback note as shown above prior to final. - Proposing: In accordance with the Zoning Ordinance **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides: According to the Zoning Ordinance or greater for easements or approved site plan, whichever is greater - Revise the setback note as shown above prior to final. - Proposing: In accordance with the Zoning Ordinance **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: According to the Zoning Ordinance or greater for easements or approved site plan, whichever is greater - Add the setback note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	NA
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on S. 10th Street, Sunset Drive, and Bales Road - Revise the setback note as shown above prior to final. - Engineering Department may request 5 ft. sidewalk for S. 10th Street 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

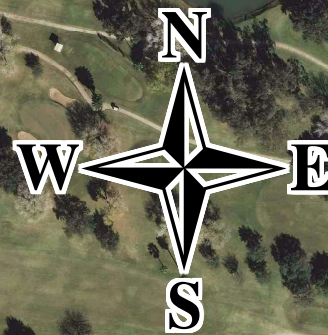
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. - Any additional buffer as applicable must be finalized prior to final. **Landscaping Ordinance: Section 110-46 	Required
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along _____. - Plat note requirement will be finalized prior to final. **Must comply with City Access Management Policy 	TBD
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. ** A CUP for this property (CUP2023-0147) for a learning center and park was approved by the City Commission on November 27, 2023, for life of the use. - Any change in the approved site plan will require the CUP to be amended. 	Applied
<ul style="list-style-type: none"> * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners. - Add a plat note as shown above prior to final. 	Required
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	Applied
<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 	Applied
<ul style="list-style-type: none"> * Minimum lot width and lot area. - Provide the lot frontage for Lot 2 to verify compliance with minimum lot width for the respective zone prior to final. **Zoning Ordinance: Section 138-356 	TBD
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: A-O, R-1, and C-3 Proposed: A-O, R-1, and C-3 ***Zoning Ordinance: Article V ** A CUP for this property (CUP2023-0147) for a learning center and park was approved by the City Commission on November 27, 2023, for life of the use. - Any change in the approved site plan will require the CUP to be amended. 	Applied

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>NA</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee. Based on the submitted application, the proposed use is learning center and park; therefore, park land dedication or fees do not apply.</p>	<p>NA</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Based on the submitted application, the proposed use is learning center and park; therefore, park land dedication or fees do not apply.</p>	<p>NA</p>
<p>* Pending review by the Parkland Dedication Advisory Board and CC. Based on the submitted application, the proposed use is learning center and park; therefore, park land dedication or fees do not apply.</p>	<p>NA</p>
<p>TRAFFIC</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>COMMENTS</p>	
<p>Comments: - There is a 30 ft. Access Easement is shown as part of Lot 2. Clarify if Lot 2 will have a frontage to Sunset Drive or is accessed by an access easement prior to final. An easement must be shown by dashed line, not solid line. If lot 2 will not front a street, revise the lot boundary and submit a variance for staff review and process prior to final. - If an easement is dedicated by separate instrument, add the document number on the plat and provide a copy prior to final. - If an easement is dedicated by this plat, add "by this plat" prior to final. - Remove any reference from "Prop." to "By this plat" prior to final. - The distance and bearing of all easements will be needed, if they are not running along the lot lines. - Add dimensions from corner of the lots to the easements prior to final. - The easement labeled as AEP Primary easement seems to be incomplete. Clarify/revise the easement prior to final. - Any abandonment must be done by separate process, not by plat. - Legal description of all adjacent lots on all sides, even the other side of the streets are needed on the plat prior to final. *Must comply with City's Access Management Policy.</p>	<p>Non-compliance</p>
<p>RECOMMENDATION</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

MCALLEN COUNTY



LOCATION

MAX JONES
SUBDIVISION
LOT 1

THE WOODLANDS
SUBDIVISION
2

VISTA
ALEGRE
LOT "A"
628

PROPOSED THE CUE
SUBDIVISION
7

QUINTA MAZATLAN
SUBDIVISION
LOT 1

FORD'S
SUBDIVISION
7

LA PLAZA
REGENCY NO. 2
SUBD.
LOT 1

6

10TH ST

S OLD 10TH ST

10TH ST (S.H. 336)

BALES RD

BALES RD

UNIT 1
SOUTH 10TH
SHOPPING
CENTER
LOT 1

S 6TH LN

AVIGNON
LOT 4

S 5TH CT
S 5TH LANE





City of McAllen Planning Department

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

SUB 2023-0096

Project Information

Subdivision Name Norlola Subdivision

Location NW CORNER OF 8TH STREET AND HOUSTON AVENUE

City Address or Block Number 700 S. 9TH ST.

Number of Lots 3 Gross Acres 1.32 Net Acres _____ ETJ Yes No Approved

Existing Zoning R-3A Proposed Zoning R-3A Rezoning Applied for ' _____ es No Date 05/03/23

Existing Land Use VACANT Proposed Land Use MIXED Irrigation District # HCID#3

Replat Yes No Commercial Residential R1 Z-R3A

Agricultural Exemption Yes No Estimated Rollback Tax Due 0

Parcel # 290642 Tax Dept. Review [Signature]

Water CCN MGPU Sharyland Water SC Other _____

Legal Description 1.32 ACRES OUT OF STEWARTS ADDITION LOT 16

Owner

Name 1) JOHN PAUL & NORA SANDOVAL Phone 956-212-5565 / 956-458-0344

2) LOLA PROPERTIES, LLC

Address 1) 408 YUCCA AVENUE E-mail JP@PAULSANCONSTRUCTION.COM

2) P.O. BOX 3239

City 1) MCALLEN, 2) MISSION State TX Zip 1) 78504, 2) 78573

Developer

Name SAME AS ABOVE Phone _____

Address _____ E-mail _____

City _____ State _____ Zip _____

Contact Person _____

Engineer

Name MAS ENGINEERING, LLC. Phone 956-537-1311

Address 3911 N. 10TH STREET, SUITE H E-mail MSALINAS6973@ATT.NET

City MCALLEN State TX Zip 78501

Contact Person MARIO A. SALINAS, P.E., S.I.T.

Surveyor

Name _____ Phone _____

Address _____ E-mail _____

City _____ State _____ Zip _____

KCF

SEP 01 2023

BY: CW

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

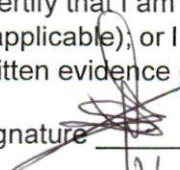
PLAT TO SHOW:

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

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

Owners Signature

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

Signature  Manager Lola Properties Date 8/29/

Print Name VICTOR OGUNLANA (for Lola Properties)

Owner Authorized Agent

The Planning Department is now accepting DocuSign signatures on application

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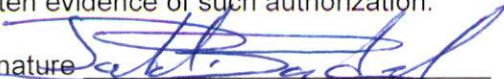
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- Metes and bounds
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Owners Signature

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

Signature  Date 8/22/23

Print Name JOHN PAUL SANDOVAL

Owner Authorized Agent

The Planning Department is now accepting DocuSign signatures on application

Proposed Plat Submittal

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ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

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- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
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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 Nora Sandoval Date 8/29/23

Print Name Nora SANDOVAL

Owner Authorized Agent

The Planning Department is now accepting DocuSign signatures on application

VAR2024 - 10035



City of McAllen

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

Planning Department VARIANCE TO SUBDIVISION PROCESS APPLICATION

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

Project	Legal Description <u>1.325 ACRES OUT OF LOT 16,</u> <u>STEWART'S ADDITION TO MCALLEN</u>
	Proposed Subdivision (if applicable) <u>NORLOLA SUBDIVISION</u>
Applicant	Street Address <u>700 S. 8TH STREET</u>
	Number of lots <u>3</u> Gross acres <u>1.325</u>
	Existing Zoning <u>R-1 & R-3A</u> Existing Land Use <u>SINGLE -FAMILY/VACANT</u>
<input checked="" type="checkbox"/> Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)	
Owner	Name <u>MAS ENGINEERING, LLC.,</u> Phone <u>956-537-1311</u> <u>MARIO A. SALINAS</u>
	Address <u>3911 N. 10TH STREET, SUITE H</u> E-mail <u>MSALINAS6973@ATT.NET</u> City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u>
Authorization	1) JOHN PAUL & NORA SANDOVAL Name <u>2) LOLA PROPERTIES, LLC</u> Phone <u>956-212-5565 / 956-458-0344</u> Address <u>1) 408 YUCCA AVENUE</u> E-mail <u>JP@PAULSANCONSTRUCTION.COM</u> <u>2) P O BOX 3239</u> City <u>1) MCALLEN, 2) MISSION</u> State <u>TX</u> Zip <u>1) 78504, 2) 78573</u>
	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 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></u> Date <u>07/08/2024</u> Print Name <u>MARIO A. SALINAS, P.E.</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent
Office	*FOR OFFICE USE ONLY*
	APPLICATION FILING FEE: <input checked="" type="checkbox"/> \$250.00 Accepted by <u>KF</u> Payment received by _____ Date _____ Rev 06/21 BY: <u></u> JUL 15 2024



City of McAllen

Planning Department

REASON FOR APPEAL

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

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

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

Reason for Appeal

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

THE SUBJECT PROPERTY WOULD NOT BENEFIT FROM DEDICATING ADDITIONAL ROW FOR HOUSTON AVENUE DUE TO THE ADJACENT PROPERTIES TO THE EAST, WEST AND SOUTH ALREADY BEING DEVELOPED AND WOULD HALT FUTURE WIDENING OF HOUSTON AVENUE FOR THE PAVEMENT SECTION IN BETWEEN 8TH AND 10TH STREETS

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

SAME AS ABOVE

Requesting to not dedicate any additional ROW and to maintain existing 49.20 ft. ROW

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.

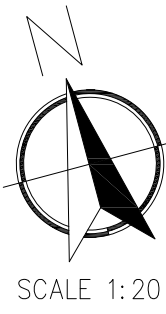
SAME AS ABOVE

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.

SAME AS ABOVE

MAP OF NORLOLA SUBDIVISION

McALLEN, TEXAS



METES AND BOUNDS DESCRIPTION

BEING 1.325 ACRES OUT OF LOT 16, STEWART'S ADDITION TO McALLEN, TEXAS, RECORDED IN DOCUMENT NO. 1910-40642, DEED RECORDS HIDALGO COUNTY, TEXAS, SAME BEING COMPRISED OF THE FOLLOWING 2 DEEDS:

- (1) A CALLED TRACT I AND TRACT II, DESCRIBED IN A GENERAL WARRANTY DEED, DATED OCTOBER 1, 2021, CONVEYED TO JOHN PAUL SANDOVAL AND NORA SANDOVAL, RECORDED ON DOCUMENT 3269862, OFFICIAL PUBLIC RECORDS HIDLAGO COUNTY, TEXAS,
- (2) A CALLED TRACT I AND TRACT II, DESCRIBED IN A WARRANTY DEED, DATED JULY 29, 2022, CONVEYED TO LOLA PROPERTIES, LLC., RECORDED IN DOCUMENT NO. 3366294, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAID 1.325 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 60-D NAIL FOUND, THE SOUTHWEST CORNER OF THE SAID LOT 16, SAME BEING THE SOUTHEAST CORNER OF ELEVENTH AVENUE ADDITION, RECORDED IN VOLUME 4, PAGE 30, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HOUSTON AVENUE, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N08°33'03"E, ALONG THE WEST LINE OF THE SAID LOT 16, SAME BEING ALONG THE EAST LINE OF THE SAID ELEVENTH AVENUE ADDITION, A DISTANCE OF 313.39 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "MEDINA" FOUND, A POINT ON THE WEST LINE OF THE SAID LOT 16, SAME BEING A POINT ON THE EAST LINE OF THE SAID ELEVENTH AVENUE ADDITION, SAME BEING THE SOUTHWEST CORNER OF A CALLED TRACT II CONVEYED TO RAFAEL AND YOLANDA LIVING TRUST, RECORDED IN DOCUMENT NO. 2803880, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S81°26'57"E, ACROSS THE SAID LOT 16, A DISTANCE OF 184.14 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "MEDINA" FOUND, A POINT ON THE WEST RIGHT-OF-WAY LINE OF 8TH STREET, SAME BEING THE SOUTHEAST CORNER OF A CALLED 0.33 ACRE TRACT CONVEYED TO RAFAEL ILDEFONSO DE LA TORRE SANCHEZ, RECORDED IN DOCUMENT NO. 2917316, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S08°33'03"W, ACROSS THE SAID LOT 16, SAME BEING ALONG THE WEST RIGHT-OF-WAY LINE OF 8TH STREET, A DISTANCE OF 313.39 FEET TO A 1/2 INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET, A POINT ON THE SOUTH LINE OF THE SAID LOT 16, SAME BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF 8TH STREET, SAME BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HOUSTON AVENUE, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°26'57"W, ALONG THE SOUTH LINE OF THE SAID LOT 16, SAME BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF HOUSTON AVENUE, A DISTANCE OF 184.14 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.325 ACRE OF LAND, MORE OR LESS.

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

LOLA PROPERTIES LLC
NORA SANDOVAL, PRESIDENT
PO BOX 3239
MISSION TX, 78573-0055

Date

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NORA SANDOVAL, 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 _____, 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 COMMISSION

Date

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

MAYOR, CITY OF McALLEN

Date

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: RAUL SESIN, P. E.

Date

STATE OF TEXAS
COUNTY OF HIDALGO

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

MANUEL CARRIZALES RPLS #6388

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

DATE

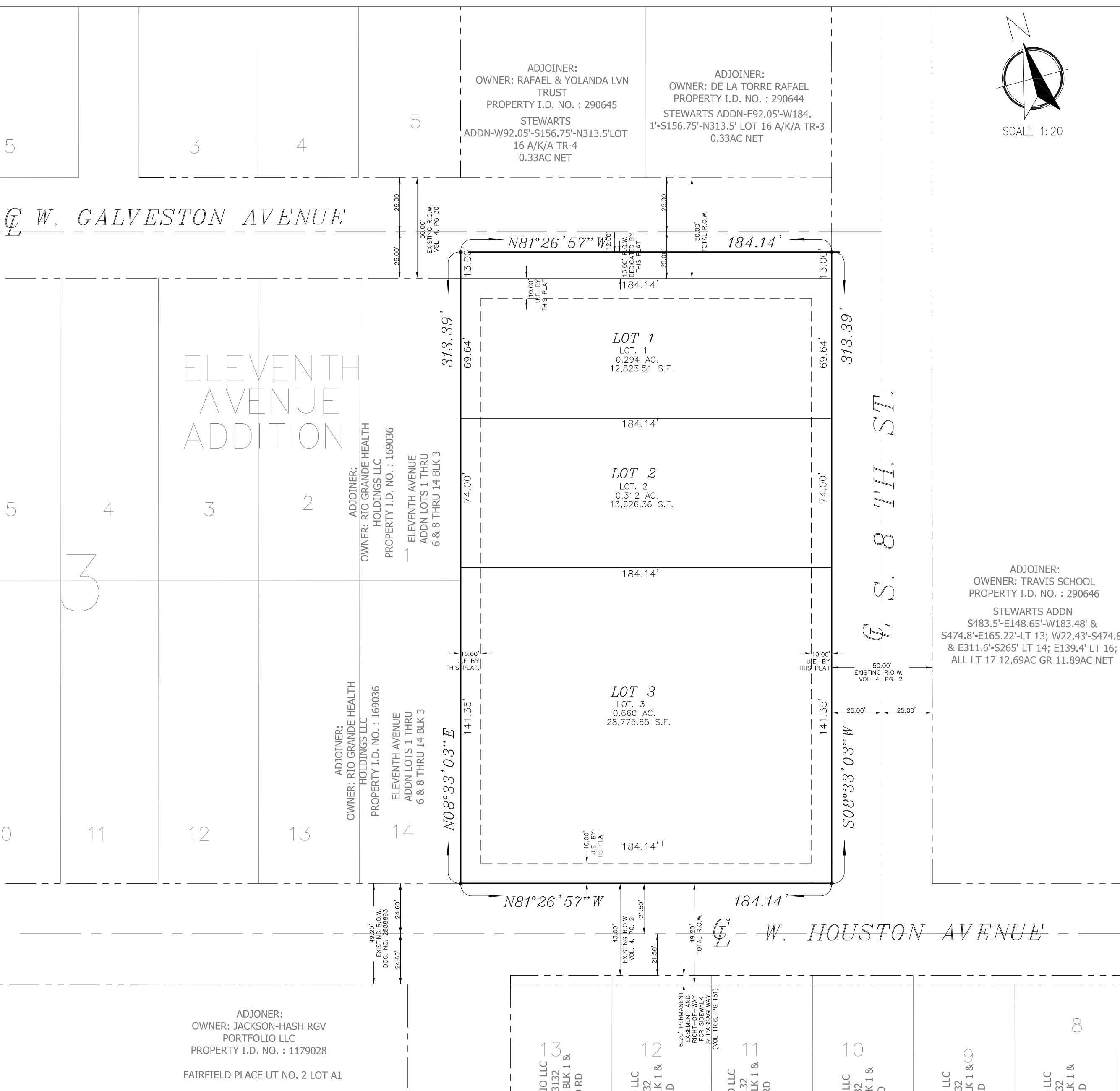


DATE OF PREPARATION: JULY 15, 2024

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

3911 N 10TH. ST. STE. H
McALLEN, TEXAS. 78501

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



LEGEND

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

NOTES:

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

LOT 1-

- FRONT: 25 FT. OR GREATER FOR EASEMENTS.
- REAR: 10 FT. OR GREATER FOR EASEMENTS.
- SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS.
- CORNER: 10 FT. OR GREATER FOR EASEMENTS.
- GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER

LOTS 2 AND 3-

- FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR GREATER FOR EASEMENTS.
- REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR GREATER FOR EASEMENTS.
- SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR GREATER FOR EASEMENTS.
- CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR GREATER FOR EASEMENTS.
- GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

2.- THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480343 0010C, REVISED NOV. 2, 1982. FLOOD ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)

3.- STORM WATER DETENTION OF 7,989 C.F. OR 0.18 AC-FT IS REQUIRED FOR THIS SUBDIVISION, LOT 1 WILL DETAIN 1,699 CUBIC FEET, LOT 2 WILL DETAIN 1,830 CUBIC FEET, LOT 3 WILL DETAIN 4,312 CUBIC FEET;

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

5.- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON HOUSTON AVENUE, SOUTH 8TH STREET AND GALVESTON AVENUE.

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

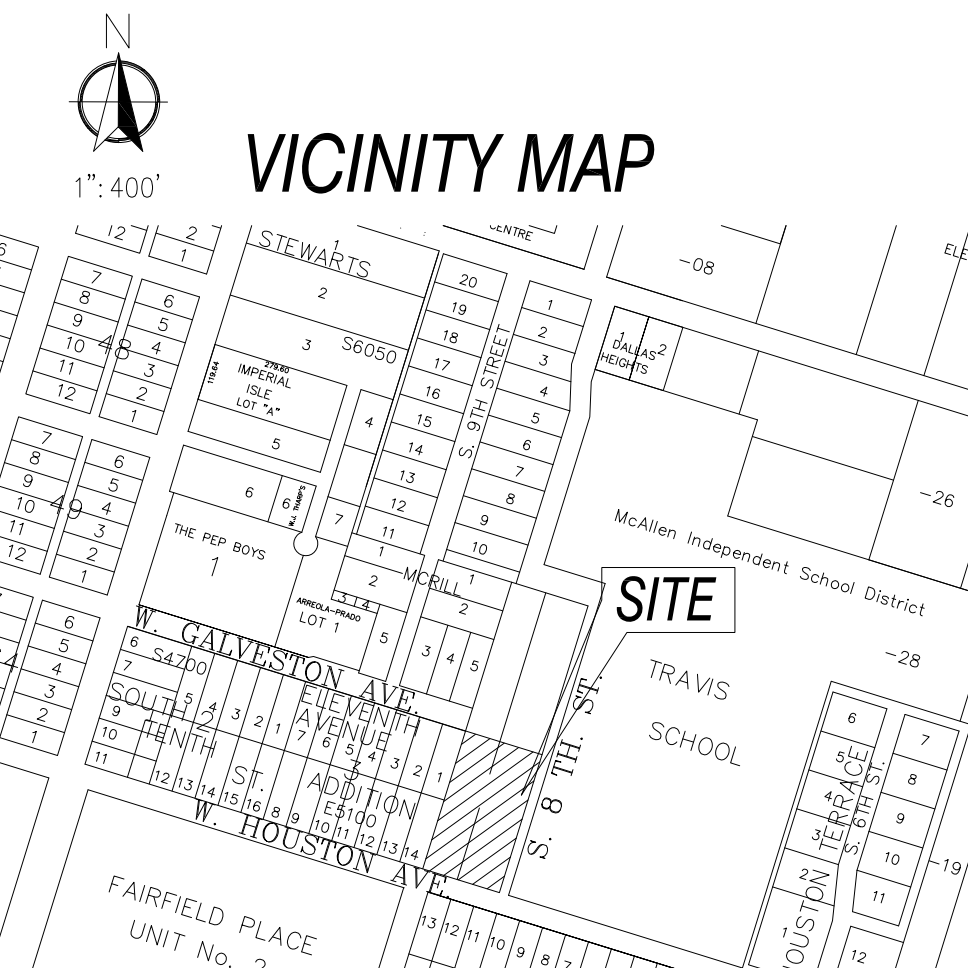
7.- 6 FT. OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.

8.- CITY OF McALLEN BENCHMARK: MC 82; IS AT THE NORTHWEST CORNER OF THE INTERSECTION OF BROADWAY AVE. AND JACKSON AVE. THE MONUMENT IS 16FT WEST FROM THE BS OF BROADWAY AVE AND 81 FT NORTH FROM THE BACK OF CURB OF JACKSON AVE.

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

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

11.- COMMON AREAS, ANY PRIVATE SERVICE DRIVES/ACCESS, ETC. MUST BE MAINTAINED BY THE LOT OWNER(S) AND NOT THE CITY OF McALLEN.





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/2/2024

SUBDIVISION NAME: NORLOLA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Houston Ave: Dedication for 40 ft. from centerline for total 80 ft. R.O.W.
 Paving: 52 ft. Curb & gutter: both sides
 Revisions needed:
 - Provide document number for the existing 50 ft. ROW on the plat and provide a copy for staff review prior to final.
 - Document number and existing ROW show discrepancies for dedication, review prior to final.

- Based on the Plat submitted, 18.5' would be required to be dedicated to make it 40ft. from centerline. Engineer has requested not to dedicate any R.O.W. and leave remaining R.O.W. as is.
 - Previous plats had provided for R.O.W. dedication, but engineer has submitted a variance to not dedicated R.O.W. Staff recommends compliance with thoroughfare requirements, should the variance be considered, staff has reviewed this request and is recommending/requiring a min. of 10 ft. dedication for 59.3ft. of R.O.W.
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

Non-compliance

S. 8th Street: Dedication for 25 ft. from centerline total 50 ft. ROW
 Paving: 32 ft. Curb & gutter: both sides
 Revisions needed:
 - Show the existing ROW on both side of the centerline to finalize the ROW dedication requirement prior to final.
 - Reference the document number for the existing ROW on both sides of the centerline and provide a copy for staff review prior to final. Document number provided makes reference to Fairfield Place which didn't dedicate S. 8th Street, review prior to final.
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

Non-compliance

Galveston Ave: Dedication for 25 ft. from centerline for 50 ft. total ROW
 Paving: 32 ft. Curb & gutter: both sides
 Proposing: 13 ft. Additional ROW by this plat
 Revisions needed:
 - Survey of the north portion of the subdivision (labeled as Lot 1) has not been submitted. Submit the survey to finalize the ROW dedication requirement prior to final.
 - Survey and plat show discrepancies on depth of lot and acreage.
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

Non-compliance

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

Applied

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

<p>* 1,200 ft. Block Length **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>	<p>Applied</p>
	<p>NA</p>
	<p>NA</p>
<p>ALLEYS</p>	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multifamily properties - Provide alley/service drive easement for the multifamily lots prior to final. - If private service drive easement is proposed must be a minimum 24 ft. with 24 ft. of paving and in compliance with Fire and Public Works Department requirements. **Subdivision Ordinance: Section 134-106</p>	<p>Non-compliance</p>
<p>SETBACKS</p>	
<p>* Front: Lot 1: 25 ft. or greater for easements Lots 2 & 3: In accordance with the zoning ordinance or greater for approved site plan or easements, whichever is greater applies. Proposing: Lot 1: 25 ft. or greater for easements Lots 2 & 3: 25 ft. or greater for easements - Clarify the proposed setback prior to final - Setback note must be finalized prior to final. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Rear: Lot 1: 10 ft. or greater for easements Lots 2 & 3: In accordance with the zoning ordinance or greater for approved site plan or easements, whichever is greater applies. Proposing: Lot 1: 10 ft. or greater for easements Lots 2 & 3: 10 ft. or greater for easements - Clarify the proposed setback prior to final - Setback note must be finalized prior to final. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Sides: Lot 1: In accordance with the zoning ordinance or greater for easements Lots 2 & 3: In accordance with the zoning ordinance or greater for approved site plan or easements, whichever is greater applies. Proposing: Lot 1: In accordance with the zoning ordinance or greater for easements Lots 2 & 3: In accordance with the zoning ordinance or greater for easements - Clarify the proposed setback prior to final - Setback note must be finalized prior to final. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Corner/Galveston Ave/ Houston Avenue: Lot 1: 10 ft. or greater for easements Lots 2 & 3: In accordance with the zoning ordinance or greater for approved site plan or easements, whichever is greater applies. Proposing: Lot 1: 10 ft. or greater for easements Lots 2 & 3: 10 ft. or greater for easements - Clarify the proposed setback prior to final - Setback note must be finalized prior to final. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Garage: 18 ft. except where greater setback is required; greater setback applies - Revise plat note #1 as shown above, prior to final **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</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"> * 4 ft. wide minimum sidewalk required on Houston Avenue, S. 8th Street, and Galveston Avenue. - Revise plat note #5 as shown above prior to final. * Engineering Department may require 5 ft. sidewalk prior to final. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	<p>Non-compliance</p> <hr/> <p>Required</p>
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses - Based on the access to perimeter streets, the plat note requirement will be finalized prior to final. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	<p>Required</p> <hr/> <p>Applied</p> <hr/> <p>Required</p>
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along - As per Traffic Department, access along Houston Avenue approved through variance - Needs to finalize location of driveway along 8th Street in order to dedicate an access easement on plat **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments for any lots with more than 4 dwelling units prior to building permit issuance. * Common Areas, any private service drives/access , etc. must be maintained by the lot owners and not the City of McAllen. - Revise plat note # 11 as shown above, wording to be finalized prior to final. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. ** Subdivision is proposed as a public subdivision with 3 lots (two multi-family lots and one single-family lot). If the number of lots is increased to four or more lots, an HOA is required. **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. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 ** Subdivision is proposed as public subdivision with 3 lots (two multi-family lots and one single-family lot). If the number of lots is increased to four or more lots, an HOA is required. **Subdivision Ordinance: Section 134-168 	<p>Non-compliance</p> <hr/> <p>Required</p> <hr/> <p>Non-compliance</p> <hr/> <p>NA</p> <hr/> <p>NA</p> <hr/> <p>NA</p>

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

LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-1 and R-3A Proposed: R-1 and R-3A ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval - As per the applicant, the rezoning was done before the subdivision was submitted. The project engineer needs to verify if the zoning line matches the proposed lot layout. If not, new rezoning must be submitted and approved prior to final. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. - The application and plat submitted on September 1, 2023, proposes 3 lots; two multifamily lots and one single-family lot. A park fee of \$700 per dwelling unit must be paid prior to recording. Clarify the total number of units prior to final, to finalize the total park fee.	Non-compliance
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording - The application and plat submitted on September 1, 2023, proposes 3 lots; two multifamily lots and one single-family lot. A park fee of \$700 per dwelling unit must be paid prior to recording. Clarify the total number of units prior to final, to finalize the total park fee.	Non-compliance
* Pending review by the City Manager's Office. - The application and plat submitted on September 1, 2023, proposes 3 lots; two multifamily lots and one single-family lot. A park fee of \$700 per dwelling unit must be paid prior to recording. Clarify the total number of units prior to final, to finalize the total park fee.	Non-compliance
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic Department Trip Generation approved, no TIA required.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	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">- Use a bold line to show the original boundary of the subdivision prior to final.- Survey and plat show discrepancies on depth of lot and acreage.- Show the legal description of all adjacent properties on all sides including the ones across from Houston Ave. For the properties which are subdivided, the subdivision name must be included as well as the lot number. Review and revise prior to final.- Show the name of the S. 8th Street on the south side of Houston Avenue prior to final.- As per the submitted application and site plan on September 1, 2023, and conversation with the engineer, Lot 1 will be single-family and Lots 2 & 3 will be multifamily. The project engineer needs to verify if the zoning line matches the proposed lot layout. If not, new rezoning must be submitted and approved prior to final.- If any variance is needed, it must be submitted and approved prior to final.- Add the following plat note prior to final: 25 ft. x 25 ft. sight obstruction easement is required at all street intersections.- As per Traffic department, pending access easement dedication to be shown on the plat. <p>* Signature blocks must comply with Sec. 134-61 of the subdivision ordinance. * Must comply with City's Access Management Policy.</p>	Applied
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, AND CLARIFICATION OF THE REQUESTED VARIANCE.	Applied

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

SUB2024-0079

City of McAllen Planning Department

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

Project Information	Subdivision Name <u>Las Comadres No. 12 Subdivision</u>
	Legal Description <u>178.569 acres being all of Lots 1-5 & 8-12 & a portion of Lot 6, Blk. 81, all of Lots 1-5, Blk. 100</u> <u>Jackson's Subdivision of The Melado Grant Hidalgo County, Texas</u>
	Location <u>East side of FM 681/Approx. 7,722 ft. north of U.S. Expressway 83</u>
	City Address or Block Number <u>24100 N. Moorefield Rd.</u>
	Total No. of Lots <u>274</u> Total Dwelling Units <u>N/A</u> Gross Acres <u>178.569</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 checked="" type="checkbox"/> Yes/ <input type="checkbox"/> No
	For Fee Purposes: <input type="checkbox"/> Commercial (_____ Acres)/ <input checked="" type="checkbox"/> Residential (<u>274</u> Lots) Replat: <input type="checkbox"/> Yes/ <input checked="" 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>Vacant</u> Proposed Land Use <u>Residential</u>
	Irrigation District # <u>HCID No. 6</u> Water CCN: <input type="checkbox"/> MPU/ <input checked="" type="checkbox"/> Sharyland Water SC Other _____
Agricultural Exemption: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No Parcel # <u>HCAD#665094 & HCAD#650374</u>	
Estimated Rollback Tax Due <u>N/A outside city limits</u> Tax Dept. Review <u>N/A</u>	
Owner	Name <u>Carkris, L.P.</u> Phone <u>(956) 739-2084</u>
	Address <u>P.O. Box 631</u> E-mail <u>leal2314@aol.com</u>
	City <u>Mission</u> State <u>TX</u> Zip <u>78573</u>
Developer	Name <u>Carkris, L.P.</u> Phone <u>(956) 739-2084</u>
	Address <u>P.O. Box 631</u> E-mail <u>leal2314@aol.com</u>
	City <u>Mission</u> State <u>TX</u> Zip <u>78573</u>
	Contact Person <u>Carlos G. Leal, Jr.</u>
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street, Edinburg, Texas 781</u> E-mail <u>mario@meldenandhunt.com, beto@meldenandhunt.com, drobles@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>
	Contact Person <u>Mario Reyna, Della Robles and Beto De La Garza</u>
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street, Edinburg, Texas 781</u> E-mail <u>robert@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>

RECEIVED

JUL 22 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

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


PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature  Date 07.11.2024

Print Name Mario Reyna, P.E.

Owner Authorized Agent

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

101

LOCATION



100

PROPOSED

LAS COMADRES

81

NO 12

SUBDIVISION

N MOOREFIELD RD

234100

22310

23162

23088

12805

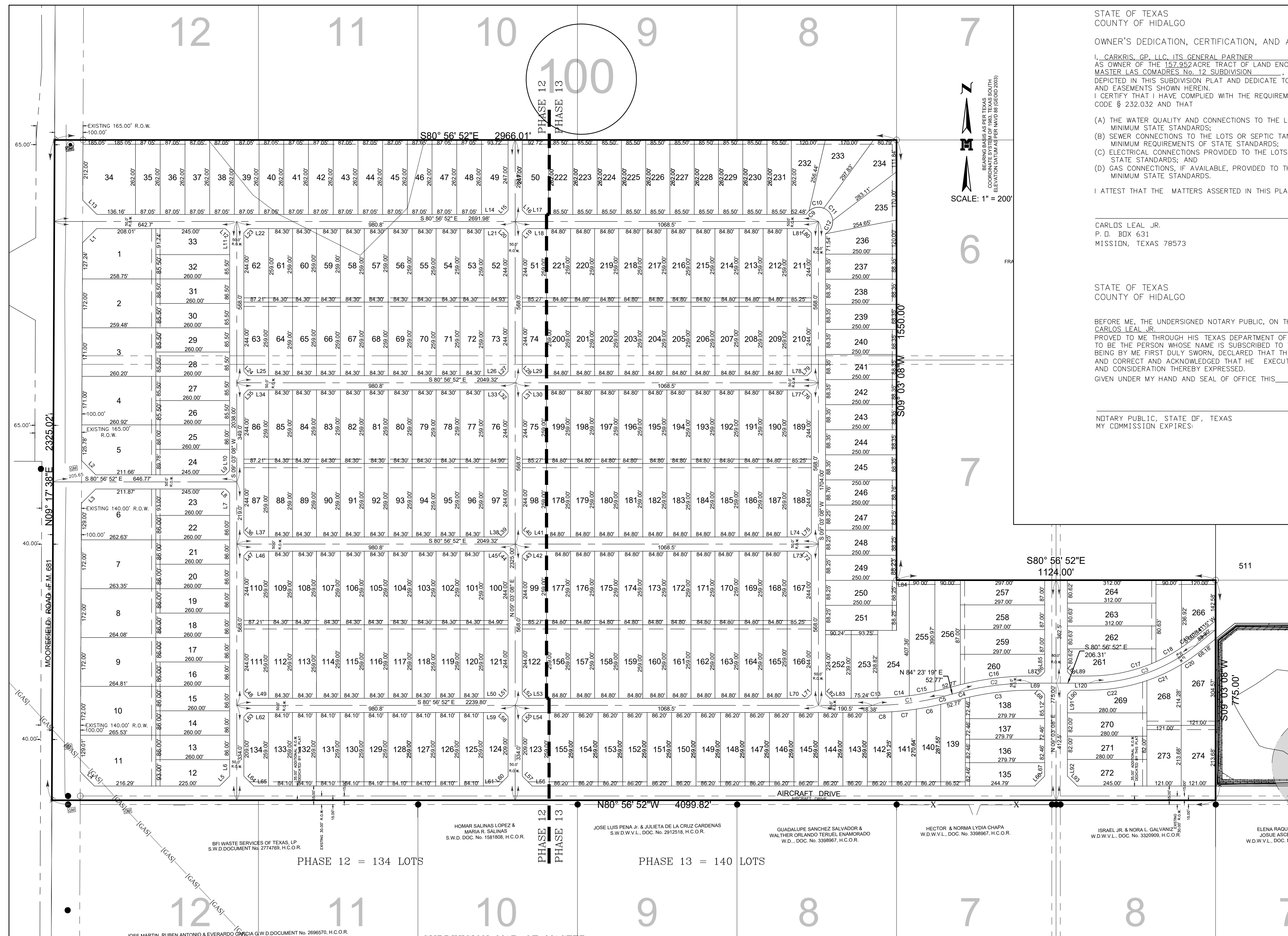
12306

80

61

7

0



STATE OF TEXAS
 COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, CARKRIS, GP, LLC, ITS GENERAL PARTNER AS OWNER OF THE 157.952-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MASTER LAS COMADRES No. 12 SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.

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

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

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

CARLOS LEAL JR.
 P. O. BOX 631
 MISSION, TEXAS 78573

DATE: _____

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED CARLOS LEAL JR. PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 510.905 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF ALL OF LOTS 1-6 AND 8-12, BLOCK 81, ALL OF LOTS 1-7, BLOCK 82, ALL OF LOTS 1-8, BLOCK 83, ALL OF LOTS 1-8, BLOCK 84, ALL OF LOTS 1-4, BLOCK 97, ALL OF LOTS 1-4, BLOCK 98, ALL OF LOTS 2-4, BLOCK 99, ALL OF LOTS 1-5, BLOCK 100, JACKSON'S SUBDIVISION, ACCORDING TO THE PATENT RECORDED IN VOLUME 4, PAGES 579-581, HIDALGO COUNTY DEED RECORDS, SAID 510.905 ACRES OUT OF A CERTAIN TRACT CONVEYED TO CARKRIS, L.P., BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2590783, HIDALGO COUNTY OFFICIAL RECORDS, SAID 510.905 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 84, AND WITHIN THE EXISTING RIGHT-OF-WAY OF AIRCRAFT DRIVE, FROM WHICH A NO. 4 REBAR FOUND BEARS S 28° 38' 02" W, A DISTANCE OF 0.35 FEET FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;
- THENCE, N 80° 56' 52" W ALONG THE SOUTH LINES OF SAID BLOCKS 81-84, AND WITHIN THE EXISTING RIGHT-OF-WAY OF AIRCRAFT DRIVE, A DISTANCE OF 10,281.82 FEET TO A NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 81, ON THE WEST LINE OF SAID JACKSON'S SUBDIVISION, AND WITHIN THE EXISTING RIGHT-OF-WAY OF F.M. 681 FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 09° 17' 38" E ALONG THE WEST LINES OF BLOCKS 81 AND 100, A DISTANCE OF 2,325.02 FEET TO A NAIL SET AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 100 AND WITHIN THE EXISTING RIGHT-OF-WAY OF F.M. 681, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 80° 56' 52" E ALONG THE NORTH LINES OF SAID LOTS 1-5, BLOCK 100, AT A DISTANCE OF 100.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF F.M. 681, CONTINUING A TOTAL DISTANCE OF 2,966.01 FEET TO A NO. 4 REBAR SET AT THE NORTHEAST CORNER OF SAID LOT 5, BLOCK 100 AND THE NORTHWEST CORNER OF LOT 6, BLOCK 100 OF SAID JACKSON'S SUBDIVISION, FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 80° 56' 52" E ALONG THE SOUTH LINES OF LOT 7, BLOCK 81 AND LOT 8, BLOCK 82, A DISTANCE OF 1,124.00 FEET TO A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK 82 AND THE SOUTHWEST CORNER OF SAID LOT 7, BLOCK 82, FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 09° 03' 08" E ALONG THE WEST LINES OF LOT 7, BLOCK 82 AND LOT 2, BLOCK 99, A DISTANCE OF 1,550.00 FEET TO A NO. 4 REBAR SET AT THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 99, AND THE NORTHEAST CORNER OF LOT 1, BLOCK 99, OF SAID JACKSON'S SUBDIVISION, FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 80° 56' 52" E, ALONG THE NORTH LINES OF SAID LOTS 2-4, BLOCK 99, LOTS 1-4, BLOCK 90 AND LOTS 1-4, BLOCK 97, A DISTANCE OF 6,182.00 FEET TO A NO. 4 REBAR SET AT THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 97 AND ON THE EXISTING WEST RIGHT-OF-WAY LINE OF CANTU ROAD, FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 09° 03' 08" E ALONG THE EAST LINES OF BLOCKS 99 AND 84, AT A DISTANCE OF 2,310.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF AIRCRAFT AVENUE, FEET, CONTINUING A TOTAL DISTANCE OF 2,325.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 510.905 ACRES OF WHICH 5.338 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF F.M. 681, AND 3.506 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF AIRCRAFT AVENUE, AND 8.750 ACRES LIES WITHIN THE EXISTING 30.0-FOOT COUNTY ROAD RIGHTS-OF-WAY (NOT OPENED) LEAVING A NET OF 493.311 ACRES OF LAND, MORE OR LESS.

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: 04/17/23
 ENGINEERING JOB # 22185.00



STATE OF TEXAS §
 COUNTY OF HIDALGO §

I, ROBERT 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, 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 MISSION, TEXAS.

DATED THIS THE _____ DAY OF _____, 20____.

ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238
 STATE OF TEXAS
 DATE SURVEYED: 12/16/22
 T-179, PG. 40-41
 SURVEY JOB # 22185.08



ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238
 STATE OF TEXAS
 DATE SURVEYED: 12/16/22
 T-179, PG. 40-41
 SURVEY JOB # 22185.08

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MASTER LAS COMADRES No. 12 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON _____ DAY OF _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211 (c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE 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. SSSIN P. E., C. F. M. _____ DATE: _____
 GENERAL MANAGER

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MASTER LAS COMADRES No. 12 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE _____ DATE: _____
 ATTEST: HIDALGO COUNTY CLERK _____ DATE: _____

PRINCIPAL CONTACTS

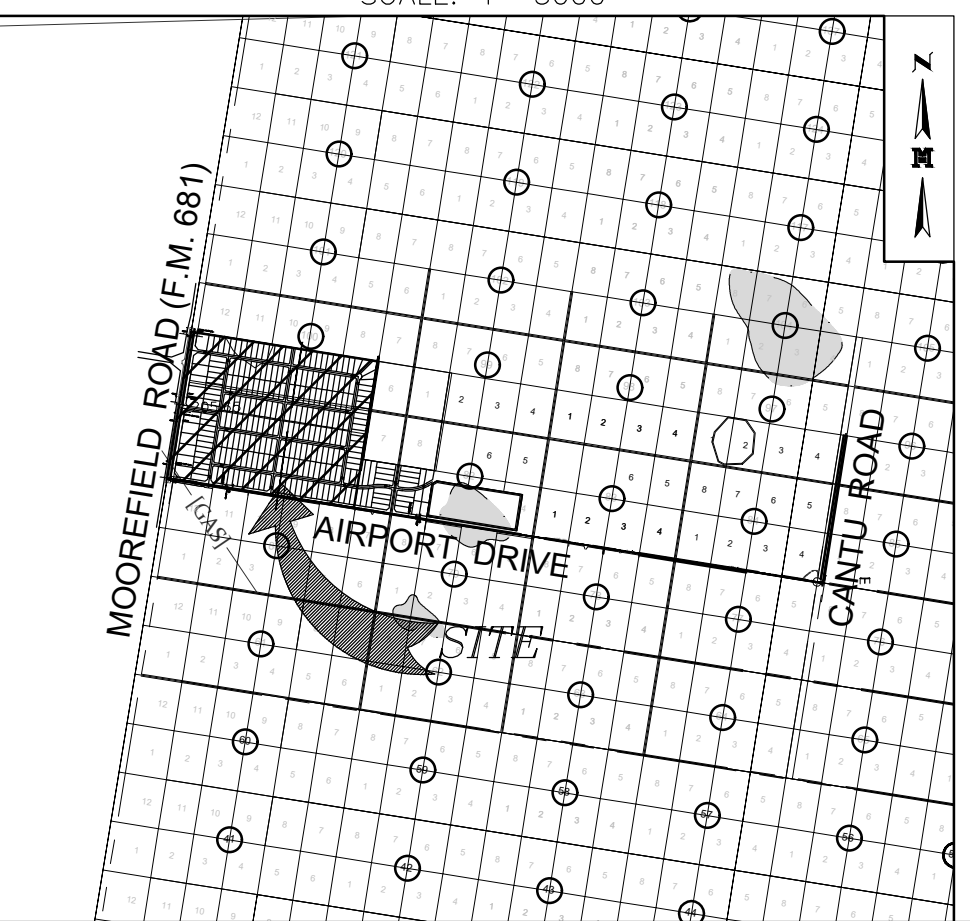
OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	CARLOS LEAL JR.	P.O. BOX 631	MISSION, TX, 78573	(956) 581-4542	C/O(956) 381-1839
ENGINEER:	MARIO A. REYNA P.E.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ, RPLS	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

MELDEN & HUNT, INC.
 TEXAS REGIST. F-1435

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

LOCATION MAP
 SCALE: 1" = 3000'



SUBDIVISION MAP OF MASTER
 LAS COMADRES No. 12 SUBDIVISION
 178.569 ACRES BEING
 ALL OF LOTS 1-5 AND 8-12, & A PORTION OF LOT 6 BLOCK 81,
 ALL OF LOTS 1-5, BLOCK 100
 JACKSON'S SUBDIVISION OF THE MELADO GRANT
 VOLUME 4, PAGES 579-581, H.C.D.R.
 HIDALGO COUNTY, TEXAS

- INDEX TO SHEET OF MASTER LAS COMADRES No. 12 SUBDIVISION
- SHEET 1: HEADING; INDEX; LOCATION MAP AND ETU; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION CITY; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; SHARYLAND WATER SUPPLY CORPORATION CERTIFICATION.
 - SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION);
 - SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE SWALES REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE POND, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

MASTER LAS COMADRES No. 12 SUBDIVISION IS LOCATED IN THE NORTH PART OF HIDALGO COUNTY ON THE EAST SIDE OF F.M. 681 APPROXIMATELY 7,722 FEET NORTH OF U.S. EXPRESSWAY 83, THE ONLY NEARBY MUNICIPALITIES IS THE CITY OF LA JOYA. MASTER LAS COMADRES No. 12 SUBDIVISION FALLS IN THE RURAL AREA OF THE COUNTY. THIS SUBDIVISION FALLS WITHIN PRECINCT 3.

GENERAL PLAT NOTES & RESTRICTIONS:
HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT:

FLOOD ZONE DESIGNATION: ZONE "X". ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NO. 480334 0300 D MAP REVISED : JUNE 6, 2000, REVISED TO REFLECT LOMR, MAY 1, 2023.

ZONE "X" COMMUNITY-PANEL NO. 480334 0300 D EFFECTIVE DATE: JUNE 6, 2000. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.

COMMUNITY-PANEL NO. 480334 0300 D EFFECTIVE DATE: JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE 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).

2. SETBACKS:

FRONT: 25.00 FEET.
50.00 FEET ON F.M. 681
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 FEET

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS, (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. GENERAL NOTE FOR COMMERCIAL LOTS:

LOTS 1 THROUGH 11 AND LOT 34 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 1 THROUGH 11 AND LOT 34 ARE FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ADJUTING RESIDENTIAL LOTS TO DENY ACCESS ONTO LOT. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT OFFICE OF ENVIRONMENTAL COMPLIANCE AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET 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.

6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

-->BM. NO. 1--ELEV. 200.00 N.G.V.D. 29 DESCRIPTIONS: MONUMENT SET IN 2'X2' CONCRETE SLAB AT THE NORTHWEST CORNER OF LOT 23 OF THIS SUBDIVISION.
N: 16671804.77, E: 1041431.89.

-->BM. NO. 2--ELEV. 191.00 N.G.V.D. 29 DESCRIPTIONS: MONUMENT SET IN 2'X2' CONCRETE SLAB AT THE SOUTHEAST CORNER OF LOT 138 OF THIS SUBDIVISION.
N: 16669930.35, E: 1045014.27

-->BM. NO. 3--ELEV. 187.50 N.G.V.D. 29 DESCRIPTIONS: MONUMENT SET IN 2'X2' CONCRETE SLAB AT THE SOUTHEAST CORNER OF LOT 381 OF THIS SUBDIVISION.
N: 16667993.11, E: 1050897.08.

7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 2,400,545 CUBIC FEET (55.10 ACRE-FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 7 FOR STORM SEWER IMPROVEMENTS) THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT'S DETERMINES AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAT PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

8. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.

9. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

10. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

11. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER, CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

12. CROSS-HATCHED AREA IS A TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED (NORTH) IN A RECORDED PLAT. SAID TEMPORARY EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE (NORTH).

13. T-DOE DRIVEWAY/ENTRANCE PERMIT IS REQUIRED PRIOR TO THE CONSTRUCTION OF THE DRIVEWAY AND THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.

14. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TDD AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.

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

15. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

16. CARLOS LEAL JR., THE OWNER & SUBDIVIDER OF LAS COMADRES No. 12 SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

17. EXISTING LOW LINE AREA SHALL BE USED FOR TEMPORARY DETENTION THEN FLOW EAST TO A FUTURE DRAINAGE DITCH.

18. NO ACCESS TO F.M. 681 (MOOREFIELD ROAD) SHALL BE PERMITTED FROM LOT 45.

19. NOT ACCESS TO AIRCRAFT DRIVE SHALL BE PERMITTED FROM LOTS 12, 23 THROUGH 34.

SUBDIVISION MAP OF MASTER
LAS COMADRES No. 12 SUBDIVISION
178.569 ACRES BEING

ALL OF LOTS 1-5 AND 8-12, & A PORTION OF LOT 6 BLOCK 81,
ALL OF LOTS 1-5, BLOCK 100

JACKSON'S SUBDIVISION OF THE MELADO GRANT
VOLUME 4, PAGES 579-581, H.C.D.R.
HIDALGO COUNTY, TEXAS

CITY OF McALLEN
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MASTER LAS COMADRES No. 12 SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF McALLEN ON _____ DAY OF _____ 20____.

MAYOR OF THE CITY McALLEN

ATTEST: _____
SECRETARY OF THE CITY OF McALLEN

CITY OF EDINBURG
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION OF THIS CITY WHEREIN MY

DATE _____
CHAIRMAN PLANNING & ZONING COMMISSION

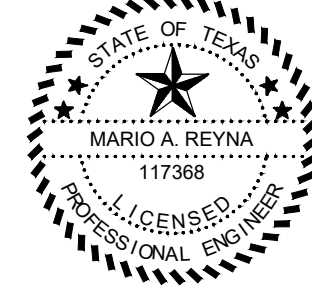
CITY OF McALLEN
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115 (B)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MASTER LAS COMADRES No. 12 SUBDIVISION WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF

McALLEN ON _____ DAY OF _____ 20____.

P&Z CHAIRMAN OF THE CITY OF McALLEN

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



Lot #	SQ. FT.	Area
1	44,543.88	1.023
2	44,566.45	1.023
3	44,432.28	1.020
4	44,555.30	1.023
5	44,878.85	1.026
6	45,892.73	1.049
7	45,233.81	1.038
8	45,359.52	1.041
9	45,483.62	1.044
10	45,608.74	1.047
11	46,349.84	1.064
12	23,968.39	0.541
13	22,361.15	0.513
14	22,359.85	0.513
15	22,359.85	0.513
16	22,359.85	0.513
17	22,359.85	0.513
18	22,359.85	0.513
19	22,360.22	0.513
20	22,359.85	0.513

Lot #	SQ. FT.	Area
21	22,359.31	0.513
22	22,359.85	0.513
23	24,067.28	0.553
24	23,229.46	0.533
25	22,359.66	0.513
26	22,229.65	0.510
27	22,229.67	0.510
28	22,229.66	0.510
29	22,229.99	0.510
30	22,229.66	0.510
31	22,488.74	0.516
32	22,229.66	0.510
33	23,738.84	0.545
34	47,377.84	1.088
35	22,807.83	0.524
36	22,807.83	0.524
37	22,807.83	0.524
38	22,807.83	0.524
39	22,807.83	0.524
40	22,807.83	0.524

Lot #	SQ. FT.	Area
41	22,807.83	0.524
42	22,807.83	0.524
43	22,807.83	0.524
44	22,807.83	0.524
45	22,807.83	0.524
46	22,807.83	0.524
47	22,807.83	0.524
48	22,807.83	0.524
49	24,441.63	0.561
50	24,181.17	0.555
51	21,973.08	0.504
52	21,884.60	0.502
53	21,832.80	0.501
54	21,832.80	0.501
55	21,832.80	0.501
56	21,832.80	0.501
57	21,832.80	0.501
58	21,832.80	0.501
59	21,832.80	0.501
60	21,832.80	0.501

Lot #	SQ. FT.	Area
61	21,833.70	0.501
62	22,475.79	0.516
63	22,475.79	0.516
64	21,833.70	0.501
65	21,832.80	0.501
66	21,832.80	0.501
67	21,832.80	0.501
68	21,832.80	0.501
69	21,832.80	0.501
70	21,832.80	0.501
71	21,832.80	0.501
72	21,832.80	0.501
73	21,884.60	0.502
74	21,973.08	0.504
75	21,973.08	0.504
76	21,875.54	0.502
77	21,875.54	0.502
78	21,834.10	0.501
79	21,834.10	0.501
80	21,834.10	0.501

Lot #	SQ. FT.	Area
81	21,834.10	0.501
82	21,834.10	0.501
83	21,834.10	0.501
84	21,834.10	0.501
85	21,833.70	0.501
86	22,474.49	0.516
87	22,474.49	0.516
88	21,833.70	0.501
89	21,834.10	0.501
90	21,834.10	0.501
91	21,834.10	0.501
92	21,834.10	0.501
93	21,834.10	0.501
94	21,834.10	0.501
95	21,834.10	0.501
96	21,834.10	0.501
97	21,875.54	0.502
98	21,973.08	0.504
99	21,973.08	0.504
100	21,875.54	0.502

Lot #	SQ. FT.	Area
101	21,834.10	0.501
102	21,834.10	0.501
103	21,834.10	0.501
104	21,834.10	0.501
105	21,834.10	0.501
106	21,834.10	0.501
107	21,834.10	0.501
108	21,833.70	0.501
109	21,833.70	0.501
110	22,474.89	0.516
111	22,474.89	0.516
112	21,833.70	0.501
113	21,833.70	0.501
114	21,834.10	0.501
115	21,834.10	0.501
116	21,834.10	0.501
117	21,834.10	0.501
118	21,834.10	0.501
119	21,834.10	0.501
120	21,834.10	0.501

Lot #	SQ. FT.	Area
121	21,875.54	0.502
122	21,973.08	0.504
123	23,881.20	0.548
124	21,781.04	0.500
125	21,782.41	0.500
126	21,782.41	0.500
127	21,782.41	0.500
128	21,782.41	0.500
129	21,782.41	0.500
130	21,782.41	0.500
131	21,782.41	0.500
132	21,782.41	0.500
133	21,782.41	0.500
134	21,808.78	0.501
135	22,458.42	0.516
136	23,070.92	0.530
137	20,273.06	0.465
138	25,786.05	0.592
139	25,840.04	0.593
140	24,002.55	0.551

Lot #	SQ. FT.	Area
141	22,871.14	0.525
142	22,376.55	0.514
143	22,325.80	0.513
144	22,325.80	0.513
145	22,325.80	0.513
146	22,325.80	0.513
147	22,325.80	0.513
148	22,325.80	0.513
149	22,325.80	0.513
150	22,325.80	0.513
151	22,325.80	0.513
152	22,325.80	0.513
153	22,325.80	0.513
154	22,325.80	0.513
155	22,325.80	0.513
156	21,962.72	0.504
157	21,962.72	0.504
158	21,962.72	0.504
159	21,962.72	0.504
160	21,962.72	0.504

Lot #	SQ. FT.	Area
161	21,962.72	0.504
162	21,962.72	0.504
163	21,962.72	0.504
164	21,962.72	0.504
165	21,962.72	0.504
166	21,962.72	0.504
167	21,962.72	0.504
168	21,962.72	0.504
169	21,962.72	0.504
170	21,962.72	0.504
171	21,962.72	0.504
172	21,962.72	0.504
173	21,962.72	0.504
174	21,962.72	0.504
175	21,962.72	0.504
176	21,962.72	0.504
177	21,962.72	0.504
178	21,962.72	0.504
179	21,962.72	0.504
180	21,962.72	0.504

Lot #	SQ. FT.	Area
181	21,962.72	0.504
182	21,962.72	0.504
183	21,962.72	0.504
184	21,962.72	0.504
185	21,962.72	0.504
186	21,962.72	0.504
187	21,962.72	0.504
188	21,967.90	0.504
189	21,967.90	0.504
190	21,962.72	0.504
191	21,962.72	0.504
192	21,962.72	0.504
193	21,962.72	0.504
194	21,962.72	0.504
195	21,962.72	0.504
196	21,962.72	0.504
197	21,962.72	0.504
198	21,962.72	0.504
199	21,962.72	0.504
200	21,962.72	0.504

Lot #	SQ. FT.	Area
201	21,962.72	0.504
202	21,962.72	0.504
203	22,401.00	0.514
20		



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 8/2/2024

SUBDIVISION NAME: LAS COMADRES NO. 12 SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>North Moorefield Road (FM 681): 60 ft. from centerline for total 120 ft. ROW Paving: by the state Curb & gutter: by the state - Provide how existing ROW was dedicated, prior to final. - Include document numbers on plat and provide a copy for staff review, prior to final. - Label the centerline and label ROW from centerline, need to show ROW on both sides of centerline to determine ROW dedication as applicable, 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>Aircraft Drive: 40 ft. ROW dedication from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides - Include document numbers on plat and provide a copy for staff review, prior to final. - Label the centerline and label ROW from centerline, need to show ROW on both sides of centerline to determine ROW dedication as applicable, 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>Existing street ROW's not shown/labeled on plat submitted for preliminary review. Need to revise plat accordingly to establish additional street requirements and alignments, including 1/4 mile, 1/2 mile and/or mile street locations. **ROW and paving widths will be established once revised plat is submitted, but not less than minimum requirements. Paving: *(see above) Curb & gutter: both sides ** Staff reviewing street layout locations as may be applicable, 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: 50 ft. ROW Paving: 32 ft. Curb & 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 & 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 block length must be clarified and plat revised to comply with requirements. If a variance is requested, must be submitted and finalized prior to final. - Stub out streets to adjacent properties must be provided to comply with block length requirements. **Subdivision Ordinance: Section 134-118</p>	Non-compliance

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>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	<p>NA</p>
<p>ALLEYS</p>	<p>Applied</p>
<p>ROW: 20 ft. Paving: 16 ft. - Clarify use of lots 1-11 if commercial or residential use to establish alley requirements, prior to final. - If a private service drive easement is proposed instead of any alley, it must have a minimum 24 ft. pavement width. - Alley or service drive easement cannot dead-end. *Alley/service drive easement required for commercial/multi-family properties **Subdivision Ordinance: Section 134-106</p>	<p>Non-compliance</p>
<p>SETBACKS</p>	
<p>* Front: 25 ft. or greater for easements for lots 12-33, 35-272 Lots 273 & 274: 45 ft. or greater for easements - Revise plat note as shown above wording to be finalized, prior to final. - Clarify use of lots 1-11, 34 to establish front setback requirements, prior to final. - Subject to change once residential use referenced on the application is clarified. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Rear: 10 ft. or greater for easements - Revise plat note as shown above wording to be finalized, prior to final. - Clarify use of lots 1-11 if commercial or residential use to establish rear setback requirements, prior to final. - Subject to change once residential use referenced on the application is clarified. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Sides: 6 ft. or greater for easements - Revise plat note as shown above wording to be finalized, prior to final. - Clarify use of lots 1-11 if commercial or residential use to establish side setback requirements, prior to final. - Subject to change once residential use referenced on the application is clarified. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Corner: 10 ft. or greater for easements, whichever is greater applies. - Revise plat note as shown above wording to be finalized, prior to final. - Clarify use of lots 1-11 if commercial or residential use to establish corner setback requirements, prior to final. - Subject to change once residential use referenced on the application is clarified. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies. - Include a note as shown above, prior to final. - Subject to change once residential use referenced on the application is clarified. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</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"> * 4 ft. wide minimum sidewalk required on North Moorefield Road, Aircraft Drive, any 1/4 mile, 1/2 mile or mile collector/arterial roads, and on both sides of all interior streets. - Sidewalk plat note wording as applicable to be established, prior to final. - Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final. **Subdivision Ordinance: Section 134-120 	Non-compliance
<ul style="list-style-type: none"> * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Required
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Aircraft Drive Others as may be required based on revised plat - as may be applicable. **Landscaping Ordinance: Section 110-46 	Non-compliance
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses - Include a plat note as shown above, prior to final. **Landscaping Ordinance: Section 110-46 	Non-compliance
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along Aircraft Drive, and other streets once other street requirements are established based on revised layout as needed. - Clarify use of lots 1-11 if commercial or residential use to establish requirement, prior to final. **Must comply with City Access Management Policy 	TBD
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. -Clarify residential use referenced on the application. 	TBD
<ul style="list-style-type: none"> * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Include a plat note as shown above, finalize wording for note prior to final. 	Non-compliance
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. - Clarify use of lots 1-11 if commercial or residential use to determine requirements. 	Non-compliance
<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Homeowner's Association Covenants must be submitted for staff review, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required

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

LOT REQUIREMENTS		
* Lots fronting public streets **Subdivision Ordinance: Section 134-1		Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356		Applied
ZONING/CUP		
* Existing: ETJ Proposed: ETJ ***Zoning Ordinance: Article V		Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V		NA
PARKS		
* Land dedication in lieu of fee. - Park Fees do not apply for lots in 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 ETJ unless they get annexed.		NA
* Pending review by the City Manager's Office. - Park Fees do not apply for lots in ETJ unless they get annexed.		NA
TRAFFIC		
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - Submit a Master Trip Generation with proposed land uses to determine a Traffic Impact Analysis is needed for all phases.		Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.		TBD

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"> - Any abandonments must be done by separate document, not by plat, must be finalized prior to final. - Submit Master Plan for overall development if additional properties adjacent to this development is proposed in order to establish additional requirements as applicable. Some streets are shown to extend to adjacent properties which an overall development plan would clarify. Future phases proposed as the layout references phases 12 and 13. Prior to final. -Area west of Lot 266 is not labeled on plat - revise as needed as well as other parcels that may not be properly labeled. - The legal description referenced the subdivision name does not appear to reference all the property shown on the plat. Also, the metes and bounds references 500 plus acres while the plat consists of approximately 178 acres based on the application - verify and correct as needed, prior to final. - Need to finalize subdivision name - reference is made to it being a subdivision map of Master.... Clarify and correct as needed, including where the owner's signature block references the subdivision name, prior to final. - Clarify if easements will be dedicated by plat by either plat note or labeled on plat. - Easements shown don't provide dimensions nor annotation to use of easement, clarify prior to final. - Clarify/provide dimensions of the gas easement along the south west portion of the subdivision and any overlap/issues with ROW dedication for North Moorefield Road and Aircraft Drive. - Submit a master plan for overall development to determine compliance with subdivision requirements, streets, etc. and any additional requirements that may be needed, prior to final. - Application references residential use, is it for single-family use? - clarify to establish requirements as needed prior to final. <p>*Must comply with City's Access Management Policy.</p>	<p>Applied</p>
RECOMMENDATION	
<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

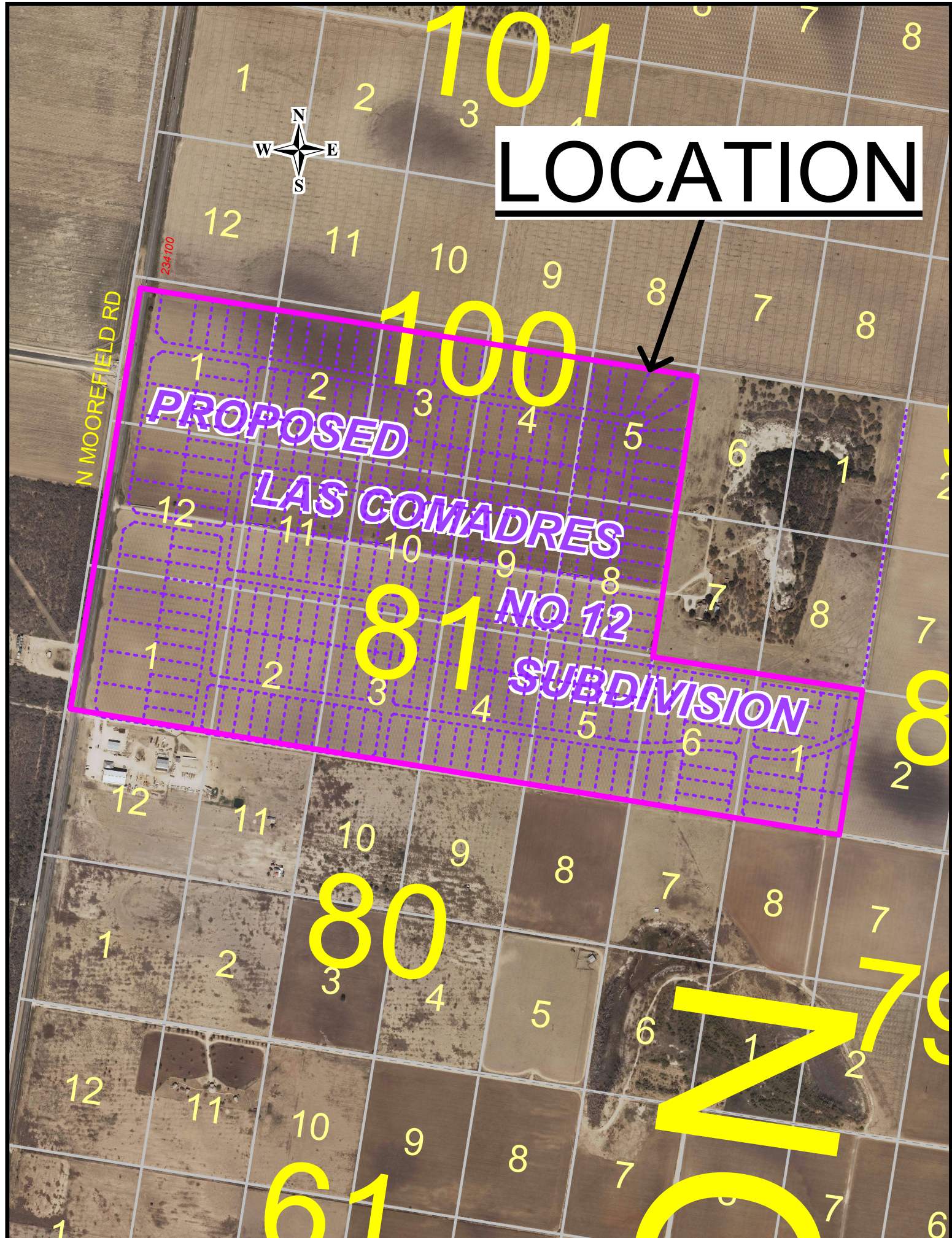
N MOOREFIELD RD

PROPOSED

LAS COMADRES

NO 12

SUBDIVISION



Sub 2024-0078

Revised App.

City of McAllen

Planning Department

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

Project Information

Subdivision Name Vacating a Portion of Racquet Club and Replat Park West Subdivision
 Legal Description 23.918 acres, being a part or portion out of Racquet Club Subdivision Vol 18, Page 60, H.C.M.R. and being a part or portion out of Lot 13 Section 277, Texas-Mexican Railway Company;s Survey Vol 24, Page 168, H.C.D.R.
 Location Northwest corner of North 10th Street and Sprague Road
 City Address or Block Number 11201 N. 10th Street
 Total No. of Lots 86 Total Dwelling Units 85 Gross Acres 23.918 Net Acres _____
 Public Subdivision / Private and Gated / Private but Not Gated within ETJ: Yes / No
 For Fee Purposes: Commercial (6.057 Acres) / Residential (85 Lots) Replat: Yes / No
 Existing Zoning C-3 & R-3T Proposed Zoning R-1 Applied for Rezoning No / Yes: Date _____
 Existing Land Use Vacant Proposed Land Use Single-Family Residential
 Irrigation District # HCID#1 Water CCN: MPU / Sharyland Water SC Other _____
 Agricultural Exemption: Yes / No Parcel # 297507, 265628 & 297511
 Estimated Rollback Tax Due 43,909.45 Tax Dept. Review UPG

Owner

Name N. 10th Raquet Club, LLC - Stephen C Reynolds and Francis Rydell Phone c/o (956) 381-0981
 Address PO Box 362 and 4705 S Duluth Avenue E-mail mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com
 City Edinburg and Sioux Falls State TX & SD Zip 78539 & 57105-6738

Developer

Name Domain Development, Corp. Phone (956) 661-8888
 Address 1200 Auburn Street, Suite 250 E-mail shavi@aurielinvestments.com
 City McAllen State TX Zip 78504
 Contact Person Shavi Mahtani, President

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

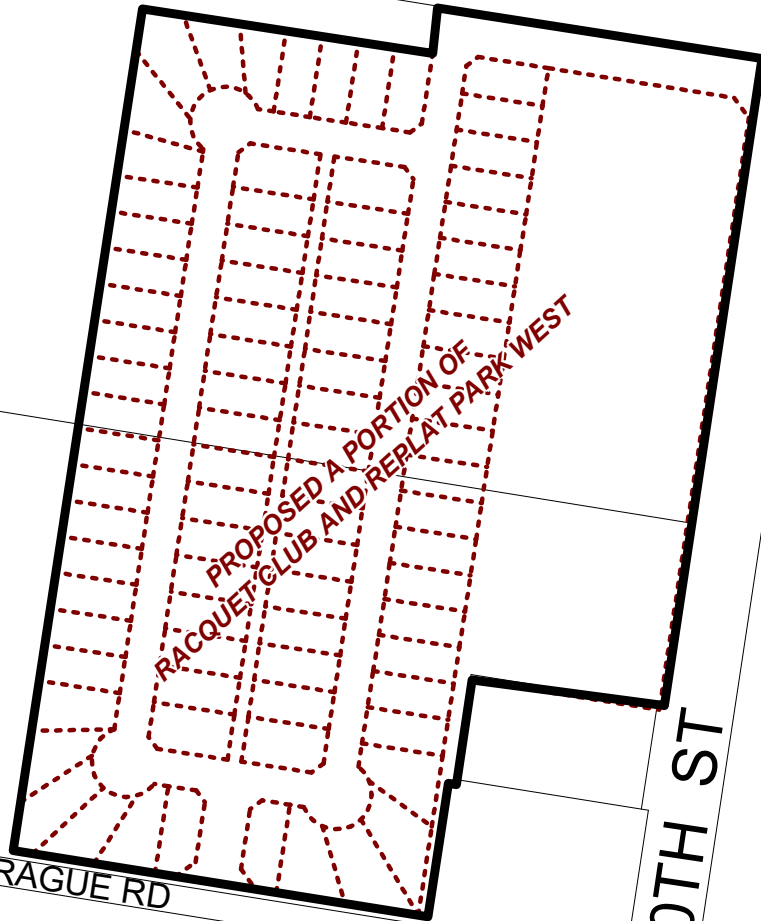
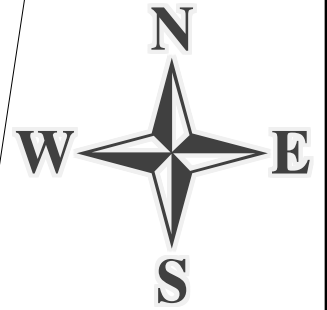
Surveyor

Name Melden & Hunt, Inc. Phone (956) 381-0981
 Address 115 West McIntyre Street E-mail robert@meldenandhunt.com
 City Edinburg State TX Zip 78541

JUL 22 2024

aw

LOCATION



SPRAGUE RD

10TH ST

SPRAGUE RD

10TH ST

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 23.918 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS, AND BEING A PART OR PORTION OUT OF LOT 13, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34, PAGE 186, HIDALGO COUNTY DEED RECORDS, WHICH SAID 23.918 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO STEPHEN C. REYNOLDS, BY VIRTUE OF A GENERAL WARRANTY DEED IN LIEU OF FORECLOSURE, RECORDED UNDER DOCUMENT NUMBER 1960046, HIDALGO COUNTY OFFICIAL RECORDS, SAID 23.918 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13, SECTION 277, ALSO BEING THE NORTHEAST CORNER OF SAID RACQUET CLUB SUBDIVISION AND WITHIN THE EXISTING RIGHT-OF-WAY OF 10TH STREET;

THENCE, N 80° 56' 31" W ALONG THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, FROM WHICH AN IRON PIPE FOUND BEARS S 85° 15' 58" E, A DISTANCE OF 0.81 FEET, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- 1. THENCE, S 08° 35' 29" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, AT A DISTANCE OF 668.97 FEET PASS A NO. 4 REBAR SET AT THE SOUTH LINE OF SAID RACQUET CLUB SUBDIVISION, FROM WHICH AN IRON PIPE FOUND BEARS N 85° 06' 55" W A DISTANCE OF 0.88 FEET, CONTINUING A TOTAL DISTANCE OF 797.20 FEET TO A NO. 4 REBAR SET AT THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET FROM WHICH A NO. 4 REBAR FOUND BEARS N 89° 39' 45" W A DISTANCE OF 1.03 FEET, FOR AN INSIDE CORNER OF THIS TRACT;
- 2. THENCE, S 80° 56' 31" E WITHIN THE EXISTING RIGHT-OF-WAY LINE OF 10TH STREET, A DISTANCE OF 50.00 FEET TO A NAIL SET ON THE EAST LINE OF SAID LOT 13, SECTION 277, FOR AN OUTSIDE CORNER OF THIS TRACT;
- 3. THENCE, S 08° 35' 29" W ALONG THE EAST LINE OF SAID LOT 13, SECTION 277, A DISTANCE OF 140.00 FEET TO A NAIL SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
- 4. THENCE, N 80° 56' 34" W AT DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET AND THE NORTHEAST CORNER OF LOT 1, CHILLI PEPPER EXPRESS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 28, PAGE 92, HIDALGO COUNTY MAP RECORDS, FROM WHICH A FOUND PIPE BEARS S 81° 26' 26" W A DISTANCE OF 0.61 FEET, CONTINUING A TOTAL DISTANCE OF 330.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- 5. THENCE, S 08° 35' 28" W ALONG THE WEST LINE OF SAID LOT 1, CHILLI PEPPER EXPRESS, A DISTANCE OF 150.80 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- 6. THENCE, N 80° 56' 33" W, A DISTANCE OF 11.63 FEET TO A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF A CERTAIN TRACT CONVEYED TO JOHN P. ABRAHAM BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3407749, HIDALGO COUNTY OFFICIAL RECORDS, FOR AN INSIDE CORNER OF THIS TRACT;
- 7. THENCE, S 08° 35' 29" W ALONG THE WEST LINE OF SAID JOHN P. ABRAHAM, AT A DISTANCE OF 212.00 AT THE NORTH EXISTING RIGHT-OF-WAY LINE OF SAID SPRAGUE ROAD, CONTINUING A TOTAL DISTANCE OF 232.00 FEET TO A NAIL SET ON THE SOUTH LINE OF SAID LOT 13, SECTION 277, AND WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- 8. THENCE, N 80° 56' 31" W ALONG THE SOUTH LINE OF SAID LOT 13, BLOCK 277, AND WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD, A DISTANCE OF 598.41 FEET TO A NAIL SET WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- 9. THENCE, N 08° 44' 29" E AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF SPRAGUE ROAD, AT A DISTANCE OF 651.02 FEET PASS A NO. 4 REBAR SET ON THE SOUTH LINE OF SAID RACQUET CLUB SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 1,252.47 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER OF THIS TRACT;
- 10. THENCE, S 81° 15' 31" E A DISTANCE OF 418.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
- 11. THENCE, N 08° 44' 29" E A DISTANCE OF 65.20 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, FOR AN OUTSIDE CORNER OF THIS TRACT;
- 12. THENCE, S 80° 56' 31" E ALONG THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, A DISTANCE OF 468.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.918 ACRES TOTAL, SAME AND EXCEPT 3.978 ACRES, LEAVING 19.940 ACRES GROSS OF WHICH 0.161 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF 10TH STREET, AND 0.276 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD, LEAVING A NET OF 19.504 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT

A TRACT OF LAND CONTAINING 3.978 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO TEXAS, BEING OUT OF RACQUET CLUB SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS, SAID 3.978 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13, SECTION 277, ALSO BEING THE NORTHEAST CORNER OF SAID RACQUET CLUB SUBDIVISION AND WITHIN THE EXISTING RIGHT-OF-WAY OF 10TH STREET;

THENCE, N 80° 56' 31" W ALONG THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, FROM WHICH AN IRON PIPE FOUND BEARS S 85° 15' 58" E, A DISTANCE OF 0.81 FEET, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- 1. THENCE, S 08° 35' 29" W ALONG THE EAST LINE OF SAID RACQUET CLUB SUBDIVISION AND THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
- 2. THENCE, N 80° 56' 31" W A DISTANCE OF 320.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
- 3. THENCE, S 09° 03' 29" W A DISTANCE OF 249.48 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
- 4. THENCE, S 80° 56' 31" E A DISTANCE OF 322.03 FEET TO A NO. 4 REBAR SET AT THE WEST RIGHT-OF-WAY LINE OF 10TH STREET, FOR AN OUTSIDE CORNER OF THIS TRACT;
- 5. THENCE, S 08° 35' 29" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, A DISTANCE OF 130.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
- 6. THENCE, N 80° 56' 31" W A DISTANCE OF 323.09 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
- 7. THENCE, S 09° 03' 29" W A DISTANCE OF 249.47 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
- 8. THENCE, S 80° 56' 31" E A DISTANCE OF 325.12 FEET TO A NO. 4 REBAR SET ON THE WEST RIGHT-OF-WAY LINE OF 10TH STREET, FOR AN OUTSIDE CORNER OF THIS TRACT;
- 9. THENCE, S 08° 35' 29" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- 10. THENCE, N 80° 56' 31" W ALONG THE SOUTH LINE OF SAID RACQUET CLUB SUBDIVISION A DISTANCE OF 888.28 FEET TO A NO. 4 REBAR SET FOR, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- 11. THENCE, N 08° 44' 29" E A DISTANCE OF 30 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
- 12. THENCE, S 80° 56' 31" E A DISTANCE OF 503.16 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
- 13. THENCE, N 09° 03' 29" E A DISTANCE OF 70.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
- 14. THENCE, N 80° 56' 31" W A DISTANCE OF 503.54 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
- 15. THENCE, N 08° 44' 29" E A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
- 16. THENCE, S 80° 56' 31" E A DISTANCE OF 503.88 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
- 17. THENCE, N 09° 03' 29" E A DISTANCE OF 348.95 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
- 18. THENCE, N 80° 56' 31" W A DISTANCE OF 505.80 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
- 19. THENCE, N 08° 44' 29" E A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
- 20. THENCE, S 80° 56' 31" E A DISTANCE OF 506.13 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
- 21. THENCE, N 09° 03' 29" E A DISTANCE OF 70.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
- 22. THENCE, N 80° 56' 31" W A DISTANCE OF 98.52 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
- 23. THENCE, N 08° 44' 29" E A DISTANCE OF 30.00 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS TRACT;
- 24. THENCE, S 80° 56' 31" E A DISTANCE OF 468.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.978 ACRES OF LAND, MORE OR LESS.

LOCATION MAP



- FOUND No.4 REBAR
- FOUND PIPE
- SET NO.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT

DRAWN BY: CESAR DATE 6-21-2024
SURVEYED, CHECKED DATE
FINAL CHECK DATE

SUBDIVISION MAP OF

VACATING A PORTION OF RACQUET CLUB SUBDIVISION AND RE-PLAT PARK WEST SUBDIVISION (PRIVATE SUBDIVISION)

BEING A SUBDIVISION OF 23.918 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS.

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS VACATING A PORTION OF RACQUET CLUB SUBDIVISION AND RE-PLAT PARK WEST 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.

RYDELL DWAYNE FRANCIS, OWNER
4705 S. DULUTH AVENUE
SIOUX FALLS, SOUTH DAKOTA 57105-6738

DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

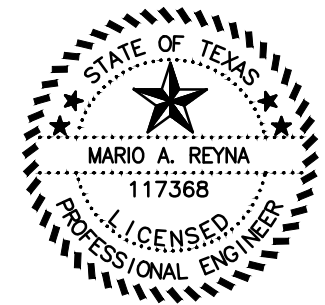
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE DAY OF , 20.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

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

DATE PREPARED: 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



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 WALLS) SHALL BE PLACED UPON HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 RIGHT OF WAY'S 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

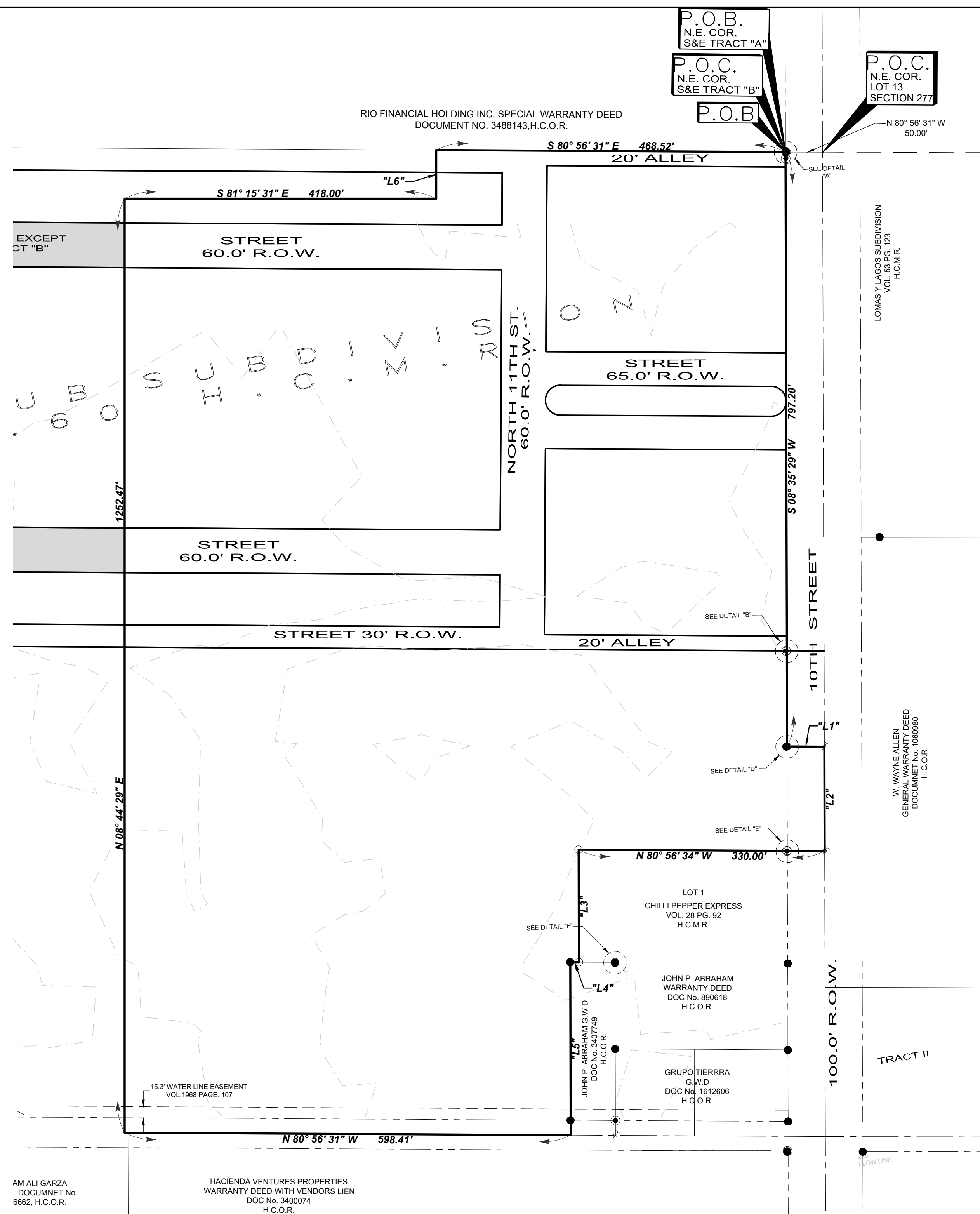


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

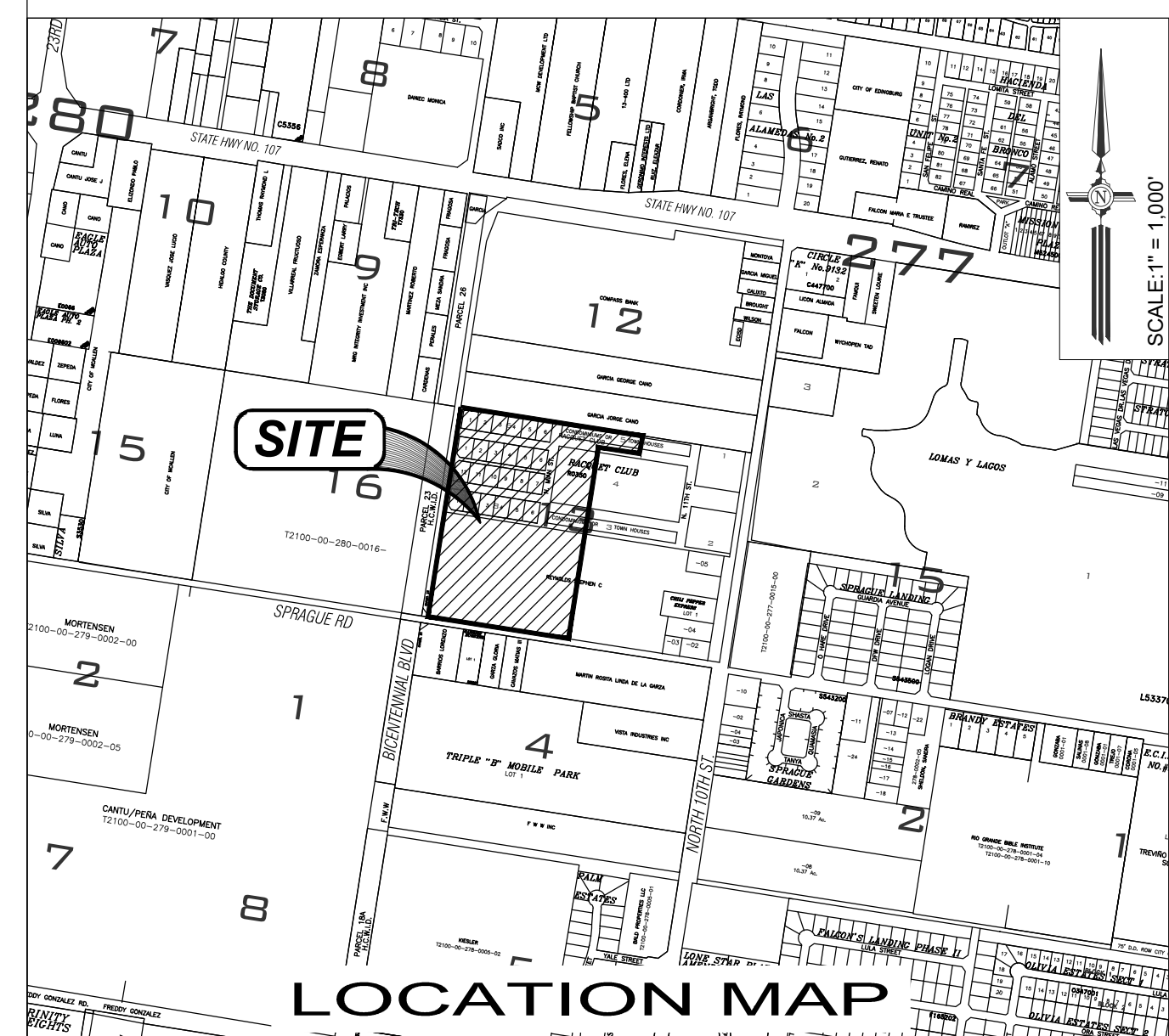
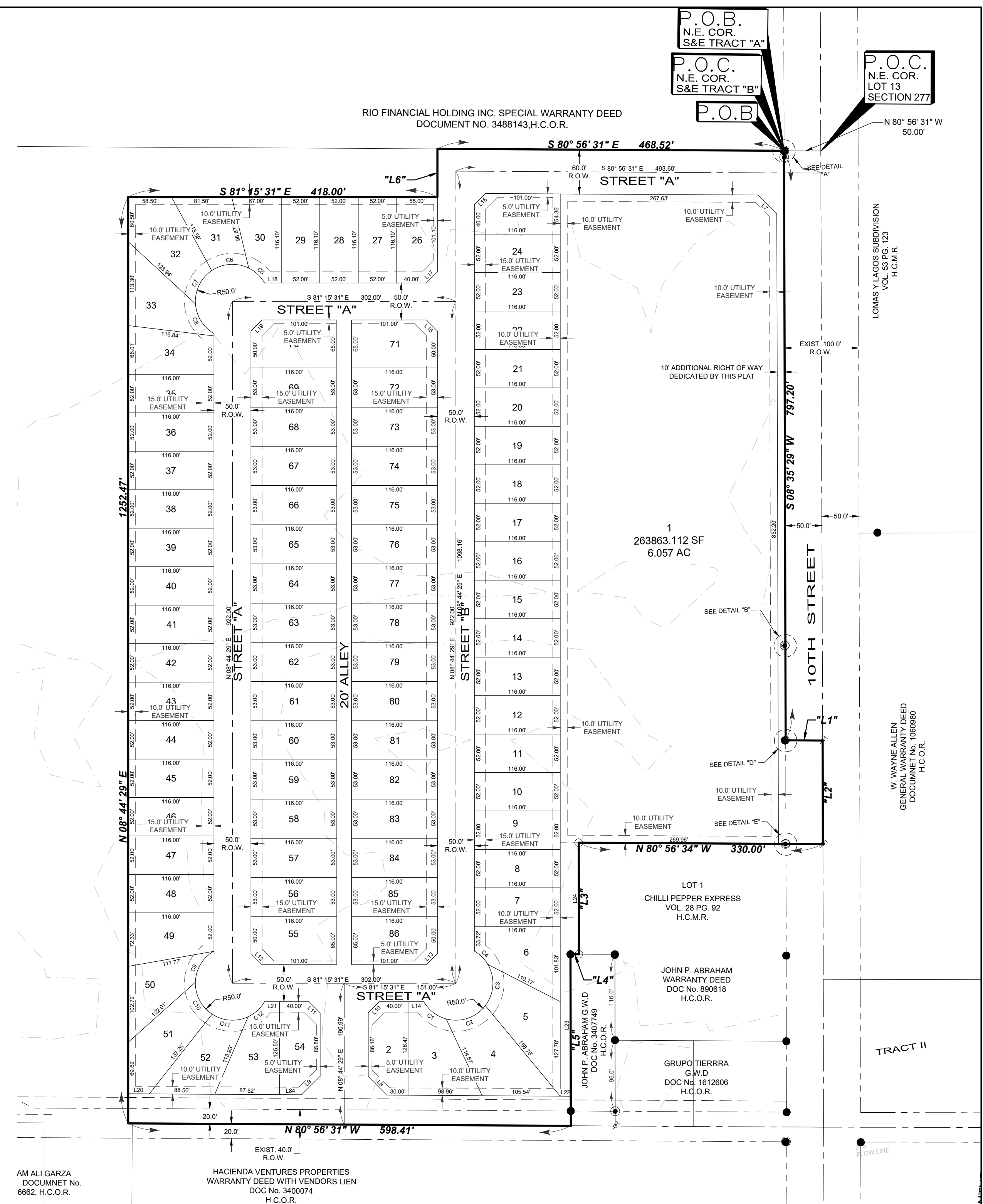
ON: AT AM/PM

INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

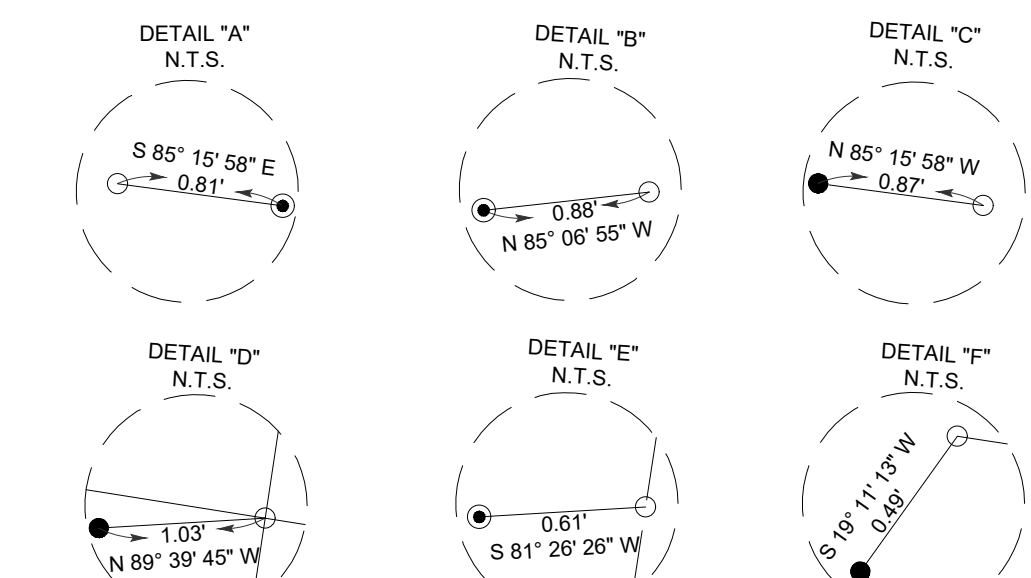
BY: DEPUTY



Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	263863.11	6.057	46	6032.00	0.138
2	6522.27	0.150	47	6032.00	0.138
3	8445.51	0.194	48	6032.00	0.138
4	9283.37	0.213	49	7211.10	0.166
5	8956.42	0.206	50	6637.20	0.152
6	6252.85	0.169	51	8161.83	0.187
7	6032.00	0.138	52	7205.45	0.165
8	6032.00	0.138	53	7414.19	0.170
9	6032.00	0.138	54	6485.81	0.149
10	6032.00	0.138	55	7427.50	0.171
11	6032.00	0.138	56	6148.00	0.141
12	6032.00	0.138	57	6148.00	0.141
13	6032.00	0.138	58	6148.00	0.141
14	6032.00	0.138	59	6148.00	0.141
15	6032.00	0.138	60	6148.00	0.141
16	6032.00	0.138	61	6148.00	0.141
17	6032.00	0.138	62	6148.00	0.141
18	6032.00	0.138	63	6148.00	0.141
19	6032.00	0.138	64	6148.00	0.141
20	6032.00	0.138	65	6148.00	0.141
21	6032.00	0.138	66	6148.00	0.141
22	6032.00	0.138	67	6148.00	0.141
23	6032.00	0.138	68	6148.00	0.141
24	6032.00	0.138	69	6148.00	0.141
25	6230.34	0.143	70	7427.50	0.171
26	6273.00	0.144	71	7427.50	0.171
27	6037.20	0.139	72	6148.00	0.141
28	6037.20	0.139	73	6148.00	0.141
29	6037.20	0.139	74	6148.00	0.141
30	5962.71	0.137	75	6148.00	0.141
31	6270.65	0.144	76	6148.00	0.141
32	9076.59	0.208	77	6148.00	0.141
33	7353.92	0.169	78	6148.00	0.141
34	6844.23	0.157	79	6148.00	0.141
35	6032.00	0.138	80	6148.00	0.141
36	6032.00	0.138	81	6148.00	0.141
37	6032.00	0.138	82	6148.00	0.141
38	6032.00	0.138	83	6148.00	0.141
39	6032.00	0.138	84	6148.00	0.141
40	6032.00	0.138	85	6148.00	0.141
41	6032.00	0.138	86	7427.50	0.171
42	6032.00	0.138			
43	6032.00	0.138			
44	6032.00	0.138			
45	6032.00	0.138			



VACATING PORTION OF RACQUET CLUB SUBDIVISION
 BEING A SUBDIVISION OF 3.978 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO TEXAS, BEING OUT OF RACQUET CLUB SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS



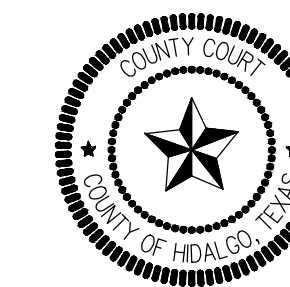
MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS
 115 W. McINTYRE - EDINBURG, TX 78541
 PH: (956) 381-0981 - FAX: (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: CESAR DATE 7-03-2024
 SURVEYED, CHECKED DATE
 FINAL CHECK DATE

Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
L1	50.00'	S80° 56' 31"E	C1	39.09'	50.00'	044° 47' 52"	S43° 39' 27"E	38.11'	20.61'
L2	140.00'	S08° 35' 29"W	C2	59.29'	50.00'	067° 56' 49"	N79° 58' 12"E	55.88'	33.69'
L3	150.80'	S08° 35' 26"W	C3	59.30'	50.00'	067° 56' 49"	N12° 01' 23"E	55.88'	33.69'
L4	116.3'	N80° 56' 33"W	C4	25.58'	50.00'	029° 18' 29"	N36° 36' 16"W	25.30'	13.07'
L5	232.00'	S08° 35' 26"W	C5	29.64'	50.00'	033° 57' 59"	N38° 14' 30"W	29.21'	15.27'
L6	65.20'	N08° 44' 29"E	C6	52.34'	50.00'	059° 58' 38"	N85° 12' 49"W	49.98'	28.85'
L7	35.50'	S36° 10' 31"E	C7	52.34'	50.00'	059° 58' 38"	S34° 48' 33"W	49.98'	28.85'
L8	35.45'	S36° 06' 01"E	C8	48.94'	50.00'	056° 04' 45"	S23° 13' 08"E	47.01'	26.63'
L9	35.26'	N53° 53' 59"E	C9	50.86'	50.00'	058° 17' 06"	S39° 35' 56"W	48.70'	27.88'
L10	21.21'	S53° 44' 29"W	C10	50.87'	50.00'	058° 17' 13"	S18° 41' 14"E	48.70'	27.88'
L11	21.21'	S36° 15' 31"E	C11	50.87'	50.00'	058° 17' 13"	S76° 58' 27"E	48.70'	27.88'
L12	21.21'	N36° 15' 31"W	C12	30.67'	50.00'	035° 08' 27"	N56° 18' 43"E	30.19'	15.83'
L13	21.21'	S53° 44' 29"W							
L14	20.20'	N81° 15' 31"W							
L15	21.21'	S36° 15' 31"E							
L16	21.15'	N53° 53' 59"E							
L17	21.21'	N53° 44' 29"E							
L18	22.70'	N81° 15' 31"W							
L19	21.21'	N53° 44' 29"E							
L20	28.49'	N80° 56' 31"W							
L21	20.20'	N81° 15' 31"W							
L22	14.25'	N80° 56' 31"W							
L23	191.99'	N08° 35' 26"E							
L24	150.80'	N08° 35' 26"E							

SUBDIVISION FOR PARK WEST SUBDIVISION

BEING A SUBDIVISION OF 23.918 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS.



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: 8/2/2024

SUBDIVISION NAME: VACATING A PORTION OF RACQUET CLUB AND REPLAT PARK WEST SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

<p>North 10th Street (SH 336): Dedication as required for 60 ft. from centerline for 120 ft. total ROW Paving: by the state Curb & gutter: by the state - Revise street name as shown above, prior to final. - Label centerline for North 10th Street, prior to final. - Include label of total ROW after dedication, prior to final. - Provide a copy for existing ROW before dedication, prior to final. - Clarify stub out along N. 10th Street just north of Chilli Pepper Express Subdivision. **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>Sprague Road: Dedication as required for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides - Reference document number on the plat for the existing ROW and provide a copy for staff review as applicable, prior to final. - Any issues with ROW dedication over waterline easement for Sprague Road must be resolved before 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>Interior Streets: Dedication as required for 50 ft. total ROW Paving: 32 ft. Curb & gutter: both sides - Provide for secondary access street to the west development **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>E/W Quarter Mile Collector (north boundary): dedication required for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides - Show ROW dedication for an E/W quarter mile collector on the north side, 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 & 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 boundary doesn't comply with block length requirement, no stub out to the west is provided. If a variance is needed, must be submitted and finalized prior to final. **Subdivision Ordinance: Section 134-118</p>	<p>Non-compliance</p>

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>ALLEYS</p>	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties - Clarify use of Lot 1 to determine alley requirements, prior to final. **Subdivision Ordinance: Section 134-106</p>	<p>Non-compliance</p>
<p>SETBACKS</p>	
<p>* Front: Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures whichever is greater applies (if commercial zoning) Lots 2-86: 25 ft. or greater for easements (if R-1 zoning) - Clarify front setback as it makes reference to Auburn Ave and Interior Lots 1-23. - Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. - Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or setbacks, review and finalize prior to final. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Rear: Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements (if commercial zoning) Lots 2-86: 10 ft. or greater for easements (if R-1 zoning) - Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. - Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or setbacks, review and finalize prior to final. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Sides Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements (if commercial zoning) Lots 2-86: 6 ft. or greater for easements (if R-1 zoning) - Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. - Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or setbacks, review and finalize prior to final. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Corner: Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements (if commercial zoning) Lots 2-86: 10 ft. or greater for easements (if R-1 zoning) - Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. - Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or setbacks, review and finalize prior to final. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Garage: 18 ft. except where greater setback is required; greater setback applies - Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. - Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or setbacks, review and finalize prior to final. - Clarify if setback will be for all subdivision or residential lots, prior to final. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</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"> * 4 ft. wide minimum sidewalk required on North 10th Street, Sprague Road, and both sides of all interior streets and E/W 1/4 mile street along north boundary. - Sidewalk requirement may increase to 5 ft. along North 10th Street per Engineering Department, prior to final. - Revise plat note #8 as applicable wording to be finalized, prior to final. **Subdivision Ordinance: Section 134-120 	Non-compliance
<ul style="list-style-type: none"> * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Required
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along Sprague Road and 1/4 mile street along north boundary. - Revise plat note #9 as applicable working to be finalized, prior to final. **Landscaping Ordinance: Section 110-46 	Non-compliance
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along Sprague Road and E/W 1/4 mile street along north boundary. - Revise plat note #14 as applicable wording to be finalized, prior to final. **Must comply with City Access Management Policy 	Non-compliance
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. 	Required
<ul style="list-style-type: none"> * Common Areas, any private streets, alleys, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Revise plat note #15 as applicable, prior to final. 	Non-compliance
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	Applied
<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Homeowner's Association Covenants must be submitted for staff review, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public/private streets **Subdivision Ordinance: Section 134-1 	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 - Lot 33 doesn't comply with minimum 50 ft. width requirement. Verify all lots meet minimum 50 ft. frontage requirements for interior lots and 54 ft. for corner lots for the residential lots. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>ZONING/CUP</p>	
<p>* Existing: R-3T, C-3 Proposed: R-1 - 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. - Clarify use of Lot 1, prior to final. ***Zoning Ordinance: Article V</p>	<p>Non-compliance</p>
<p>* Rezoning Needed Before Final Approval - 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. - Clarify use of Lot 1, prior to final. ***Zoning Ordinance: Article V</p>	<p>Non-compliance</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee. As per plat submitted on July 19, 2024, plat depicts 85 residential lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by City Manager's Office. Should land dedication be required, the plat must be revised to accommodate the dedication. Parkland dedication requirements must be finalized prior to final.</p>	<p>TBD</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on July 19, 2024, plat depicts 85 residential lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by City Manager's Office. Should land dedication be required, the plat must be revised to accommodate the dedication. Parkland dedication requirements must be finalized prior to final.</p>	<p>TBD</p>
<p>* Pending review by the City Manager's Office. As per plat submitted on July 19, 2024, plat depicts 85 residential lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by City Manager's Office. Should land dedication be required, the plat must be revised to accommodate the dedication. Parkland dedication requirements must be finalized prior to final.</p>	<p>TBD</p>
<p>TRAFFIC</p>	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - Pending Trip Generation submittal.</p>	<p>Non-compliance</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>TBD</p>

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">- Any abandonments must be done by separate document, not by plat, must be finalized prior to final.- Clarify if easements will be dedicated by plat note or annotated on plat.- Clarify dotted line along Sprague Road within additional ROW dedication and its annotation/use, prior to final.- Vacating portion must be redone as it includes a portion that is outside of the original subdivision boundary.- Legal doesn't reference un-platted acreage south to Sprague.- Subdivision name will need to be changed/finalized, prior to final.- Must clarify use referenced on the application, as it refers only to single-family use; however, lot 1 appears to be for different use based on the size/lot area. Once clarified, additional requirements will be established as needed. <p>*Must comply with City's Access Management Policy.</p>	Applied
RECOMMENDATION	
<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

LOCATION



12

10TH ST

MAIN ST

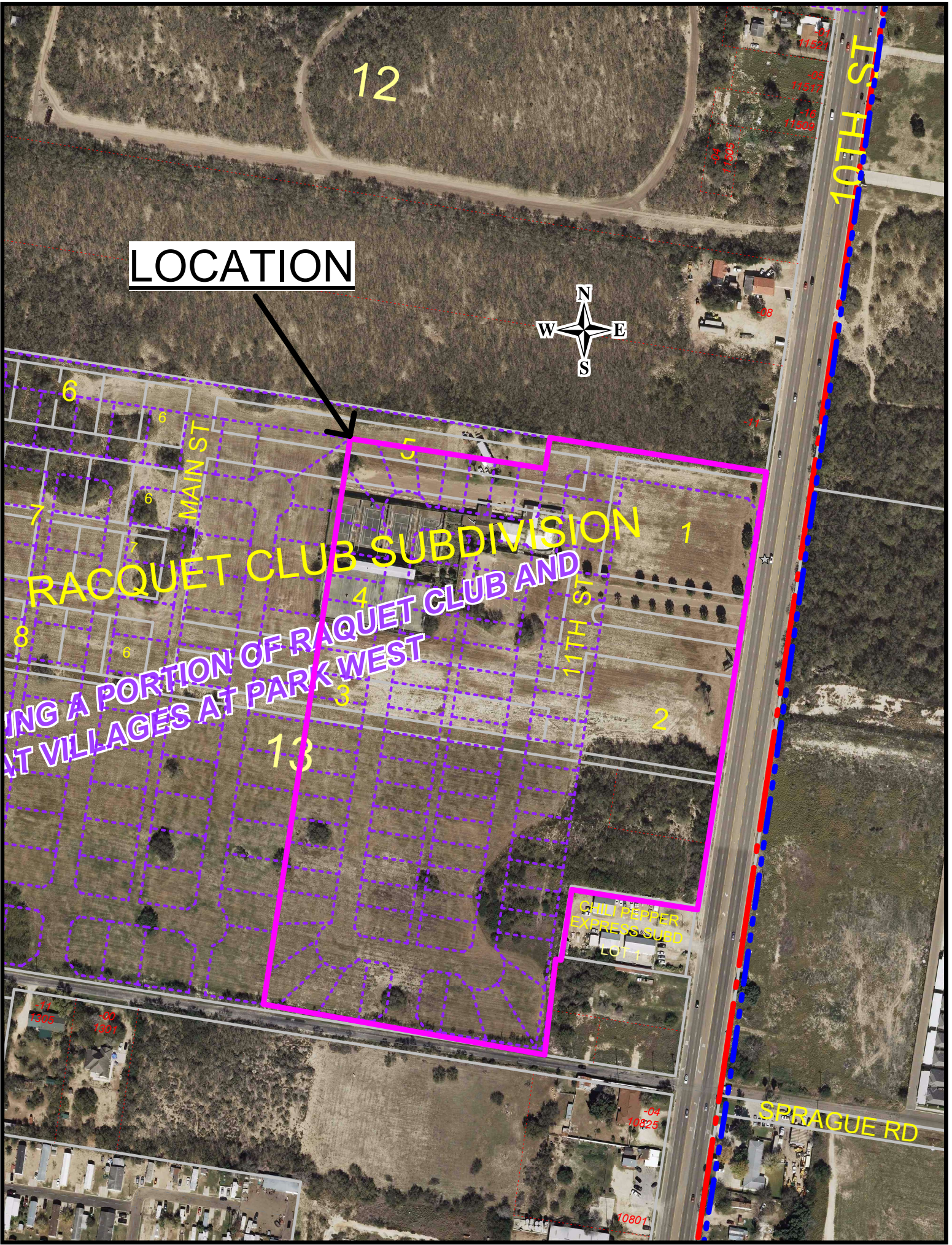
11TH ST

RACQUET CLUB SUBDIVISION

**ING A PORTION OF RAQUET CLUB AND
AT VILLAGES AT PARK WEST**

**GAIN BEPPER
EXPRESS SUBD
LOT**

SPRAGUE RD



City of McAllen Planning Department

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

Project Information

Subdivision Name Villas at Tres Lagos Phase I

Legal Description 12.235 acres out of Section 227 and 232, Texas Mexican Railway Company Survey according to the patent issued by the State of Texas recorded in Volume 4, Pages 142-143, HCDR

Location Northeast corner of Shary Road and Tres Lagos Boulevard

City Address or Block Number 5300 Tres Lagos Blvd

Total No. of Lots 63 Total Dwelling Units 63 Gross Acres 12.235 Net Acres _____

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

For Fee Purposes: Commercial (_____ Acres) / Residential (63 Lots) Replat: Yes / No

Existing Zoning R-1, R-3T, & C-4 Proposed Zoning R-3T Applied for Rezoning No / Yes: Date _____

Existing Land Use Vacant Proposed Land Use Townhomes

Irrigation District # UID Water CCN: MPU / Sharyland Water SC Other _____

Agricultural Exemption: Yes / No Parcel # 1075073

Estimated Rollback Tax Due 1,866.43 Tax Dept. Review UPG

Owner

Name Rhodes Enterprises Inc Phone (956) 287-2800

Address 200 S 10th Street, Suite 1700 E-mail bfrisby@rhodes.com

City McAllen State TX Zip 78501

Developer

Name Rhodes Development, Inc Phone (956) 287-2800

Address 200 S 10th Street, Suite 1700 E-mail bfrisby@rhodes.com

City McAllen State TX Zip 78501

Contact Person Brad Frisby, VP

Engineer

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

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

City Edinburg State TX Zip 78541

Contact Person Mario A. Reyna, 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 22 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

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


PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

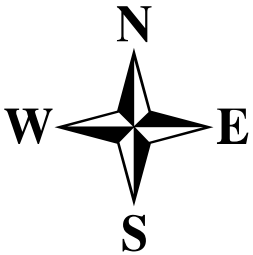
Signature  Date 07.11.2024

Print Name Mario A Reyna, P.E.

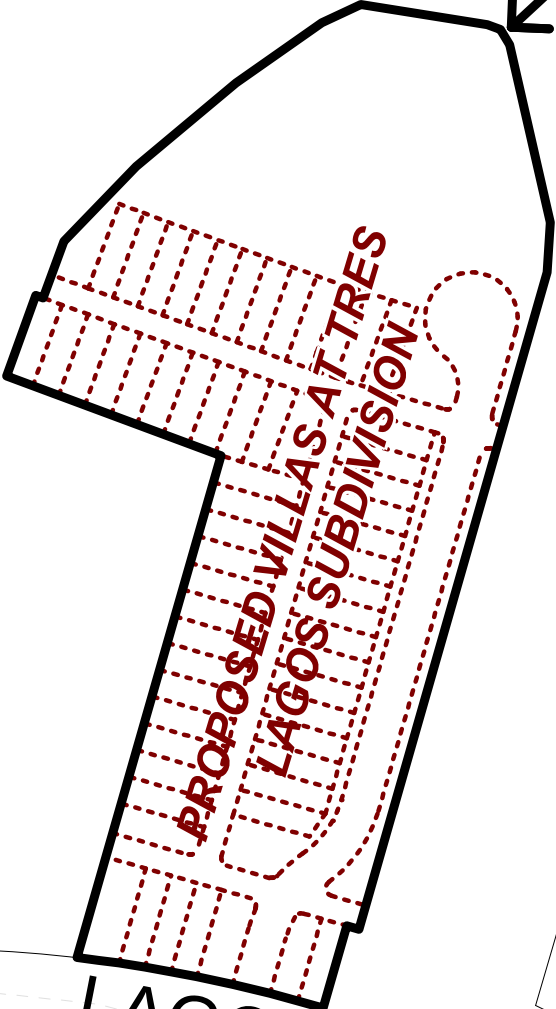
Owner Authorized Agent

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

LOCATION



SHARY RD



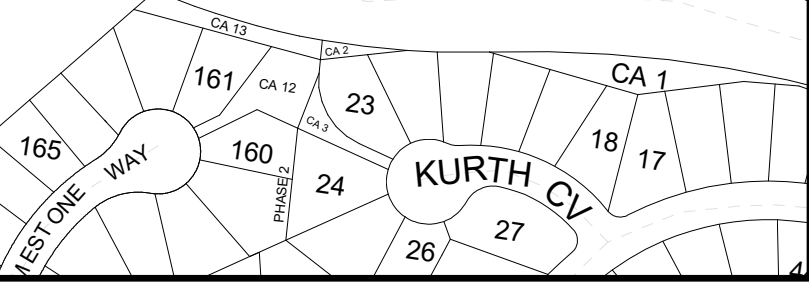
IDEA TRES LAGO
SUBDIVISION

LOT 1

TRES
LAGOS
BLVD

**PROPOSED FAMILY
CHURCH AT TRES LAGOS
SUBDIVISION**

LOT 1



SUBDIVISION MAP OF VILLAS AT TRES LAGOS PHASE I PRIVATE SUBDIVISION

SUBDIVISION OF 12.235 ACRES
OUT OF SECTION 227 AND 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

RHODES ENTERPRISES, INC.
S. W.D. DOCUMENT NUMBER 2775108, H.C.O.R.

RHODES ENTERPRISES, INC.
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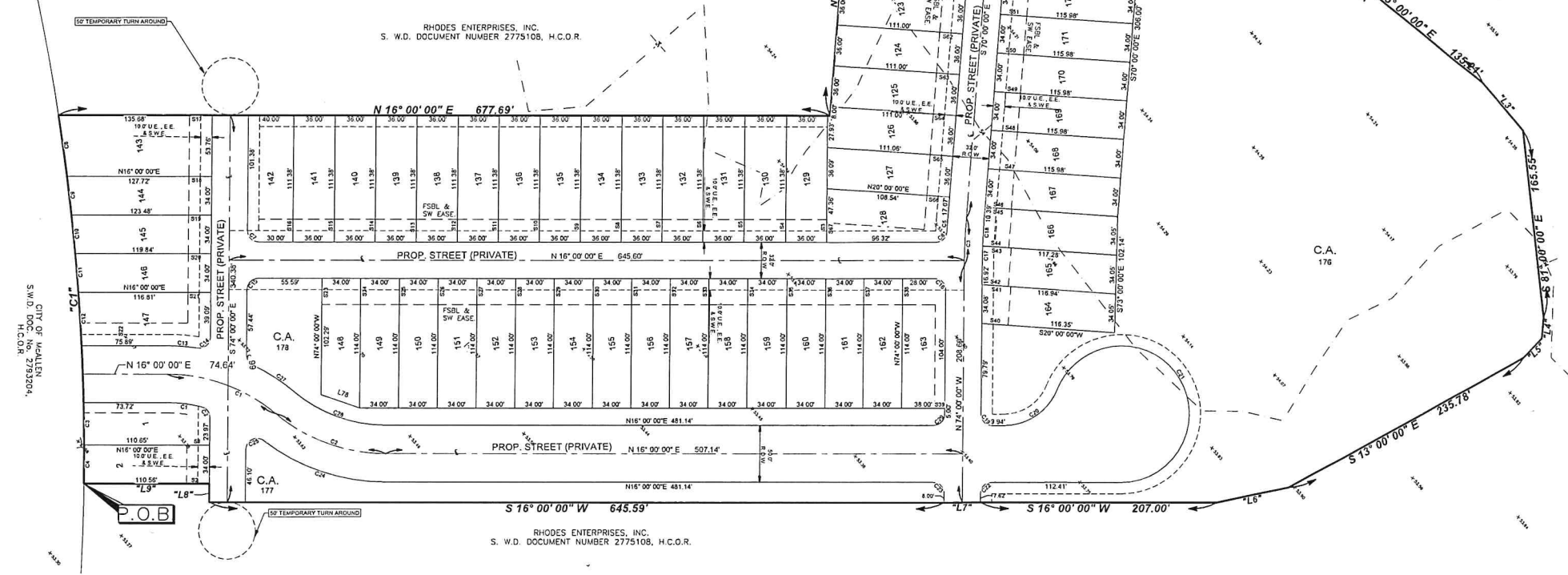


TRES LAGOS BLVD.
100.00' R.O.W.

CITY OF McALLEN
S.W.D. DOCUMENT NUMBER
2775108, H.C.O.R.

CITY OF McALLEN
S.W.D. DOCUMENT NUMBER
2775108, H.C.O.R.

N.L. RHODES, L.P.
S.W.D. DOCUMENT NUMBER
2775108, H.C.O.R.



Lot Area Table			Lot Area Table			Front Setback Lines		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Line #	Length	Direction
1	4062.45	0.093	146	4021.35	0.092	S1	20.00	N16° 00' 28"E
2	3758.88	0.086	147	5431.61	0.125	S2	20.00	N16° 00' 00"E
118	3996.00	0.092	148	3676.98	0.084	S3	20.00	N74° 00' 00"W
119	3996.00	0.092	149	3876.00	0.089	S4	20.00	N74° 00' 00"W
120	3996.00	0.092	150	3876.00	0.089	S5	20.00	N74° 00' 00"W
121	3996.00	0.092	151	3876.00	0.089	S6	20.00	N74° 00' 00"W
122	3996.00	0.092	152	3876.00	0.089	S7	20.00	N74° 00' 00"W
123	3996.00	0.092	153	3876.00	0.089	S8	20.00	N74° 00' 00"W
124	3996.00	0.092	154	3876.00	0.089	S9	20.00	N74° 00' 00"W
125	3996.00	0.092	155	3876.00	0.089	S10	20.00	N74° 00' 00"W
126	4025.00	0.092	156	3876.00	0.089	S11	20.00	N74° 00' 00"W
127	3952.91	0.091	157	3876.00	0.089	S12	20.00	N74° 00' 00"W
128	4646.90	0.107	158	3876.00	0.089	S13	20.00	N74° 00' 00"W
129	4009.59	0.092	159	3876.00	0.089	S14	20.00	N74° 00' 00"W
130	4009.59	0.092	160	3876.00	0.089	S15	20.00	N74° 00' 00"W
131	4009.59	0.092	161	3876.00	0.089	S16	20.00	N74° 00' 00"W
132	4009.59	0.092	162	3876.00	0.089	S17	20.00	N74° 00' 00"W
133	4009.59	0.092	163	4310.54	0.099	S18	20.00	S16° 00' 00"W
134	4009.59	0.092	164	3965.67	0.091	S19	20.00	S16° 00' 00"W
135	4009.59	0.092	165	3984.68	0.091	S20	20.00	S16° 00' 00"W
136	4009.59	0.092	166	3969.65	0.091	S21	20.00	S16° 00' 00"W
137	4009.59	0.092	167	3943.32	0.091	S22	20.00	N74° 00' 00"W
138	4009.59	0.092	168	3943.32	0.091	S23	23.00	S74° 00' 00"E
139	4009.59	0.092	169	3943.32	0.091	S24	23.00	S74° 00' 00"E
140	4009.59	0.092	170	3943.32	0.091	S25	23.00	S74° 00' 00"E
141	4009.59	0.092	171	3943.32	0.091	S26	23.00	S74° 00' 00"E
142	4433.64	0.102	172	3943.32	0.091	S27	23.00	S74° 00' 00"E
143	7073.60	0.162	173	3943.32	0.091	S28	23.00	S74° 00' 00"E
144	4268.75	0.098	174	3943.32	0.091	S29	23.00	S74° 00' 00"E
145	4194.81	0.095	175	3943.32	0.091	S30	23.00	S74° 00' 00"E
			176	159538.59	3.663	S31	23.00	S74° 00' 00"E
			177	12830.15	0.295	S32	23.00	S74° 00' 00"E
			178	14253.38	0.327	S33	23.00	S74° 00' 00"E
						S34	23.00	S74° 00' 00"E
						S35	23.00	S74° 00' 00"E
						S36	23.00	S74° 00' 00"E
						S37	23.00	S74° 00' 00"E
						S38	23.00	S74° 00' 00"E
						S39	9.00	N16° 00' 00"E
						S40	23.12	N20° 00' 00"E
						S41	25.49	N20° 00' 00"E
						S42	23.09	N20° 00' 00"E
						S43	25.22	N20° 00' 00"E
						S44	23.02	N20° 00' 00"E
						S45	23.50	N20° 00' 00"E
						S46	23.00	N20° 00' 00"E
						S47	23.00	N20° 00' 00"E
						S48	23.00	N20° 00' 00"E
						S49	23.00	N20° 00' 00"E
						S50	23.00	N20° 00' 00"E

Common Area Table			Front Setback Lines		
Lot #	SQ. FT.	Area	Line #	Length	Direction
176	159538.59	3.663	S51	23.00	N20° 00' 00"E
177	12830.15	0.295	S52	23.00	N20° 00' 00"E
178	14253.38	0.327	S53	23.00	N20° 00' 00"E
			S54	23.00	N20° 00' 00"E
			S55	23.00	N20° 00' 00"E
			S56	20.00	S20° 00' 00"W
			S57	20.00	S20° 00' 00"W
			S58	20.00	S20° 00' 00"W
			S59	20.00	S20° 00' 00"W
			S60	20.00	S20° 00' 00"W
			S61	20.00	S20° 00' 00"W
			S62	20.00	S20° 00' 00"W
			S63	20.00	S20° 00' 00"W
			S64	20.00	S20° 00' 00"W
			S65	20.00	S20° 00' 00"W
			S66	20.00	S20° 00' 00"W
			S67	17.29	S74° 00' 00"E

BOUNDARY Line Table		
Line #	Length	Direction
"L1"	10.12	S70° 00' 00"E
"L2"	78.27	N20° 00' 00"E
"L3"	56.01	N65° 00' 00"E
"L4"	16.30	S69° 42' 51"E
"L5"	23.33	S30° 00' 00"W
"L6"	64.55	S04° 00' 00"W
"L7"	32.00	S15° 18' 23"W
"L8"	16.26	N74° 00' 00"W
"L9"	110.56	S16° 00' 00"W

BOUNDARY Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
"C1"	009° 33' 47"	1,950.00'	325.47'	163.11'	N78° 25' 51"W	325.09'

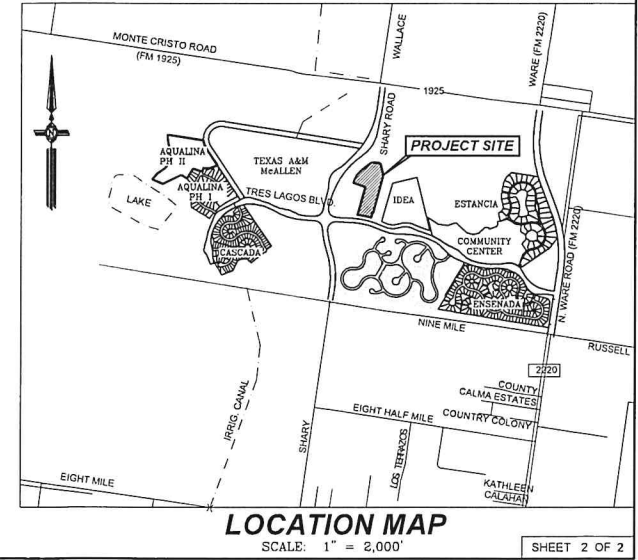
LEGEND & ABBREVIATIONS

- FND. No. 4 REBAR
- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELEN & HUNT
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- R.O.W. - RIGHT-OF-WAY
- S.E. COR. - SOUTHEAST CORNER
- SQ. FT. - SQUARE FEET
- U.E. - UTILITY EASEMENT DEDICATED BY THIS PLAT
- U.&W.E. - UTILITY & WALL EASEMENT DEDICATED BY THIS PLAT
- D.E. - DRAINAGE EASEMENT DEDICATED BY THIS PLAT
- T.E. - TECHNOLOGY EASEMENT DEDICATED BY THIS PLAT
- E.E. - ELECTRICAL EASEMENT DEDICATED BY THIS PLAT
- FSBL & SW EASE. - FRONT SETBACK LINE & SIDEWALK EASE.
- N.T.S. - NOT TO SCALE-DETAILS
- SHRSC - SHARYLAND WATER SUPPLY CORPORATION
- S.W.D. - SPECIAL WARRANTY DEED
- DOC. NO. - DOCUMENT NUMBER
- ⊕ - ROAD CENTER LINE
- * - CURVED SETBACK LINE
- - INDICATOR FOR BEGIN AND END CURVE
- C.A. - COMMON AREA
- S.W. - SIDEWALK

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	30.42	125.00'	013° 59' 30"	S22° 58' 15"W	30.34'	15.28
C2	13.27	10.00'	076° 03' 20"	S87° 58' 15"W	12.32'	7.82
C3	37.37	1,950.00'	001° 05' 53"	N75° 11' 50"W	37.37'	16.68
C4	34.00	1,950.00'	000° 59' 56"	N74° 08' 55"W	34.00'	17.00
C5	13.28	616.00'	001° 14' 02"	S70° 37' 01"E	13.28'	6.63
C6	15.23	10.00'	087° 14' 01"	N27° 37' 01"W	13.80'	9.53
C7	15.71	10.00'	090° 00' 00"	N61° 00' 00"E	14.14'	10.00
C8	54.35	1,950.00'	001° 35' 49"	N82° 24' 50"W	54.35'	27.18
C9	34.28	1,950.00'	001° 02' 24"	N81° 08' 43"W	34.28'	17.13
C10	34.19	1,950.00'	001° 00' 17"	N80° 06' 23"W	34.19'	17.10
C11	34.14	1,950.00'	001° 00' 11"	N79° 06' 09"W	34.14'	17.07
C12	47.11	3,393.20'	000° 47' 44"	N77° 54' 32"W	47.11'	23.56
C13	28.31	175.00'	008° 36' 49"	S20° 16' 25"W	26.28'	13.18
C14	17.21	10.00'	098° 36' 49"	N24° 41' 35"W	15.16'	11.63
C15	15.71	10.00'	090° 00' 00"	S29° 00' 00"E	14.14'	10.00
C16	15.71	10.00'	090° 00' 00"	S61° 00' 00"W	14.14'	10.00
C17	17.15	584.00'	001° 40' 57"	S73° 09' 31"E	17.15'	8.58
C18	23.62	584.00'	002° 19' 03"	S71° 09' 31"E	23.62'	11.81
C19	15.71	10.00'	090° 00' 00"	N61° 00' 00"E	14.14'	10.00
C20	59.93	50.00'	068° 40' 35"	N18° 20' 17"W	56.41'	24.16
C21	260.41	60.00'	248° 40' 35"	S71° 39' 43"W	99.09'	-87.83
C22	15.71	10.00'	090° 00' 00"	S29° 00' 00"E	14.14'	10.00
C23	15.71	10.00'	090° 00' 00"	S61° 00' 00"W	14.14'	10.00
C24	114.33	175.00'	037° 25' 54"	N34° 42' 57"E	112.31'	59.29
C25	22.24	10.00'	127° 25' 54"	S10° 17' 03"E	17.93'	20.25
C26	11.25	10.00'	064° 28' 42"	N73° 45' 39"E	10.67'	6.31
C27	43.70	175.00'	014° 18' 30"	S48° 40' 33"W	43.59'	21.97
C28	89.90	125.00'	039° 49' 48"	N35° 54' 54"E	85.16'	45.29
C29	15.71	10.00'	090° 00' 00"	N29° 00' 00"W	14.14'	10.00

CENTERLINE Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	039° 49' 48"	150.00'	104.27'	54.34'	S35° 54' 54"W	102.19'
C2	039° 49' 48"	150.00'	104.27'	54.34'	N35° 54' 54"E	102.19'
C3	004° 00' 00"	600.00'	41.89'	20.95'	S72° 00' 00"E	41.88'

DRAWN BY: LH DATE 07-17-2024
 SURVEYED, CHECKED DATE _____
 FINAL CHECK DATE _____



LOCATION MAP
SCALE: 1" = 2,000'
SHEET 2 OF 2



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 8/2/2024

SUBDIVISION NAME: VILLAS AT TRES LAGOS PHASE I	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>Tres Lagos Blvd. 100 ft. R.O.W. Paving: 65 ft. B-B Curb & gutter: both sides Revisions needed: City of McAllen thoroughfare plan designates Tres Lagos Blvd. as a Minor Arterial with 100 ft. of R.O.W. Provide document number on Plat for the Tres Lagos Blvd. R.O.W. dedications. -Provide R.O.W. detail along Tres Lagos Blvd., centerline dimensions, and Total R.O.W. to establish compliance with required R.O.W. dedications as Plat does not propose any additional R.O.W. dedications. -There is an existing 'special warranty deed' noted on the plat. Please provide a copy of this document regarding this special warranty deed for staff review, prior to final. -Subdivision does not appear to have any access to the Tres Lagos Blvd. and would be considered 'landlocked.' -Provide Centerline of existing streets across Tres Lagos Blvd., to ensure compliance with minimum requirements for street jogs. Street jogs with centerline offsets of less than 125 feet shall be avoided. as per Section 134-105(d) **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: Dedications as needed for 60 ft. minimum R.O.W. Paving: 40 ft. Curb & gutter: both sides Revisions needed: -Label all street R.O.W.'s on the plat. -Interior streets show varying R.O.W.'s for 50ft - 32ft. Revise plat to comply with minimum requirements as of 08/02/24 no variance has been submitted. -Street names will be established prior to final. Finalize street name requirement prior to recording. -Need to submit Master Plan / Layout Plan for overall development to establish finalized street requirements. -Provide Paved temporary street turnaround, must be done through a separate instrument. Diameter of pavement to be of adequate size for City Turnarounds and City Services. **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 & 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 & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	NA

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

<p>* 1,200 ft. Block Length **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. Revisions needed: -Clarify proposed Cul-de-Sac and label dimensions. -Pending Fire Department comments. -Provide a master plan/layout plan of this subdivision for staff review. **Additional Comments to be noted once master plan/layout plan have been submitted. **Subdivision Ordinance: Section 134-36 **Subdivision Ordinance: Section 134-105</p>	<p>NA</p>
	<p>Compliance</p>
	<p>TBD</p>
<p>ALLEYS</p>	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. **Subdivision Ordinance: Section 134-106</p>	<p>Non-compliance</p>
<p>SETBACKS</p>	
<p>* Front: Finalize setbacks prior to final. Revisions Needed: -Include note as shown above prior to final. Proposing: "20 feet minimum or as shown in "Front setback table" sheet 2 of 2 (Greater Applies)" **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Rear: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Include note as shown above prior to final. Proposing: "11 feet, or greater for easements" **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Sides: In accordance with the Zoning ordinance or greater for easements, whichever is greater applies. Revisions Needed: -Include note as shown above prior to final. Proposing: "5 feet, or greater for easements." **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Corner: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Include note as shown above prior to final. Proposing: "10 feet or greater for easements" **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</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>

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SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on Tres Lagos Blvd., and both sides of all interior streets. Revisions Needed: -If proposing to be in accordance with agreement for interior streets, need to submit sidewalk plan prior to final to establish requirements. -Include note as shown above prior to final, once final wording is established. Note may be subject to change once street designation is finalized, finalize wording prior to final. **Sidewalk requirement may increase to 5 ft. for interior streets per Engineering Department prior to final. Finalize wording prior to final. **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>
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. -Prior to final, along Tres Lagos Blvd. and other streets based on Master Plan must be established. -Include note as shown above prior to final once wording is established. Note subject to change once lot frontage requirements have been finalized. **Landscaping Ordinance: Section 110-46</p>	<p>Non-compliance</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>Required</p>
NOTES	
<p>* No curb cut, access, or lot frontage permitted along Tres Lagos Blvd. -Others as applicable based on Master Plan prior to final. **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, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: -Noted #26 Proposing: "Common Areas 1,2, & 3 will maintained by the property owner/HOA and no City of McAllen.</p>	<p>Non-compliance</p>
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>NA</p>
<p>*Public Improvement District (PID) or 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. Revisions Needed: -Revise Plat note #12 to reflect above. **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>Non-compliance</p>

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<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>Required</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public/private streets. **Subdivision Ordinance: Section 134-1</p>	<p>Compliance</p>
<p>* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356</p>	<p>Compliance</p>
<p>ZONING/CUP</p>	
<p>* Existing: R-3T, R-3A,C-4 Proposed: R-3T -Please update application to reflect current zoning and relevant information. **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</p>	<p>Non-compliance</p>
<p>* Rezoning Needed Before Final Approval. -Please update application to reflect current zoning and relevant information. ***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</p>	<p>Non-compliance</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee. Park Fee required at \$ 700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. -Clarify the total number of dwelling units to finalize the park fee prior to final.</p>	<p>TBD</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide number of dwelling units prior to final. Once the number of lots/dwelling units have been finalized, park fees to be paid prior to recording will be established. -Clarify the use of the C.A (Common Areas) Lots 176,177 & 178.</p>	<p>TBD</p>
<p>* Pending review by City Managers Office. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office.</p>	<p>TBD</p>
<p>TRAFFIC</p>	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</p>	<p>Non-compliance</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>TBD</p>

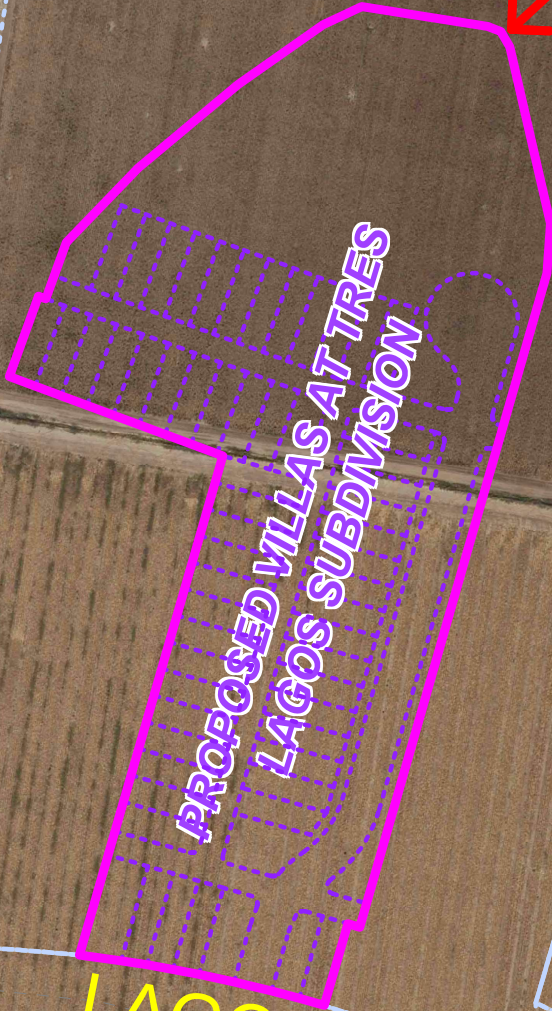
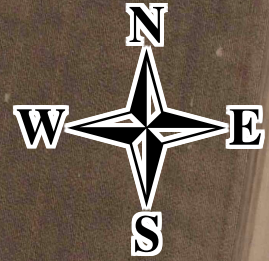
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COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none">*Must comply with City's Access Management Policy.*Please provide the signed and sealed survey for the 12.235 acres as mentioned in the Plat submittal.*Missing Plat note # 23.*Proposed Private subdivision, but wording is for Public.*Note #26: Common areas don't match the labels/numbers shown on the plat.*Provide the Master Plan / Layout plan for this development.*Provide the original Letter of Authorization.*It this development will be private, will this development be gated?*Please label the Detention Lot.*Please revise the numbering sequence of the Lots.*Submit Doc. No's for the R.O.W. and Recorded Easements for staff review.*Clarify the application for the Number of Dwelling units & Existing Zoning.	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.	Applied

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LOCATION

SHARY RD



IDEA TRES LAGO SUBDIVISION

5200

LOT 1

TRES LAGOS BLVD

PROPOSED FAMILY CHURCH AT TRES LAGOS SUBDIVISION

LOT 1

