

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, DECEMBER 17, 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 October 8, 2024 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of James Glover on behalf of Jose & Maritza Escandon, for a Conditional Use Permit, for life of use , for a Guest House at the North 444.2 feet, South 1,038.4 feet, of Lot 418, John H. Shary Subdivision, Hidalgo County, Texas; 8109 North Bentsen Road. **(CUP2024-0136)**
2. Request of Melisa Medina (Sevilla Events, LLC) on behalf of Trenton Palms LLC, for a Conditional Use Permit and an adoption of an ordinance, for one year, for an Event Center (Sevilla Events LLC) at Lot 1, Trenton View Subdivision, Hidalgo County, Texas; 7007 North 10th Street. **(CUP2024-0139)**
3. Request of Javier A. Zuazua on behalf of IDC Properties, LP., for a Conditional Use Permit, for one year, for an Institutional Use (Vocational School) at Lot 1, Industrial Distribution Center Subdivision, Hidalgo County, Texas; 223 North McColl Road. **(CUP2024-0141)**
4. Request of Ashwin George on behalf of Galvan Gonzalo Beltran, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar and Social Club at 83 Citrus Plaza Condominium Suite 170 Subdivision, Hidalgo County, Texas; 4037 Expressway 83. **(CUP2024-0142)**
5. Request of Melden and Hunt Inc., on behalf of Synergy a Real Estate Alliance LLC., for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for Planned Unit Development (Taylor Villas) at a 12.51 acre tract of land out of Lot 167, John H. Shary Subdivision, Hidalgo County, Texas; 2021 South Taylor Road. **(CUP2024-0132)(TABLED ON 12/3/2024)**

b) REZONING:

1. Rezone from A-O (agricultural and open space) District to R-1 (single family residential) District: 9.67 acres tract of land more or less, out of Lot 53, La Lomita

Irrigation & Construction Company Subdivision, Hidalgo County, Texas; 8017 North Ware Road. **(REZ2024-0060)**

2. Rezone from R-1 (Single Family Residential) District to R-3T (Multifamily Residential Townhomes) District: 3.312 Acres, Out of Lot 10, Block 1, C.E. Hammond Subdivision, Hidalgo County, Texas; 2121 Trenton Road. **(REZ2024-0063)**
3. Rezone from R-3A (multifamily residential apartments) District to R-3T (multifamily residential townhouses) District: 3.062 acres out of Section 232, Texas-Mexican Railway Company's Survey, (proposed Villas at Tres Lagos Phase I-A Subdivision), Hidalgo County, Texas; 5300 Tres Lagos Boulevard (Tract 1). **(REZ2024-0064)**
4. Rezone from C-4 (commercial industrial) District to R-3T (multifamily residential townhouses) District: 1.399 acres out of Section 232, Texas-Mexican Railway Company's Survey, (proposed Villas at Tres Lagos Phase I-A Subdivision), Hidalgo County, Texas; 5300 Tres Lagos Boulevard (Tract 2). **(REZ2024-0065)**

3) SITE PLAN:

- a) Site plan approval for LOT 37, IGOA Business Campus Phase 1 Subdivision, Hidalgo County, Texas; 1325 East Nolana Avenue. **(SPR2024-0038)**

4) CONSENT:

- a) Barton Subdivision, 8501 North Main Street, Antonio Esparza **(SUB2024-0109) (FINAL) TUE**

5) SUBDIVISIONS:

- a) 29th Subdivision, 8516 North 29th Street, Real Estate Team Holdings LP **(SUB2024-0097) (REVISED PRELIMINARY) M&H**
- b) FYN Subdivision, 10600 North Bentsen Road, Jose Francisco Hernandez and Elva N. Hernandez **(SUB2024-0129) (PRELIMINARY) SEA**
- c) Haven Hill Subdivision, 8017 North Ware Road, Fortis Land Company, LLC **(SUB2024-0127) (PRELIMINARY) RDE**
- d) Hidden Grove Estates Subdivision, 8601 North 2nd Street, J&D Produce Inc. **(SUB2024-0131) (PRELIMINARY) M&H**
- e) Los Encinos on Taylor Subdivision, 3324 North Taylor Road, Jorge Guerra **(SUB2024-0130) (PRELIMINARY) BRE**

6) INFORMATION:

- a) Update on the adoption of the Unified Development Code

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, October 8, 2024 at 3:30p.m.at the McAllen City Hall, 3rd Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

Present:	Gabriel Kamel Emilio Santos Jr Jesse Ozuna Reza Badiozzamani	Vice Chairperson Member Member Member
Absent:	Michael Falleg Marco Suarez Jose Saldana	Chairperson Member Member
Staff Present:	Evaristo Garcia Michelle Rivera Edgar Garcia Omar Sotelo Rodrigo Sanchez Samuel Nunez Kaveh Forghanparast Eduardo Garza Julio Constantino Hilda Tovar Adriana Solis Edson Lara Victor Grey Noah Del Bosque Magda Ramirez	Assistant City Attorney III Assistant City Manager Planning Director Development Coordinator Senior Planner Senior Planner Planner III Planner III Planner III Planner II Planner II Planner II Planner Technician I Planner Technician I Administrative Assistant

CALL TO ORDER – Vice Chairperson Mr. Gabriel Kamel

PLEDGE OF ALLEGIANCE

INVOCATION- Mr. Emilio Santos Jr.

1) MINUTES:

- a) Approval of Minutes for August 20, 2024 meeting

The minutes for the regular meeting held on August 20, 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.

2) **PUBLIC HEARING:**

- a) **CONDITIONAL USE PERMITS:**

- 1) Request of Sandra L. Gomez on behalf of Desperado Saloon, for a Conditional Use Permit, for one year, for a bar (Desperado Saloon), at Lot A, J.G. Ortegon Subdivision, Hidalgo County, Texas; 6328 South 23rd Street. **(CUP2024-0098)**

Ms. Hida Tovar stated that the property is located at the northwest corner of South 23rd Street and Military Highway and is zoned C-4 (commercial industrial) District. The adjacent zoning is C-4 District to the North and South, I-1 (light industrial) to the east and A-O (agricultural and open space) District to the west. Surrounding land uses include a convenience store, gas station, auto sales, the McAllen Produce Terminal Market, Burger King, Texas Inn Hotel and vacant land. A bar is allowed in a C-4 District with a Conditional Use Permit and in compliance with requirements.

The initial Conditional Use Permit for this establishment was approved by the Planning and Zoning Commission in September of 1991 and has been renewed annually to different tenants. The last permit was approved for one year on September 19, 2023.

The applicant is proposing to continue operating a billiard saloon (Desperado Saloon) from the existing lease space. The hours of operation will be from 5:00 P.M to 2:00 A.M Monday through Saturday.

The Health and Fire Department have inspected the establishment and allowed the CUP process to be continued. Should the Conditional Use Permit be approved, the applicant will be required to sign the application acknowledging and agreeing to the conditions of the permit. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and special requirements as follows:

- 1) The property line of those businesses having late hours (after 10:00 p.m.) must be at least 400 feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. This establishment is not within 400 feet of the above-mentioned zones or uses;
- 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 to South 23rd Street and Military Highway;
- 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 of the establishment, 2,036 square feet, 21 parking spaces are required for this use and 21 additional spaces are required for the remainder of the building. There are 56 parking spaces provided in the common parking area in the front and rear of the building. The parking lot must be maintained free of potholes and clearly 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 abovementioned business shall restrict the number of persons within the building to those allowed by the Chief Building Official and Fire Marshal. The occupancy load will be established by the Building Inspections Department as part of the building permit review process. The allowable number of persons within the building is 116 persons.

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.

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. Jesse Ozuna moved to approve the conditional use permit subject to compliance with requirements in Section 138-118(4) of the Zoning Ordinance, Health and Fire Department requirements. Mr. Emilio Santos Jr. second the motion with four members present and voting.

- 2) Request of Rafael Alaniz, for a Conditional Use Permit, for one year, for a portable food concession stand, at Lots 3 thru 8 & 9 - 14, Alaniz Subdivision, Hidalgo County, Texas; 412 North 29th Street. **(CUP2024-0101)**

Ms. Hilda Tovar stated that the property is located on the Southeast corner side of North 29th Street and Ebony Avenue, the property is zoned I-1 (Light Industrial) District. The adjacent zoning to the east is R-3A (Multifamily Apartments) District, R-1(Single Family Residential) District to the North and I-1(Light Industrial) District in all other directions. A portable food concession stand is allowed in a I-1 (Light Industrial) District with a Conditional Use Permit and in compliance with requirements.

A previous request for Portable Food Concession Stand was made for this property on September 7, 2021(CUP2021-0104). Conditional Use Permit was approved with an expiration date on September 07, 2022. No further application was made for the same use until Sept 09, 2024.

The applicant is proposing to operate a food concession stand under an aluminum roof measuring 1,320 sq. ft. placing a portable food truck measuring 152 sq. ft., under the name Taqueria El Sancho. The proposed hours of operation are Monday Through Sunday 5:00PM trough 12:00 AM. The required parking for the portable establishment is 16 parking spaces. There are 72 existing parking spaces as per the site plan. No time conflict with any other businesses on premises. The Fire Department inspections is pending; Health Department has completed their inspection and found no violations. The portable building must also meet the requirements set forth in Section 138-118(9) of the zoning Ordinance as follows

- a) The proposed use shall not be located in a residentially zoned area. Alaniz Subdivision is zoned I-1
- b) Stand must be inspected by building inspection department and meet applicable building codes.
- c) Must have paved off-street parking available over and above what is required for the business to which it is adjacent; 16 parking spaces are required, there are 67 existing parking spaces, Section 138-400 of the Zoning Ordinance, Parking lot must be properly striped and free of potholes;

- d) Portable building must be anchored to the ground properly;
- e) Must meet setback requirements if the zoning district in which it is located;
- f) Water and sewer facilities shall be required to the tract and may be required to the proposed used.

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

Staff recommended approval of the request, for one year, subject to compliance with requirements in Section 138-118(9) & Section 138-400 of the Zoning Ordinance, Building Departments, Health and Fire Department requirements.

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 approve the conditional use permit subject to compliance with requirements in Section 138-118(9) & Section 138-400 of the Zoning Ordinance, Building Departments, Health and Fire Department requirements. Mr. Jesse Ozuna second the motion with four members present and voting.

b) REZONING:

Item #'s 2b1 & 2b2 were combined to be read together by board members and were voted with one unanimous vote.

- 1) Rezone from R-1 (Single Family Residential) District to R-3A (Multifamily Residential Apartments) District: The North 10 acre tract, out of Lot No. 297, John H. Shary Subdivision Porciones 58, 59 8, 60, Hidalgo County, Texas; 3320 North Taylor Road. **(REZ2024-0049)**

Ms. Adriana Solis stated that the property is located along the east side of North Taylor Road, approximately 988 feet north of Daffodil Avenue. The tract is comprised of 10 acres.

The applicant is proposing to rezone the property R-3A (multifamily residential apartments) District in order to combine the tract of land with the tract adjacent to the south for a proposed multifamily apartment subdivision. A feasibility plan has not been submitted, however a preliminary layout of the proposed subdivision has been provided.

The adjacent properties of the subject property are zoned A-O (agricultural and open space) District to the north, R-3T (multifamily residential townhouses) District to the south and R-1 District to the east.

The property currently has an existing single family dwelling. Surrounding land uses include agricultural, mobile homes, single-family dwellings and vacant.

The Envision McAllen Future Land Use Plan categorizes the future land use for this property under Complete Communities. Duplex, Townhomes, Triplex/Quadplex, small multifamily, and mixed-use neighborhood scale retail are the most appropriate developments for this type of use. This includes diverse housing options and promotes walkability.

The development trend along North Taylor Road is mixed uses such as agricultural, single family and multifamily residential and commercial.

The requested zoning does not conform with the Future Land Use Plan designation. However, the requested zoning aligns with the existing multifamily developments in that area.

The proposed development area would have 10 acres (435,600 square feet). Based on the maximum density per gross acres in the R-3A District: 436-one-bedroom units, 348-two-bedroom units, and 290-three-bedroom units would be allowed. Seven thousand square feet represents the minimum lot area for any R-3 multifamily residential district use, exclusive of a townhouse. Max allowable density per acre will be defined once a final subdivision plat is recorded.

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

Staff did receive a phone call in opposition to the rezoning request regarding potential criminal activity that may be brought on by new apartment residents.

Staff recommends approval of the rezoning request to R-3A (multifamily residential apartments) District.

- 2) Rezone from R-3T (Multifamily Residential Townhouses) District to R-3A (Multifamily Residential Apartments) District: 9.985 Acres, out of Lots 297 and 298, John H. Shary Subdivision, Hidalgo County, Texas; 3224 North Taylor Road. (REZ2024-0050)**

The property is located along the east side of North Taylor Road and approximately 885 feet north of Daffodil Avenue. The tract is comprised of 9.985 acres.

The applicant is proposing to rezone the property R-3A (multifamily residential apartments) District in order to combine the tract of land with the tract adjacent to the north for a proposed multifamily apartment subdivision. A feasibility plan has not been submitted, however a preliminary layout of the proposed subdivision has been provided.

The adjacent properties are zoned R-4 (mobile homes) District to the south, A-O (agricultural and open space) District to the west and R-1 (single family residential) District to the north and east.

The property currently has an existing single family dwelling. Surrounding land uses include agricultural, mobile homes, single-family dwellings and vacant land.

The Envision McAllen Future Land Use Plan categorizes the future land use for this property under Complete Communities. Duplex, Townhomes, Triplex/Quadplex, small multifamily, and mixed-use neighborhood scale retail are the most appropriate developments for this type of use. This includes diverse housing options and promotes walkability.

The development trend along North Taylor Road is mixed uses such as agricultural, single family and multifamily residential and commercial.

The requested zoning does not conform with the Future Land Use Plan designation However, the requested zoning aligns with the existing multifamily developments in that area.

The proposed development area would have 9.985 acres (435,946.6 square feet). Based on the maximum density per gross acres in the R-3A District: 436-one-bedroom units, 349-two-bedroom units, and 291-three-bedroom units would be allowed. Seven thousand square feet represents the minimum lot area for any R-3 multifamily residential district use, exclusive of a townhouse. Max allowable density per acre will be defined once a final subdivision plat is recorded.

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

Staff did receive a phone call in opposition to the rezoning request regarding potential criminal activity that may be brought on by new apartment residents.

Staff recommends approval of the rezoning request to R-3A (multifamily residential apartments) District.

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed rezoning requests. There was none.

Being no discussion, Mr. Emilio Santos Jr. moved to approve the rezoning requests on both items. Mr. Jesse Ozuna second the motion which was approved with four members present and voting.

3) SUBDIVISIONS:

- a) The Heights on Wisconsin Subdivision Phase I, 7901 North 7th Street, DK3 Investment Group, LLC **(SUB2024-0099) (FINAL) S2E**

Mr. Eduardo Garza stated that the property located on Wisconsin Road: 40 ft. Dedication from centerline for 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. North 7th Street: Dedication as needed for 60 ft. ROW. Paving: 40 ft. Curb & gutter: both sides. Plans show a temporary turnaround further south of the subdivision, and will be a temporary turnaround easement by separate document. Additional paving connecting North 7th Street must be paved to access temporary turnaround. If private and proposing gates, need to provide details for review, prior to recording and might need to go back before the Board in revised final form. 20 ft. paving face to face on both sides of island in the gate area. Engineer submitted a variance request on May 29, 2024 requesting 50 ft. ROW with 40 ft. paving back to back and a 10 ft. utility and sidewalk easement. Planning and Zoning Commission approved the variance request subject to 40 ft. paving back to back and a 10 ft. utility and sidewalk easement at the special meeting of July 29, 2024. Subdivision Ordinance: Section 134-105. 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. COM

Thoroughfare Plan. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. ROW: 20ft. Paving: 16ft. Alley/service drive easement required for commercial/multifamily properties. Subdivision Ordinance: Section 134-106. As per Public Works, residential trash collection with a centralized recycling dumpster collection will take place. Front: 10ft. or greater for easements. Zoning Ordinance: Section 138-356. Zoning Ordinance: Section 138-210. Rear: 10ft. or greater for easements. Zoning Ordinance: Section 138-356. Zoning Ordinance: Section 138-210. Sides: In accordance with Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Zoning Ordinance: Section 138-210. Corner: 10 ft. or greater for easements, whichever is greater. Zoning Ordinance: Section 138-356. Zoning Ordinance: Section 138-210. 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 Wisconsin Road and both sides of North 7th Street. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Wisconsin Road. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Wisconsin Road. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Zoning Ordinance: Section 138-210. Common Areas, Park Areas, etc. must be maintained by the lot owners/HOA and not the City of McAllen. Include a plat note as shown above, prior to recording. 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. 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 Ordinance: Section 134-168. Lots fronting public/private streets. Engineer must clarify if subdivision is public or private as plat shows contradicting information. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3T Proposed: R-3T. The rezoning requests to R-3T was approved by City Commission on January 8, 2024. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. The rezoning requests to R-3T was approved by City Commission on January 8, 2024. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Per Parks Department, park fees of \$14,700 (based on 21 lots/dwelling units x \$700) to be paid prior to recording. If the number of lots/dwelling units changes, park fees will be adjusted accordingly prior to recording. Pending review by the City Manager's Office Applied. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Any abandonments must be done by separate process, not by plat. Darken adjacent properties legal descriptions to make them more legible. Add plat note "25 ft. x 25 ft. sight obstruction clip required at all street intersections". Engineer must clarify if subdivision is public or private. Include a plat note stating temporary turnaround by separate instrument to be abandoned at time of phase II, wording to be finalized prior to recording. Document for temporary turnaround must be finalized, 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.

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

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

- b) Jackson Street Apartments Subdivision, 2200 South Jackson Road, RISE Residential Construction, L.P. (SUB2022-0049) (REVISED FINAL) (TABLED ON 09/25/2024) G&M**

Mr. Jesse Ozuna motioned to remove item from table, Mr. Emilio Santos Jr. second the motion, which was approved to untable with four members present and voting.

Mr. Eduardo Garza stated that the property located on South Jackson Road: Required: Minimum 20 ft. dedication for 60 ft. from centerline for 120 ft. ROW Paving: by the state Curb & gutter: by the state. Finalize R.O.W labeling, show ROW from centerline to new property line and total ROW after accounting for any ROW dedication including both sides of centerline, finalize prior to recording. 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. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial/multi-family properties. Previous plat submittal included a 24 ft. paved Private Service Drive Easement provided on plat for Lot 1. New submittal doesn't include alley or service drive. Clarify if alley or service drive will be proposed. If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen"., prior to recording. Service drive may not overlap onto exclusive irrigation easement. Alley or service drive cannot dead-end. Subdivision Ordinance: Section 134-105. Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, greater setback applies. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan. 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. 5 ft. wide minimum sidewalk required on S. Jackson Road. 5ft. sidewalk required as per Tx-dot and Engineering department. 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 Department prior to building permit issuance. Site Plan will be reviewed internally by staff prior to building permit issuance. Common Areas, any private service drives, gate areas, control access easements, etc. must be maintained by the lot owners and not the City of McAllen. Revise plat note #10 as shown above, prior to recording. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its

private streets. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 & R3-A Proposed: C-3 & R3-A. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, variance request letter was received on 3-4-22 via e-mail and submitted to City Manager's Office for consideration on March 15, 2022. Requested variance of fees in lieu of land was approved. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Variance request letter was received on 3-4-22 via e-mail and submitted to City Manager's Office for consideration on March 15, 2022. Requested variance of fees in lieu of land was approved. Fees in lieu of land amount to \$61,600 (Based on 88 apartments X \$700 = \$61,600) and payable prior to plat recording. Requirements will be based on the amount of units proposed. If the number of lots/dwelling units change, park fee will be adjusted accordingly. Pending review by the City Manager's Office. As per Parks Department, variance request letter was received on 3-4-22 via e-mail and submitted to City Manager's Office for consideration on March 15, 2022. Requested variance of fees in lieu of land was approved. As per Traffic Department, Trip Generation is approved, TIA Level 1 is approved. Based on previous submittal showing 88 units and a shopping center, engineer has stated project is only 36 units and Traffic Department is requiring a revised Trip Generation is needed to determine if TIA is triggered. Traffic Impact Analysis (TIA) previously approved. Based on previous submittal showing 88 units and a shopping center, engineer has stated project is only 36 units and Traffic Department is requiring a revised Trip Generation is needed to determine if TIA is triggered. Any abandonments must be done by separate process, not by plat, prior to recording. Site plan will be reviewed internally by staff prior to building permit issuance. Application must be revised to reflect change of proposed subdivision. Provide clarification on 30 ft. irrigation easement for HCID #2 and if it was abandoned or relocated and show both on plat, provide document to staff review if applicable. Previous submittal of the subdivision was approved in final form at the Planning and Zoning Commission meeting of May 3, 2022 with one commercial lot and one multi-family lot and showed a private service from Jackson Road looping into the control access easement to provide internal circulation and a secondary access for fire as previous site plan show upwards of 100 dwelling units. New proposal only consists of the multi-family lot and must comply with Fire and Traffic requirements as applicable. Must comply with City's Access Management Policy.

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

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

c) 1501 Galveston Subdivision, 1501 Galveston Avenue, Champagne & Cavaliers Investments (SUB2024-0103) (PRELIMINARY) BE

Mr. Eduardo Garza stated that the property located on Galveston Ave.: dedication needed for 30 ft. from center for 60 ft. ROW Paving 40' Curb & gutter both sides Revisions needed: Label centerline and provide a copy of the referenced document for staff review prior to final. Provide ROW dedication as shown above prior to final. If plat remains the same, a variance application must be submitted and approved prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if

improvements are required prior to recording. 15th Street: 65 ft. ROW existing Paving: 40 ft. Curb & gutter: both sides Revisions needed: Label centerline and provide a copy of the referenced document for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if Improvements are required prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Provide a minimum 24 ft. private service drive easement, prior to final. The property does not front the existing alley which is approximately 95 ft. to the west. Subdivision Ordinance: Section 134-106. Front- Galveston Ave: In accordance with the Zoning Ordinance or greater for easements or approved site plan, or in-line with average existing structures, whichever is greater applies. Revise note #4 as shown above, prior to final. 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 note #4 as shown above, prior to final. 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 note #4 as shown above, prior to final. Zoning Ordinance: Section 138-356. Corner- S. 15th Street: 10 ft. or greater for approved site plan or easements. Revise note #4 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 Galveston Avenue and South 15th Street Revise 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. Remove plat note #9 prior to final. Although site plan review may be needed, it is not a required plat note. Common Areas, detention areas, etc. must be maintained by the lot owners and not the City of McAllen. Revise plat note #6 as show 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. 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. Must comply with City's Access Management Policy. The proposed subdivision is a replat of the east 55 ft. of Lots 5 and 6, Block 59, McAllen original Townsite. Revise the name of the subdivision on the plat and submitted application to "McAllen Townsite Lot 5A Block 59 Subdivision" 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. Contact the property owner of the remainder of Lots 5, and 6, on the west side to include them in the replat. Clarify if the existing building is proposed to be demolished before building a new structure.

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

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

**d) Surprise Subdivision, 408 South 9th Street, Ron & Estela Surprise
(SUB2024-0101) (PRELIMINARY) SEA**

Mr. Eduardo Garza stated that the property located on Dallas Avenue: Dedication as required for 60 ft. total ROW. Provide document number for ROW dedication and provide document for staff review, prior to final. Survey and plat show differing existing total ROW. ROW dedication requirements to be established once existing ROW is clarified. Paving: 40 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. South 9th Street: Dedication as required for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides. Provide document number for ROW dedication and provide document for staff review, 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. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial/multi-family properties. Monies must be escrowed if improvements are required prior to final. Existing 10 ft. alley on adjacent property to the west of the proposed subdivision, will need to dedicate 10 ft. additional alley ROW for 20 ft. total ROW. There is a paved section that appears to be part of a private drive to the west of the 10 ft. dedicated alley and clarification on where alley ROW and private drive overlap will be needed prior to final. Subdivision Ordinance: Section 134-106. Front/Dallas Avenue/South 9th Street: 20 ft. or greater for easements or approved site plan; or in line with existing structures, which is greater applies. Revise setback note as shown above, prior to final. 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 easements or approved site plan, whichever is greater applies. Revise setback note as shown above, prior to final. Zoning Ordinance: Section 138-356. Corner: See setbacks for Dallas Avenue and South 9th Street. Include a 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 Dallas Avenue and South 9th Street. Revise plat note as shown above, prior to final. Sidewalk requirement may increase to 5 ft. per Engineering Department. 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 Dallas Avenue. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Zoning Ordinance: Section 138-210. Common 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-3A Proposed: R-3A. 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. As per Engineer total amount of dwelling units to be 12, application must be revised to reflect this information. If the number of dwelling units changes, fees to be adjusted accordingly. 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. Any abandonments must be done by separate process, not

by plat, prior to recording. Site plan will be reviewed internally by staff prior to building permit issuance. Application must be revised to show total amount of dwelling units. 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. Emilio Santos Jr. moved to approve in in preliminary form, subject to the conditions noted, drainage, and utility approval. Mr. Jesse Ozuna seconded the motion, which was approved with four members present and voting.

e) Georgia Estate Subdivision, 2608 North Ware Road, Garcia Homes, LLC (SUB2024-0102) (PRELIMINARY) BIG

Mr. Julio Constantino stated that the property located on N/S Street (East Boundary): 50 ft. R.O.W. existing. (Possible: N. 32nd Lane, N. 33rd Street, N. 34th Street) Paving: 32 ft. Curb & gutter: both sides. Finalize street name prior to final. Revised plat submitted needs to show centerline and label as 50' total R.O.W. with line running parallel to the eastern boundary. Temporary paved turnaround required at North end of street. Once street is extended South when adjacent property develops, temporary turnaround will be removed. Must escrow monies for future removal of temporary turnaround. Plat shows Cul-De-Sac street. Should be revised to be a temporary easement. On the survey, it shows that there is some encroachment from the Ditch into the proposed street section. Please label the distance from the centerline of the ditch to the boundary of this plat. 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. 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. R.O.W.: 20 ft. Paving: 16 ft. There is an existing 10 ft. alley along the North portion of the property - clarify existing condition/pavement prior to final. 10 ft. alley dedication along North boundary for 20 ft. alley. Staff reviewing requirement, need to finalize prior to final. Plat submitted on September 2024 will require further clarification. Subdivision Ordinance: Section 134-106. Front: 25 ft. or greater for easement or in line with average setbacks of existing structures, whichever is greater applies. Plat submitted on September 2024 will require further clarification. Wording for plat note will be established once frontage is clarified. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easement or in line with average setbacks of existing structures, whichever is greater applies. Wording for plat note will be established once frontage is clarified. Initial plat submittal proposes. 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Corner. Garage: 18 ft. except where greater setbacks 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 along both sides of N/S Street. Width to be finalized as applicable, per Engineering prior to final. Revisions Needed: Missing the Sidewalk note on the Plat. 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 and 110 49. 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. Will be established once final plat layout is finalized. Must comply with City Access Management Policy. Landscape Ordinance Section 110-49. 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 streets. Subdivision

Ordinance: Section 134-1. Minimum lot width and lot area: Lots must have minimum 50 ft. frontage. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Required if zoning/use other than existing R-1 proposed. Zoning Ordinance: Article V. Park Fee of \$700 required based on proposed one lot/dwelling unit - to be paid prior to recording. Proposed use is for one dwelling unit/lot - if number of dwelling units/lot change, will be reviewed accordingly prior to final. As per Traffic Department, Trip Generation for 1-Lot Single-Family subdivision is waived. Must comply with City's Access Management Policy. Additional requirements as applicable once street frontage is established. If any abandonment is needed, abandonment must be done by separate instrument, not by plat, prior to final. On the survey, it shows that there is some encroachment from the Ditch into the proposed street section. Please label the distance from the centerline of the ditch to the boundary of this plat. Being the property is Zoned R-1 and is being Re-Platted, public hearing with notices will be required prior to final P&Z hearing notice configuration.

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

Being no discussion, Mr. Jesse Ozuna 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 four members present and voting.

- f) The Villages at Dallas Subdivision, 601 Dallas Avenue, The Villages at Dallas, LLC **(SUB2023-0054) (REVISED PRELIMINARY) (TABLED SINCE 09/20/2024) AE**

Mr. Jesse Ozuna moved to remove the item from being tabled. Mr. Emilio Santos Jr. second the motion, which was approved with four members present and voting.

Mr. Julio Constantino stated that the property located on Dallas Avenue: dedication as needed for 30 ft. for 60 ft. total R.O.W. (dedication needed ~7.3ft.). Paving: 40 ft. Curb & gutter: Both sides Revisions needed: The existing ROW is shown as 52.7 ft. Please reference the document number on the plat and provide a copy for staff review, prior to final. Move the arrows for 3.65 ft. ROW dedication so that it is not obstructed by the subdivision boundary lines prior to final. Show the existing ROW on both sides of centerline to determine additional ROW dedication requirement, prior to final. Show and label the ROW from centerline and total ROW after the dedication to determine if any additional ROW dedication is required prior to final. Remove any reference as "Proposed" from the R.O.W. prior to final. If the total R.O.W. with dedication is 60 ft., please label as "Total ROW" prior to final. An application for a variance to maintain the existing 52.7 ft. R.O.W. was submitted on August 21, 2024. Plat submitted on 08/06/24 still refers to the additional 3.65 ft. Additional R.O.W. dedication. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Interior Streets: Dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: Names of the interior streets will be finalized by staff prior to final. If the subdivision is proposed to be private, the following wording must be added under the name of the streets: "(Private Street)". Clarify if the property is private and/or gated. Please submit gate details if applicable, showing paving details, island width, sidewalk, etc., prior to final. Additional ROW might be required at the gate area, based on the gate detail. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. 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. A 32 ft. alley which was initially proposed on the north side of Lots 29 & 40, is labeled as Common Area C on the most recent submittal. Clarify if a common lot is being proposed in lieu of alley requirement.

Dumpster details and auto turn study must be approved by all development departments prior to final. Show the distance between the curb cut on Common Lot C (receptacles) and the curb on Dallas Avenue. 25 ft. minimum distance requirement will be determined by staff prior to final. Alley/service drive easement required for commercial and multifamily properties. Subdivision Ordinance: Section 134-106. Front: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for easements. Clarify/revise the plat note as shown above prior to final. Proposing: READ: 0 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with the zoning ordinance or greater for easements. Clarify/revise the plat note as shown above prior to final. Proposing: 0 ft. or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Add a 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. Add 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 Dallas Ave. and both sides on all interior streets. Revise the 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 and along Dallas Avenue. 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. Site plan was not officially submitted or reviewed. A site plan application must be submitted in order to receive official site plan review comments. Section 138-210 requires that any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Clarify if the subdivision is private and gated to finalize the plat note prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if 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. A plat note to cross reference the HOA document number is needed prior to final. Submit the HOA document 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. Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3T Proposed: R-3T. The zoning map was revised after staff verified that the whole property was zoned R-3T. Please revise the application accordingly, prior to final. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The latest submitted plat seems to have 43 lots, with 40 townhomes and three common lots. A variance request to pay half of the park fees (\$350 per dwelling unit) prior to recording and the other half (\$350 per dwelling unit) prior to building permit issuance was reviewed and approved by the City Manager on April 19, 2024. A plat note to reflect the approved variance must be finalized prior to recording. Approved by the City Manager's Office. The latest submitted plat seems to have 43 lots, with 40 townhomes and three common lots. A variance request to pay half of the park fees (\$350 per dwelling unit) prior to recording and the other half (\$350 per dwelling unit) prior to building permit issuance was reviewed and approved by the City Manager on April 19, 2024. A plat note to reflect the approved variance must be finalized prior to recording. As per

Traffic Department, Trip Generation is approved. As per Traffic Department, Traffic Impact Analysis (TIA) is not required. Please clarify if the subdivision will be gated, prior to final. The owner's signature block contradicts the "Private Subdivision" title. Clarify and revise as applicable prior to final. The name of the subdivision on the application is proposed as "THE Villages at Dallas" and plat shows "Villages at Dallas Subdivision". Clarify/revise the application/plat prior to final. Revise the plat title from "FINAL PLAT" to "PLAT OF", with smaller font, prior to final. Clarify if the subdivision will be gated or not. If the property is proposed to be gated, please submit gate details, showing paving and island width, sidewalk, etc., prior to final. Additional ROW might be required at the gate area, based on the gate detail. Clarify if Common Lot C is proposed in lieu of alley requirement. Show the distance between the curb cut on Common Lot C and the curb on Dallas Ave. 25 ft. minimum distance requirement will be determined by staff prior to final. Signature blocks complying with Sec. 134-61 of the subdivision ordinance is required prior to recording, Revision of the owner's signature block may be needed, if private subdivision is proposed. Label all easements, add dimensions and clarify if they are existing or dedicated by this plat. A plat note to reference that may be used and must be finalized prior to final. Some information on the plat are overlapped by other text/lines. Please remove any overlap prior to final. It is not clear how many feet of the 10 ft. U.E. between lots 9 and 10 is on each lot. Add dimensions on both sides to clarify prior to final. Some easement lines are shown with bold lines and some with regular lines. Please clarify/revise prior to final. Use a lighter shade of grey for contour lines to avoid confusion with lot lines prior to final. The subdivision was approved in preliminary form on June 20, 2023. A six-month extension request may be needed to continue the review process. An application for a variance to maintain the existing 52.7 ft. R.O.W. on Dallas Ave. was submitted on August 21, 2024. Plat submitted on 08/06/24 still refers to the additional 3.65 ft. Additional R.O.W. dedication. Pending Site plan application.

Staff recommends approval of the subdivision in revised preliminary form, subject to the conditions noted, drainage & utilities approval, and the board's clarification on the requested variance.

After discussion regarding clarification on the variance, Mr. Jesse Ozuna moved to approve in revised preliminary form, subject to the conditions noted, drainage & utilities approval, and the board's clarification on the requested variance. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

g) McAllen South Industrial Park Phase II Subdivision, 1401 Military Highway, MSIP Affiliates LTD (SUB2023-0132) (FINAL) SEC

Mr. Kaveh Forghanparast stated that the property located on Military Highway (F.M. 1016): Dedication as needed for 75 ft. from centerline for 150 ft. total ROW. Paving: 65-105 ft. Curb & gutter: Both sides Revisions Needed: Show the existing ROW and the ROW on both sides of the centerline in front of Lots 1 and Lot 7 prior to final/recording. Provide a copy of the referenced documents for staff review prior to final/recording. The project engineer submitted a variance application (VAR2024-0042) on behalf of the developer including the following request on September 27, 2024: A variance request to Maintain the existing 120 ft. ROW for Military Highway in lieu of dedicating 15 ft. additional ROW for 75 ft. ROW from centerline for total 150 ft. ROW. The applicant added that 15 ft. public Utility easement was dedicated by a separate instrument along Military Highway for any additional utility installation. The same variance request was approved for MSIP Phase I (VAR2022-0003) by the City Commission on June 27, 2022. After further review of the variance requests and the City Commission approval on June 27, 2022, for MSIP Phase I, the variance requests were approved administratively for Phase II For McAllen South Industrial Park Phase I, the Planning and Zoning Commission meeting of April 19, 2022, the Board recommended approval of the variance request to maintain the existing 120 ft. with the condition that a 15 ft. utility easement be dedicated by plat for the installation of the utility lines and

sidewalks and City Commission approved the variance request on June 27, 2022. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. South 10th Street: Dedication as needed for 75 ft. from centerline for 150 ft. total ROW Paving: By the state Curb & gutter: By the State Revisions Needed: Label centerline, total existing ROW, and ROW on both sides of the centerline prior to final/recording. Please provide how existing ROW was dedicated on plat and a copy of the documents for staff review prior to final/recording. Subdivision Ordinance: Section 134-105 and/or Monies must be escrowed if improvements are not constructed prior to recording. South 16th Street: 70 ft. ROW Paving: Min 40 ft. Curb & gutter: both sides Pending Items: Provide a copy of referenced document for dedication by separate instrument, prior to final/recording. ROW dedication and layout for the interior streets were done by a separate instrument and improvements were in process and not reviewed as part of this subdivision. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Durango Avenue: 70 ft. ROW Paving: Min 40 ft. Curb & gutter: both sides Pending Items: Provide a copy of referenced document for dedication by separate instrument, prior to final/recording. ROW dedication and layout for the interior streets were done by a separate instrument and improvements were in process and not reviewed as part of this subdivision. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. South Main Street : 70 ft. ROW Paving: Min 40 ft. Curb & gutter: both sides Pending Items: Provide a copy of referenced document for dedication by separate instrument, prior to final/recording. ROW dedication and layout for the interior streets were done by a separate instrument and improvements were in process and not reviewed as part of this subdivision. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. The project engineer submitted a variance application (VAR2024-0042) on behalf of the developer including the following request on September 27, 2024: A variance request to waive 1,200 ft. length requirement. All interior streets (S. 16th Street, Durango Avenue, S. Main Street) ROW dedication and layout were done by a separate instrument and improvements were in process and not reviewed as part of this subdivision. After further review of the variance requests and the Planning and Zoning Commission and City Commission approvals for MSIP Phase I, the variance requests were approved administratively for Phase II. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial, industrial, and multi-family properties. Proposing plat note #13: A minimum 24 ft. private service drive will be established as part of the site plan review and will be maintained by the lot owners and not the city of McAllen." Subdivision Ordinance: Section 134-106. Front Proposing: Lot 1: Front- S 16th St: 35 ft. or greater for approved site plan or easements Side- Military Highway: 60 ft. or greater for approved site plan or easements Lot 2: Front- S 16th St: 35 ft. or greater for approved site plan or easements Lot 6: Front- S Main St: 35 ft. or greater for approved site plan or easements Lot 7: Front- S Main St: 35 ft. or greater for approved site plan or easements Side- Military Highway: 60 ft. or greater for approved site plan or easements Lot 8: Front- North side: 35 ft. or greater for approved site plan or easements Lot 9: Front- Durango Ave: 35 ft. or greater for approved site plan or easements Lot 10: Front- S Main St: 35 ft. or greater for approved site plan or easements Revisions needed Setback note for S. 10th Street will be required prior as shown below to final/recording. Clarify/revise the setback notes as shown below prior to final/recording: Military Highway: 60 ft. or greater for approved site plan or easements S. 16th Street, S. Main Street, and Durango Avenue: 35 ft. or greater for approved site plan or easements S. 10th Street: According to the zoning ordinance or greater for approved site plan or easement. Zoning Ordinance: Section 138-356. Rear Proposing: Lot 1: Rear- 30 ft. or greater for approved site plan or easements Lot 2: Rear- 30 ft. or greater for approved site plan or easements Lot 6: Rear- 30 ft. or greater for approved site plan or easements Lot 7: Rear- 30 ft. or greater for approved site plan or easements Lot 8: Rear- According to the zoning ordinance or greater for easements Lot 9: Rear- 30 ft. or greater for approved site plan or easements. Lot 10: Rear-South: 30 ft. or greater for approved site

plan or easements Revisions needed: Clarify/revise the setback notes as shown below prior to final/recording: Rear: Lot 8: According to the zoning ordinance or greater for approved site plan or easements Other Lots: 30 ft. or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Sides Proposing: Lot 1: Side- Other: According to the zoning ordinance or greater for easements Lot 2: Side: According to the zoning ordinance or greater for easements Lot 6: Side: According to the zoning ordinance or greater for easements Lot 7: Side- Other: According to the zoning ordinance or greater for easements Lot 8: Side: According to the zoning ordinance or greater for easements Lot 9: Side: According to the zoning ordinance or greater for easements Lot 10: Side- North: 30 ft. or greater for approved site plan or easements Revisions needed: Clarify/revise the setback notes as shown below prior to final/recording: Other sides: According to the zoning ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Corner: See front setback. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on Military Highway (F.M.1016). 5 ft. sidewalk required on Military Highway as per Engineering Department. For McAllen South Industrial Park Phase I the Planning and Zoning Board approved a variance to not provide sidewalks along South 16th Street and Durango Avenue subject to prohibit street parking on both sides of the streets at their April 6, 2021 meeting. City Commission approved variance on the April 26, 2021 meeting subject to the conditions recommended by Planning and Zoning Board. Subsequently a revised plat was submitted on February 8th,2022; with a variance submittal regarding the required sidewalk requirements for South Main Street (not part of original request) proposing to not include sidewalks along interior streets. At the Planning and Zoning Commission meeting of April 19, 2022, the Board recommended approval of the variance request to the sidewalk requirement for interior streets and City Commission approved the variance request on June 27, 2022. The project engineer submitted a variance application (VAR2024-0042) on behalf of the developer with the following requests on September 27, 2024: A variance request to not require sidewalk along S. 16th Street, Durango Avenue, S. Main Street, and S. 10th Street. All ROW for interior streets (S. 16th Street, Durango Avenue, S. Main Street) were dedicated by MSIP Phase I and the same variance was approved by the City Commission on June 27, 2022. The applicant added that the portion of the subdivision fronting S. 10th Street is transitioning to the elevated crossing of the floodway; therefore a sidewalk could not built at this location. After further review of the variance requests and the City Commission approval on June 27, 2022, for MSIP Phase I, the variance requests were approved administratively for Phase II. 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. This following comment is informational only and will be reviewed at time of site plan review: A buffer shall be provided to screen refuse areas (including refuse dumpsters, compactors and contained compactors), outdoor storage areas and loading docks from public streets. 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 Military Highway (F.M.1016) and South 10th Street. Must comply with City Access Management Policy Applied. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Proposing: Common Areas, any private streets, service drives, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: I-1(Light Industrial) District Proposed: I-1(Light Industrial) District. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation Approved and TIA Level III Waived with some conditions. Follow the conditions prior to final/recording. Traffic Impact Analysis (TIA) TIA Level III Waived with some conditions. Follow the conditions prior to final/recording. The dimension of the detention easement on Lot 10 and the distance from the SE corner of the lot is needed prior to recording. All easements labels must either show the document

number or "by this plat" to clarify how they were dedicated prior to recording, including the 30 ft. Irrigation on Lot 1. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. Verify information of Lots 5 and 12 of Hidalgo Canal Co. Subdivision as discrepancy is shown along the west boundary of subdivision. The project engineer submitted a variance application (VAR2024-0042) on behalf of the developer with the following requests on September 27, 2024: 1. A variance request to maintain the existing 120 ft. ROW for Military Highway in lieu of dedicating 15 ft. additional ROW for 75 ft. ROW from centerline for total 150 ft. ROW. The applicant added that 15 ft. public Utility easement was dedicated by a separate instrument along Military Highway for any additional utility installation. The same variance request was approved for MSIP Phase I (VAR2022-0003) by the City Commission on June 27, 2022. 2. A variance request to not require sidewalk along S. 16th Street, Durango Avenue, S. Main Street, and S. 10th Street. The same variance to waive the sidewalk requirement for the interior streets was approved by the City Commission on June 27, 2022, with some conditions. The applicant added that the portion of the subdivision fronting S. 10th Street is transitioning to the elevated crossing of the floodway; therefore a sidewalk could not built at this location. 3. A variance request to waive 1,200 ft. length requirement. All interior streets (S. 16th Street, Durango Avenue, S. Main Street) ROW dedication and layout were done by a separate instrument and improvements were in process and not reviewed as part of this subdivision. After further review of the variance requests and the City Commission approval on June 27, 2022, for MSIP Phase I, the variance requests were approved administratively for Phase II.

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

Being no discussion, Mr. Reza Badiozzamani moved to approve in final form subject to the conditions noted including the variance. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

- h) Balboa Acres Subdivision, The East Half of Lot 9 Block 27, 3409 Daytona Avenue, Ramiro A. Resendez (SUB2024-0105) (PRELIMINARY)**

Item#'s 3h & 3i were read together and voted together.

Mr. Kaveh Forghanparast stated that the property located on Daytona Ave.: 60 ft. ROW (existing) Paving: Approximately 35 ft. existing Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. ROW: 20 ft. Paving: existing conditions remain. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: 25 ft. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area: Survey for the west half of Lot 25, Block 25 show a 50 ft. width. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording as applicable. As per Traffic Department, Trip Generation waived for one lot single family lot. Existing plat notes remain the same as now exist. Public hearing is required for the subdivision of the lot. Must comply with other department requirements prior to recording as may be applicable.

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

- i) Balboa Acres Subdivision, The West Half of Lot 9 Block 27, 3411 Daytona Avenue, Ramiro A. Resendez **(SUB2024-0104) (PRELIMINARY)**

Daytona Ave.: 60 ft. ROW (existing) Paving: Approximately 35 ft. existing Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. ROW: 20 ft. Paving: existing conditions remain. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: 25 ft. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area: Survey for the west half of Lot 25, Block 25 show a 50 ft. width. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording as applicable. As per Traffic Department, Trip Generation is waived for single family lot. Existing plat notes remain the same as now exist. Public hearing is required for the subdivision of the lot. Must comply with other department requirements prior to recording as may be applicable.

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

Being no discussion, Mr. Jesse Ozuna moved to approve in preliminary form subject to conditions noted, and drainage and utility approvals for both items 3h & 3i. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

** Mr. Edgar Garcia spoke regarding the Unified Development Code.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Jesse Ozuna adjourned the meeting at 3:48p.m. with Mr. Emilio Santos Jr. seconding the motion with four members present and voting.

Gabriel Kamel, VICE CHAIRPERSON

ATTEST: _____
Magda Ramirez, ADMINISTRATIVE ASSISTANT

Memo

TO: Planning and Zoning Commission

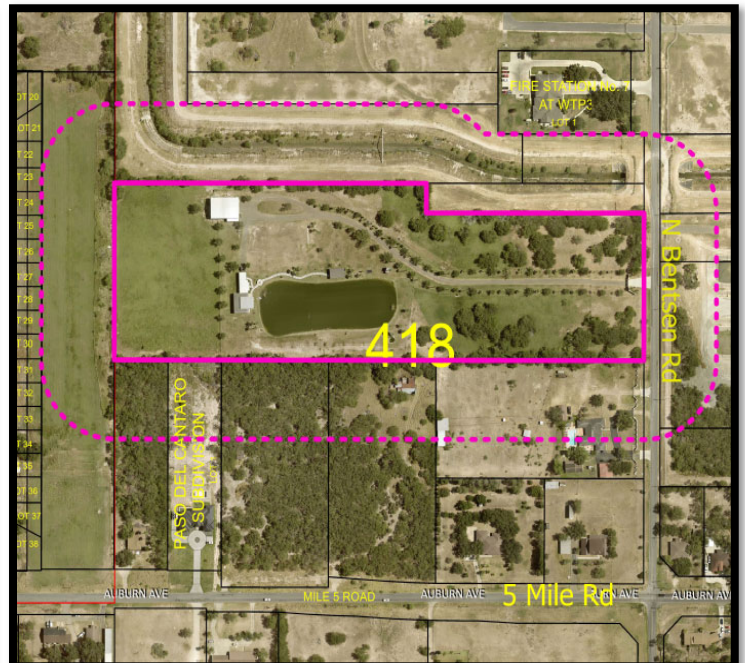
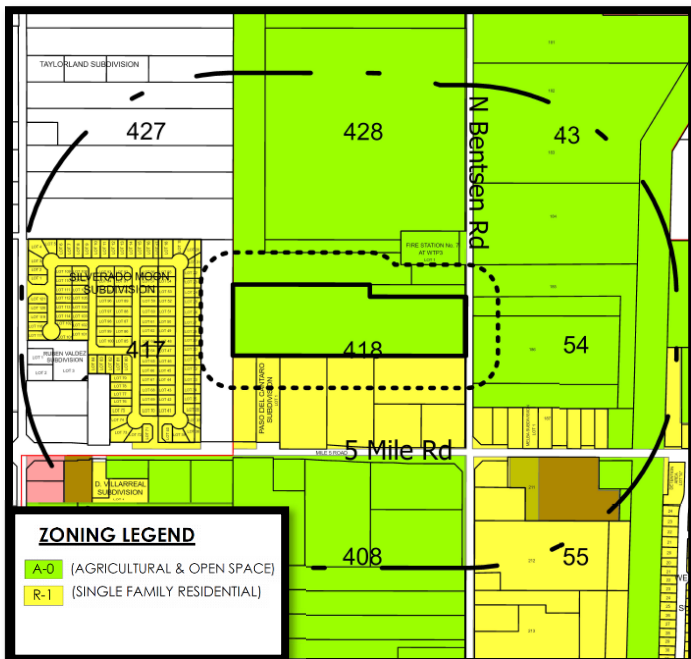
FROM: Planning Staff

DATE: December 05, 2024

SUBJECT: REQUEST OF JAMES GLOVER ON BEHALF OF JOSE & MARITZA ESCANDON, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF USE, FOR A GUESTHOUSE AT NORTH 444.2 FEET, SOUTH 1,038.4 FEET, LOT 418 JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 8109 NORTH BENTSEN ROAD. (CUP2024-0136)

BRIEF DESCRIPTION:

The property is located on the west side of North Bentsen Road, and approximately 573 feet north of Auburn Avenue. The property is zone A-O (Agricultural & Open Spaces) District. There is A-O District to the north and east of the property, R-1 (Single Family Residential) District to the south, adjacent to the west of the property there is a vacant lot that is not annexed to the City of McAllen. Surrounding land uses include agricultural and residential. A Guesthouse is permitted in an A-O District with a Conditional Use Permit and in compliance with requirements.



HISTORY:

This is the initial application for a Conditional Use Permit for a Guesthouse at this location. An application for Subdivision/Agriculture exemption was submitted on July 31st of 2023, and was approved on September 1st of 2023.

REQUEST/ANALYSIS:

The applicant is proposing to use an existing single family dwelling as a guesthouse. A secondary structure is being proposed in the property for use as the primary residence of the property owners. Planning Department received a residential permit to build a new residential home (RES2024-09178) on 10/21/2024 for this lot. There is also an existing barn at this property.

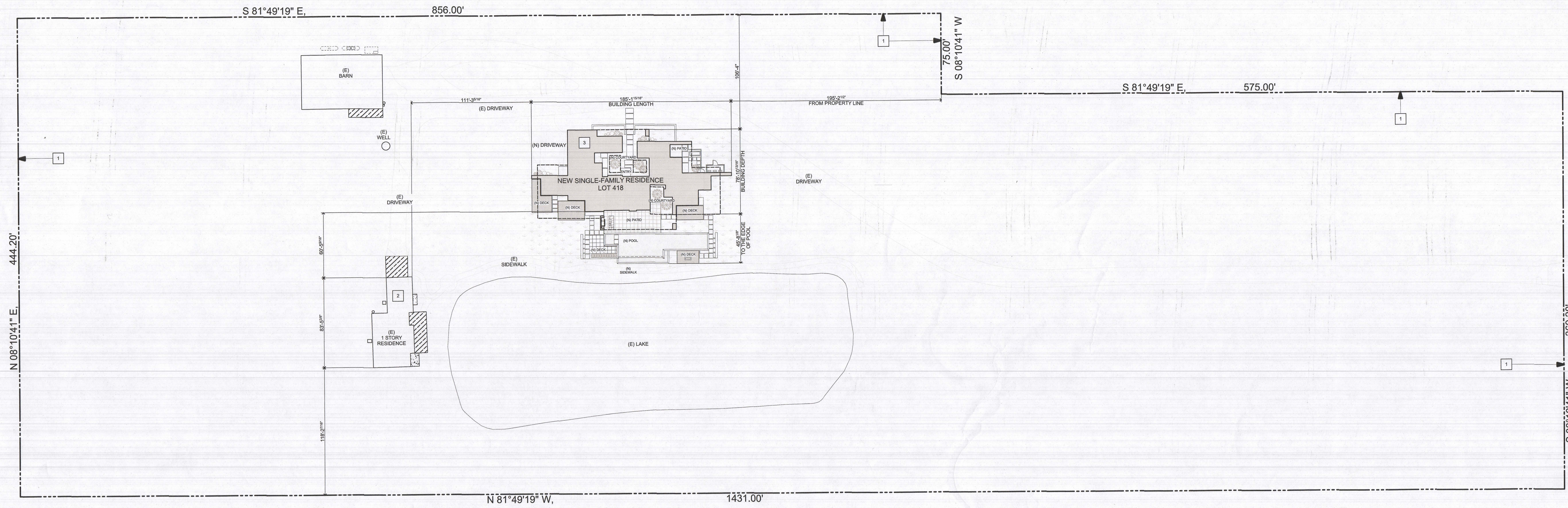
Fire Department conducted their inspections and have approved for the CUP process to continue. The establishment must also meet the requirements set forth in Section 138-118(5) of the Zoning Ordinance and specific requirements as follows:

- a) Only one Guesthouse allowed per lot;
- b) The proposed use shall comply with setback requirements. The proposed structure's setbacks are in compliance;
- c) The proposed use shall be connected to the same utilities as the primary residence;
- d) Lot size must be a minimum 8,000 square feet. According to the Hidalgo County Appraisal District, the lot size is 535,788 square feet;
- e) Separate driveways or garages for the proposed use shall not be permitted. Applicant is not proposing an independent driveway for the proposed guesthouse;
- f) The proposed use shall not be rented;
- g) The permit shall be revoked if money is ever paid for rent or utility expenses are shared with the proposed use.

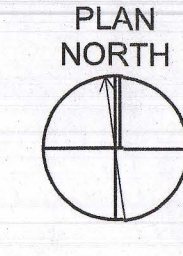
There have been no phone calls, emails, or letters in opposition to the Conditional Use Permit request.

RECOMMENDATION:

Staff recommends approval of the request, for life of the use, subject to compliance with requirements from Section 138-118(a)(5) of the Zoning Ordinance, Building and Fire Department requirements



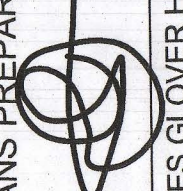
CONDITIONAL USE SITE PLAN
1" = 40'



OVERALL SITE PLAN NOTES FOR CONDITIONAL USE PERMIT

REV	KEY	DESCRIPTION
1		PROPERTY LINE.
2		EXISTING SINGLE STORY HOME TO BE USED AS GUEST HOUSE WITH CONDITIONAL USE PERMIT.
3		NEW SINGLE STORY MAIN HOME FOR THE PROPERTY.

SUBMITTALS

PLANS PREPARED BY:

 JAMES GLOVER HOME, INC.
 DATE: 10/18/2024

221 S. OLA VISTA, STE. 202
 SAN CLEMENTE,
 CALIFORNIA 92672
 (949) 492-7618

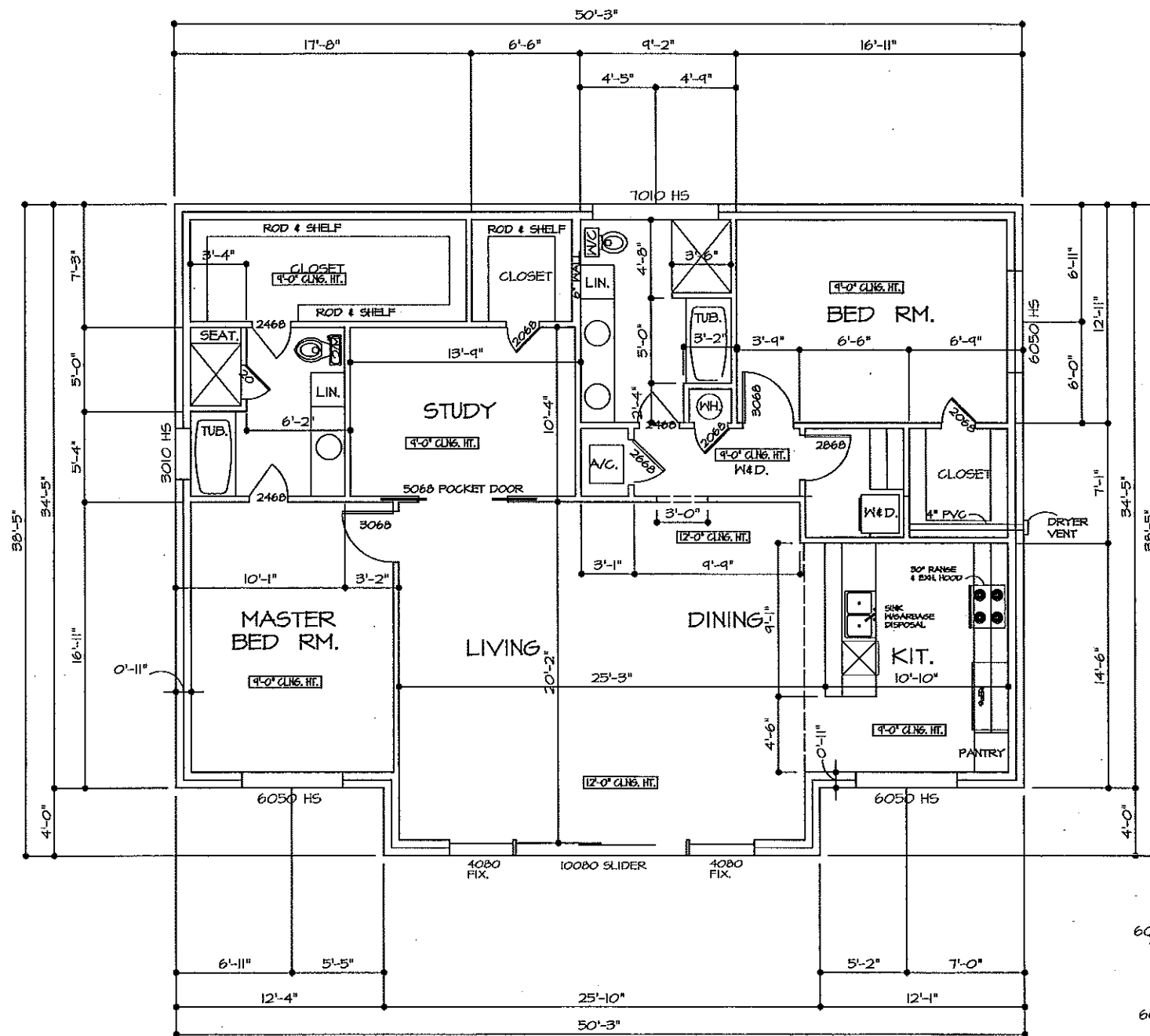
JAMES GLOVER HOME, INC
 BUILDING AND INTERIOR DESIGN



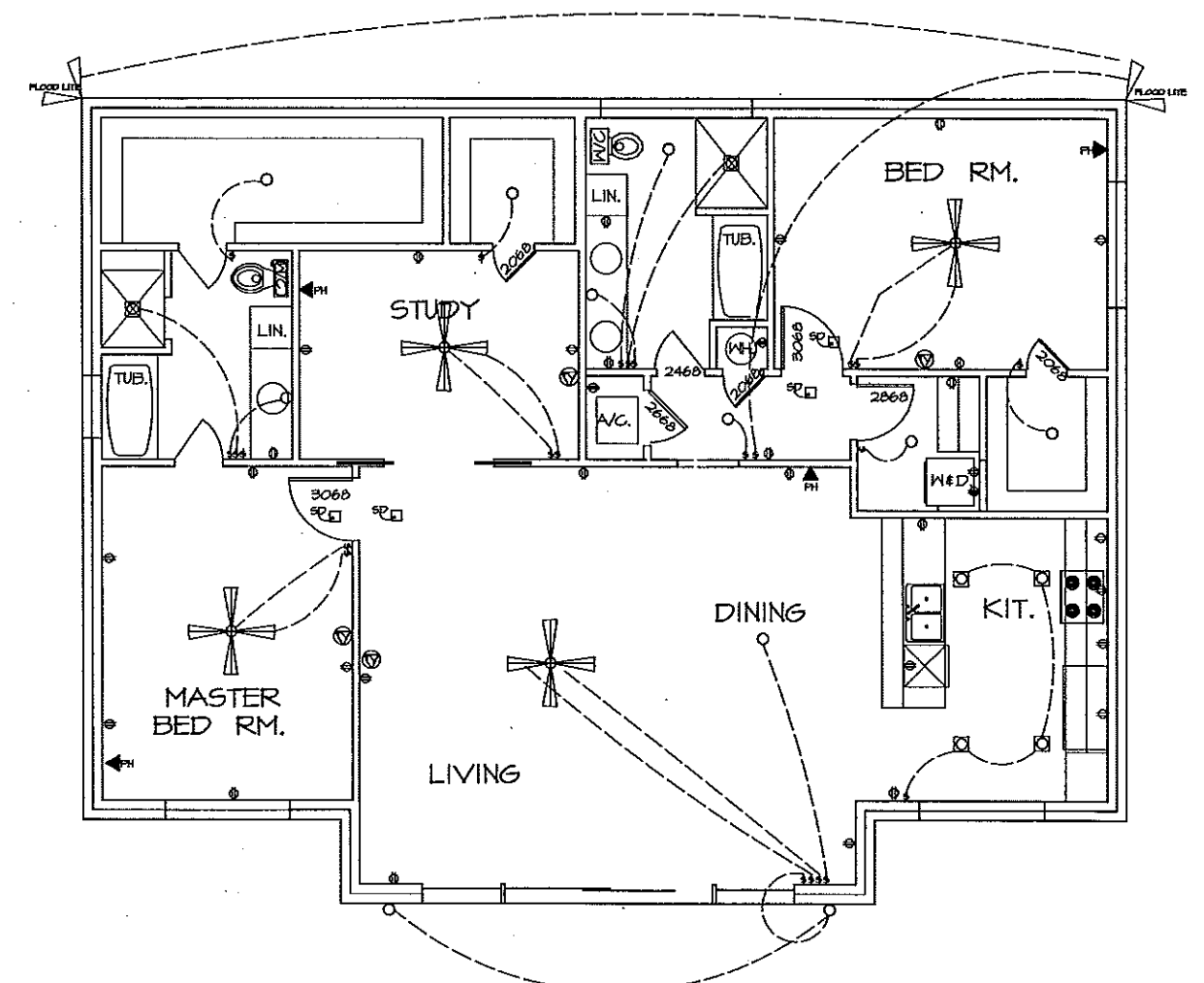
ESCONDON RESIDENCE
 8109 N BENTSEN RD.
 McALLEN, TX 78504

JOB NAME:
 ESCANDON RESIDENCE
 SCALE:
 1" = 40'
 DATE:
 10/18/2024

CU-1



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 FLOOR PLAN (ELECTRICAL)
SCALE: 1/4" = 1'-0"

NOTE: ALL EXTERIOR WALLS TO BE 2X6'S UNLESS OTHERWISE NOTED.

DESIGN CONCEPTS

2805 VERDIN ST. OFFICE (956) 687-4072
McALLEN TEXAS





**NOTICE
GUEST HOUSE
FOR
THIS PROPERTY
CUP2024-0136**

CITY OF MCALLEN PLANNING DEPT.
PHONE: 957-1200
WWW.MCALLEN.NET



8109

Memo

TO: Planning and Zoning Commission

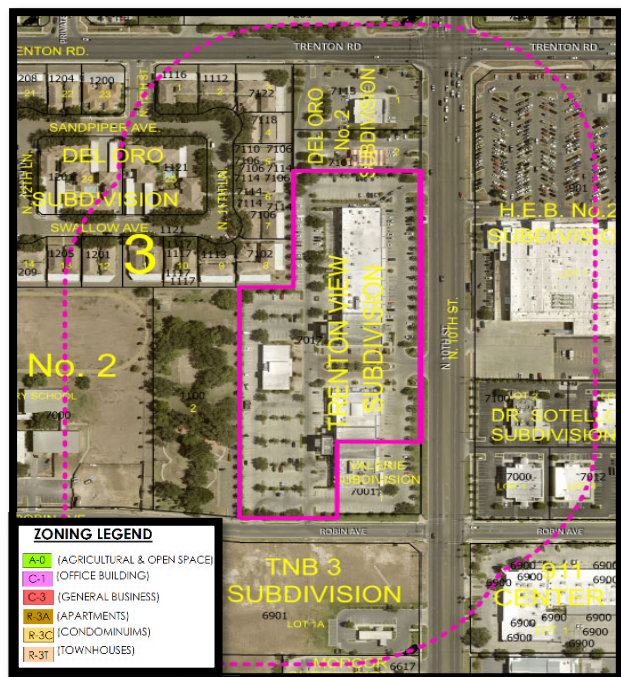
FROM: Planning Staff

DATE: November 29, 2024

SUBJECT: REQUEST OF MELISA MEDINA (SEVILLA EVENTS, LLC) ON BEHALF OF TRENTON PALMS LLC, FOR A CONDITIONAL USE PERMIT AND AN ADOPTION OF AN ORDINANCE, FOR ONE YEAR, FOR AN EVENT CENTER (SEVILLA EVENTS LLC) AT LOT 1, TRENTON VIEW SUBDIVISION, HIDALGO COUNTY, TEXAS; 7007 NORTH 10TH STREET. (CUP2024-0139)

BRIEF DESCRIPTION:

The property is located on the west side of North 10th Street and is zoned C-3 (general business) District. Adjacent to the properties are zoned C-3 District to the North and South, A-O (Agricultural & Open Spaces) District, R-3A (Multifamily Apartments) District, R-3C (Multifamily Condominiums) District, and R-3T (Multifamily Townhouses) District to the east. Surrounding land uses includes Rayburn Elementary School, Robin Park adjacent to the west, Multifamily Residences, and general commercial uses. An event center is permitted 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 an event center at this location. . The current application for the event center was submitted November 13, 2024 for one year.

REQUEST/ANALYSIS:

The applicant is proposing to operate an event center from an existing building of approximately a 7,766 square feet in area. Currently, there are several multi-tenant commercial buildings in the same subdivision (Trenton View Subdivision) near the proposed event center. The building where the event center is proposed was previously operating as a Pediatric Rehabilitation Center. The proposed hours of operation for the Event Center are from 11 a.m. to 12:00 a.m. Monday through Sunday.

Fire Department conducted their inspections and have approved for the CUP process to continue. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- a) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. There are several apartment complexes and an elementary school to the east of the establishment;
- b) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment is located on North 10th Street, and does not generate traffic into residential areas;
- c) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. The multi-tenant building is a mix of commercial businesses; there are approximately 187 parking spaces on site. The event center requires 18 parking 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 in order to discourage vandalism and criminal activities;
- f) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- g) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

There have been no phone calls, emails, or letters of opposition to the Conditional Use Permit request.

RECOMMENDATION:

Staff recommends disapproval of the request due to non-compliance with requirement A (distance to a multifamily residences and school) of Section 138-118(a)(4) of the Zoning Ordinance.



INNOVATIVE
DRAFTING &
DESIGN SERVICES
-CONSULTING
-RES/ARCH
CELL: 867-7757

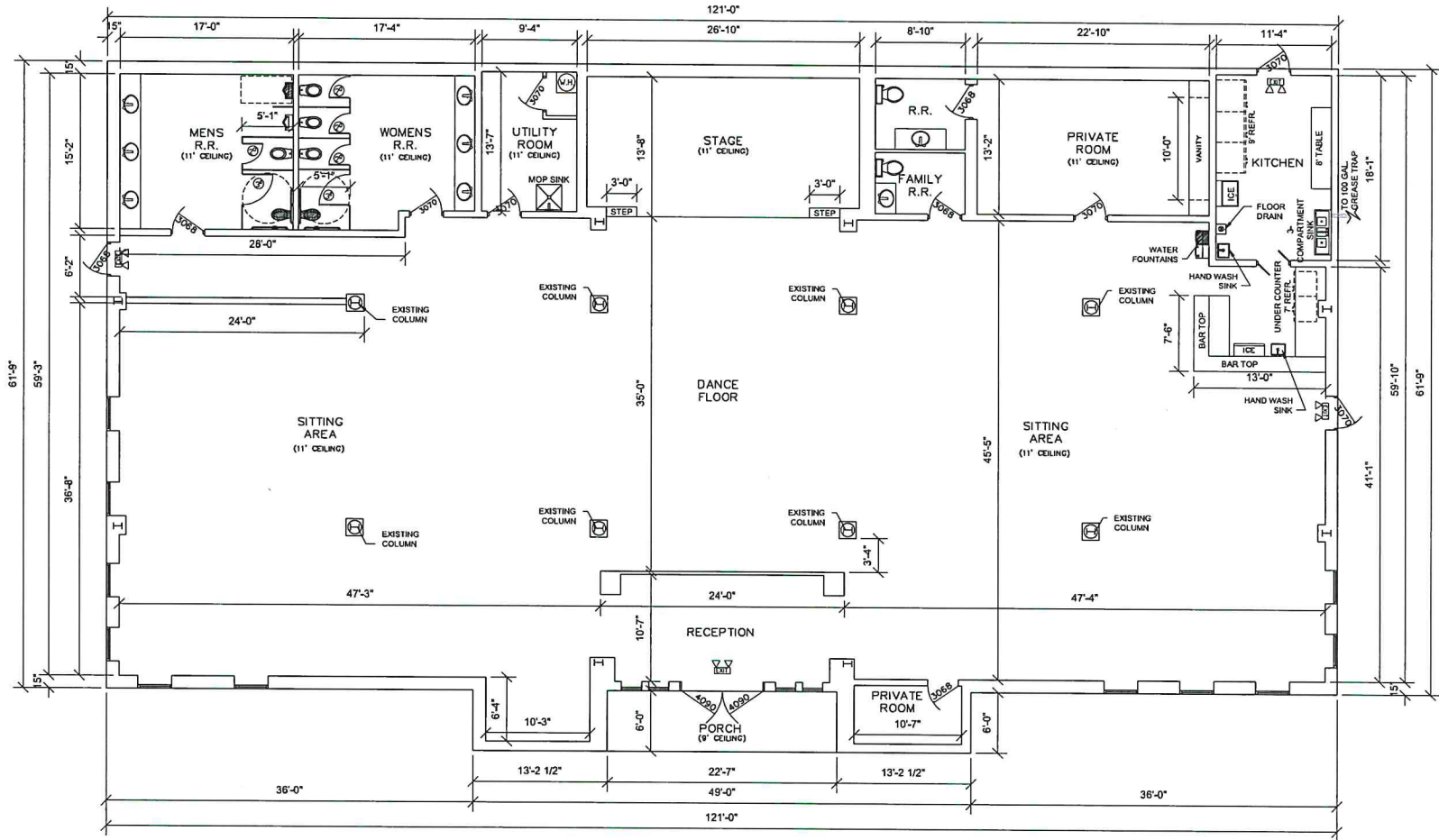
MAIN BLDG.	7,630 SQ. FT.
MISC.	0 SQ. FT.
PORCH	136 SQ. FT.
TOTAL AREA	7,766 SQ. FT.

7007 N. 10th STREET
MCALLEN, TX
"SEVILLA EVENTS CENTER"

PROJECT NO	004087
DRAWN BY	LOJJE BARROSO
DATE	01.03.2023
BUILDER	

SHEET NUMBER

1 OF 1



THE DESIGNER ASSUMES NO LIABILITY FOR ANY CALCULATIONS BASED ON THIS FLOOR PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS FLOOR PLAN TO PERFORM THE FOLLOWING.

1. VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING.
2. VERIFY AND COMPLY WITH ALL LOCAL BUILDING CODES WHERE THE STRUCTURE IS LOCATED.
3. PLANS INDICATE LOCATIONS ONLY. SEPARATE ENGINEER ASPECTS SHOULD BE INCORPORATED TO ACTUAL SITE CONDITIONS.

1 FLOOR PLAN
SCALE: 3/32"=1'-0"

NOV 15 2024

BY: CW





ON PALMS

TACMED, INC.	PEEK-A-BOO BABY ULTRASOUND	THE PODCAST STUDIO
MENDOZA TECHNOLOGIES	PODER LATINX - TX	CARE OPTIONS FOR KIDS

**NOTICE
EVENT CENTER
FOR
THIS PROPERTY
CUP 2024-0139**
CITY OF MCALLEN PLANNING DEPT.
956-981-1250
WWW.MCALLEN.NET

Memo

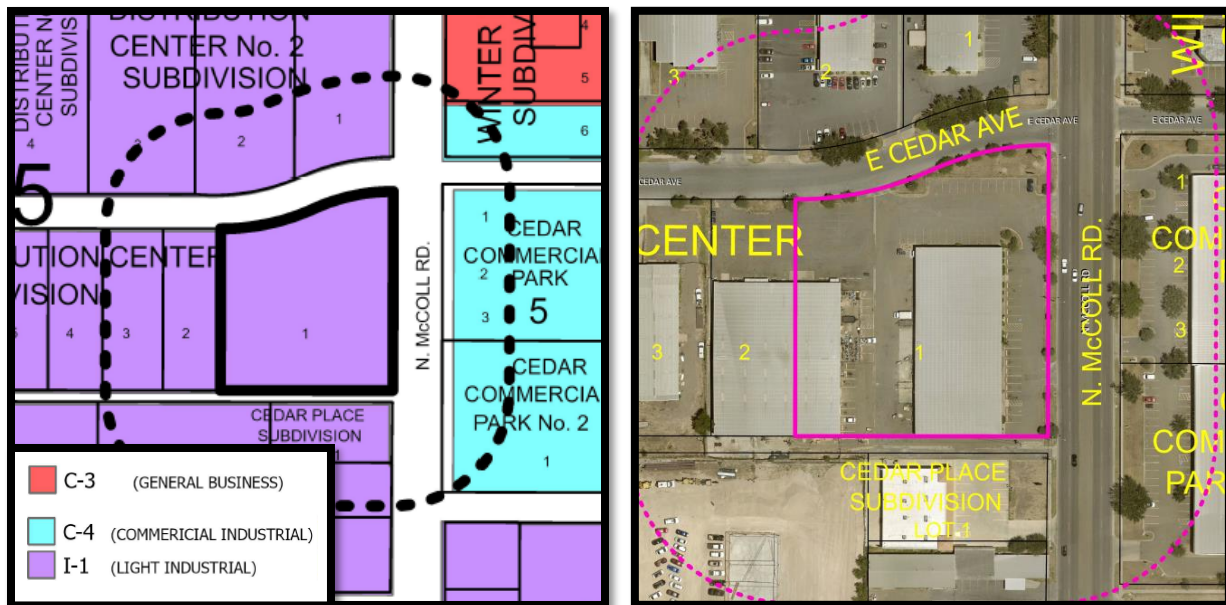
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: December 5, 2024

SUBJECT: REQUEST OF JAVIER A. ZUAZUA ON BEHALF OF IDC PROPERTIES, LP., FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR AN INSTITUTIONAL USE (VOCATIONAL SCHOOL) AT LOT 1, INDUSTRIAL DISTRIBUTION CENTER SUBDIVISION, HIDALGO COUNTY, TEXAS; 223 NORTH MCCOLL ROAD. (CUP2024-0141)

BRIEF DESCRIPTION: The subject property is located on the northwest corner of East Cedar Avenue and North McColl Road. The subject property is zoned I-1 (Light Industrial) District. The adjacent zoning is I-1 District in all directions except to the east across North McColl Road the property is zoned C-4 (Commercial Industrial) District. Surrounding land uses include Don Pepe's restaurant, several office and commercial uses. An institutional use is permitted in the I-1 District, subject to compliance with Conditional Use Permit requirements.



HISTORY: The applicant has submitted an application for a Conditional Use Permit for a proposed vocational school on November 19, 2024. This is the initial request for an institutional use by this applicant at this location.

REQUEST/ANALYSIS: The applicant is proposing to operate a vocational school to teach students to test, calibrate, and repair mechanical and electronic devices. The proposed days and hours of operation are three days a week, Friday, Saturday and Sundays between the hours of 9:00 A.M. and

5:00 P.M. The submitted floor plan shows the establishment consists of 2,100 square feet and is comprised of two classrooms, one with a warehouse, two restrooms, and an office. Based on the type of use, 12 parking spaces are required and over 75 parking spaces are provided as part of the commercial plaza parking area.

The Fire Department has conducted their inspection and found it to be in compliance. The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and the following specific requirements:

- 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 has access to East Cedar Avenue and North McColl 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. The required parking is to be provided as part of a shared parking area for this commercial plaza.
- 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 used property shall be screened by a 6 ft. opaque fence;

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

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

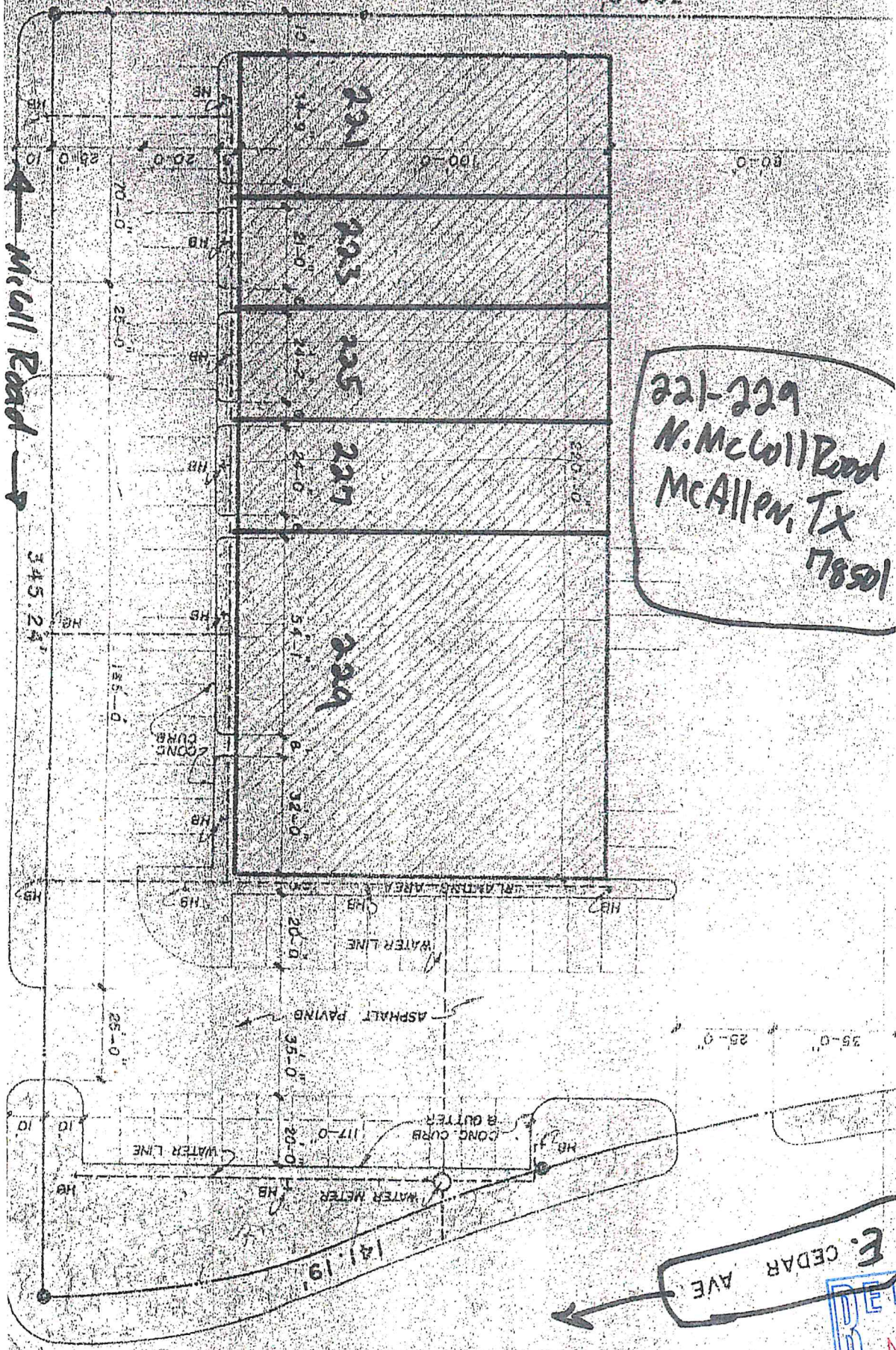
300.0

OFF 20' ALLEY

221-229
N. McColl Road
McAllen, TX
78501

← McColl Road →

345.24'



E. CEDAR AVE

RECEIVED
NOV 18 2024
mr

Service Drive →

Cargo Door

mop sink

Class Room
shop (warehouse area)

A/C Unit

Office




Class Room w/ A/C

Glass storefront







223 N. McColl Road - 3,000 Sq. Ft.

McColl Road

Wall Legend:

- Existing 
- Proposed 
- Demolition 

Symbol Legend:

- Door 
- Window 
- Electrical Panel 
- A/C Unit 
- Toilet 
- Sink 

Application and documents can be submitted electronically to BLDGPERMITS@MCALLEN.NET

RECEIVED
 NOV 18 2024
 By *mk*

SPECIAL
EN
VICE

AMERICAN
SALES

EASTERN

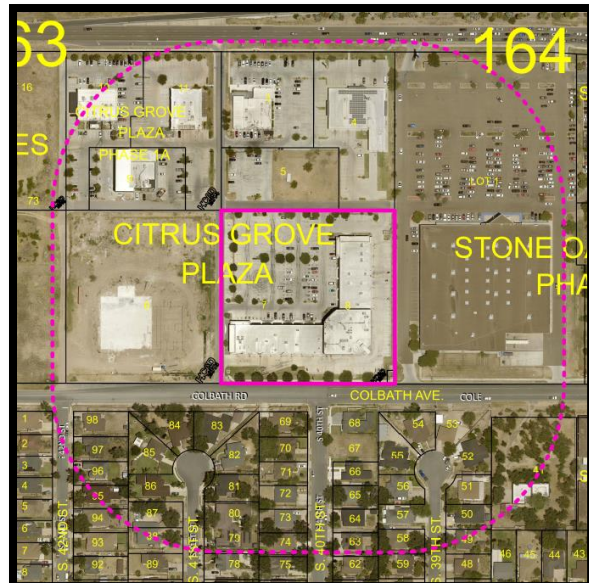
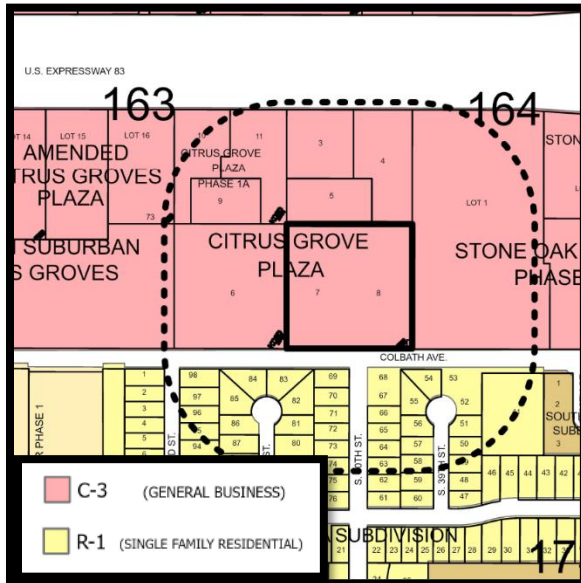
NOTICE
INSTITUTIONAL
USE
FOR
THIS PROPERTY
CUP2024-0141



Memo

TO: Planning and Zoning Commission
FROM: Planning Staff
DATE: December 4, 2024
SUBJECT: REQUEST OF ASHWIN GEORGE ON BEHALF OF GALVAN GONZALO BELTRAN, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A SOCIAL CLUB AT 83 CITRUS PLAZA SUBDIVISION, HIDALGO COUNTY, TEXAS; 4037 EXPRESSWAY 83, SUITES 100, 105, 110. (CUP2024-0142)

BRIEF DESCRIPTION: The property is located along the north side of Colbath Road, south of U.S. Expressway 83. The subject property is zoned C-3 (General Business) District. The adjacent zoning is C-3 District in all directions, except R-1 (Single Family Residential) District along the south side of Colbath Road. Surrounding land uses include Turbo Bicycles, Lucky 4, Express 83 Nails, Be Fit Nutrition, True Fit Athletic Clubs, and other commercial uses. A social club is permitted in a C-3 District with a Conditional Use Permit.



HISTORY: A request for a social club at this location was approved by the City Commission on November 28, 2023. The Conditional Use Permit to was approved for a social club that includes a smoking section inside of the establishment.

SUMMARY/ANALYSIS: The applicant is requesting to continue operating the social club with a designate area for smoking in the cigar room only. The area should remain enclosed and have one point of entry through a set of doors, therefore it will not be an open-concept layout within the bar.

Based on the square footage of the establishment, 57 parking spaces are required. As per the submitted site plan there are 274 parking spaces provided as common parking.

A Conditional Use Permit is required for a bar/social club. The Health and Fire Departments inspected the property and allowed the CUP process to continue. The applicant must comply with all their requirements. 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 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 property is within 400 feet of residential 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 access to U.S. Expressway 83 and Colbath Road.
- 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 the square footage, 57 parking spaces are required. There are 274 common parking spaces provided as common parking. Based on area utilized, the proposed facility complies with parking. Parking spaces must comply with Section 138-400 of the Ordinance and must be clearly striped and pavement surface shall be maintained free of litter, debris, loose gravel, cracks and potholes;
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

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

Should the Conditional Use Permit be approved by the Board, the applicant will be subject to compliance with the Building and Fire departments requirements.

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

Elite Entertainment Investments LLC

Kitchen

Bar

R_FR

R_MR

Poker tables

R_RR | R_RR

Seating area

Bar Area

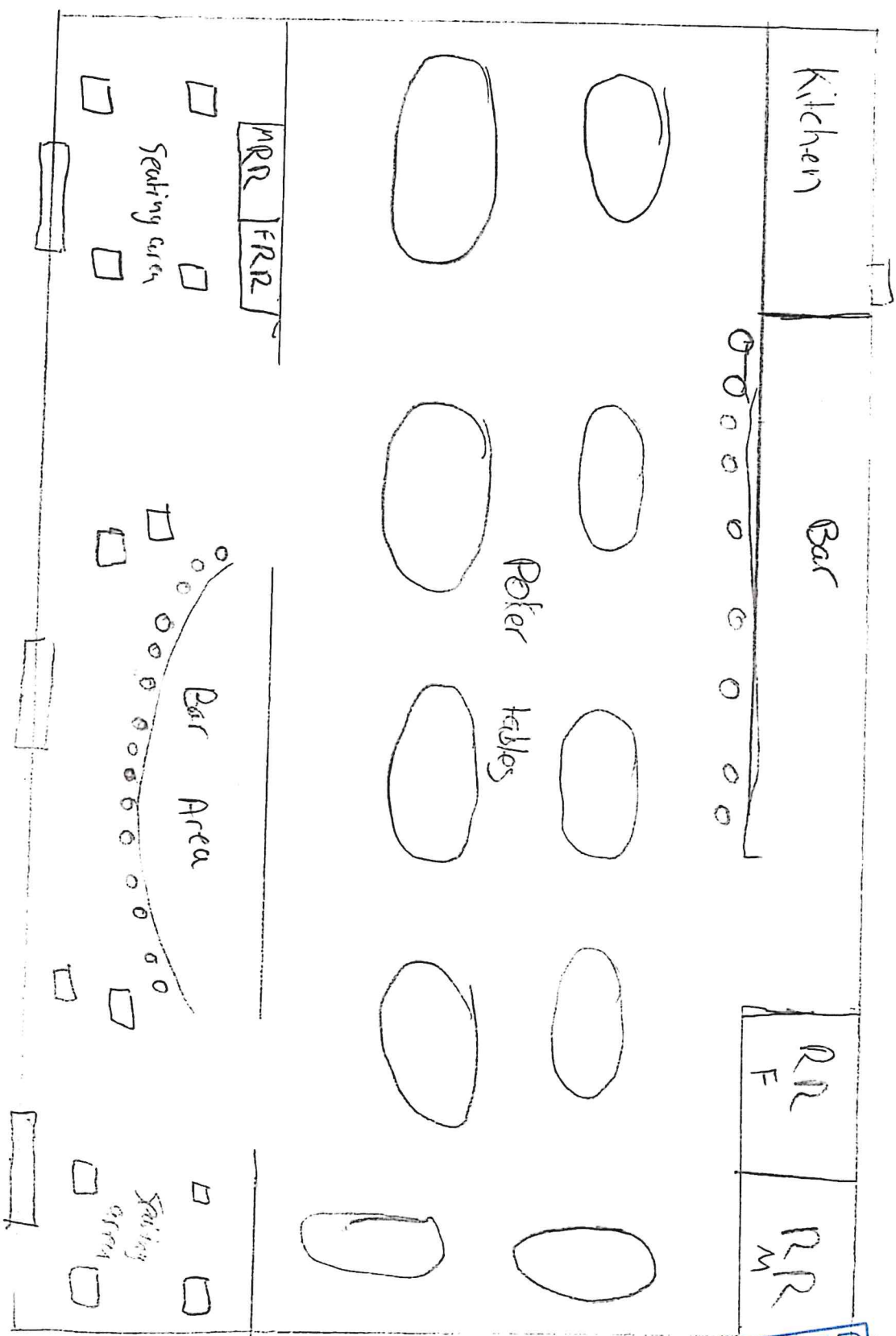
Seating area

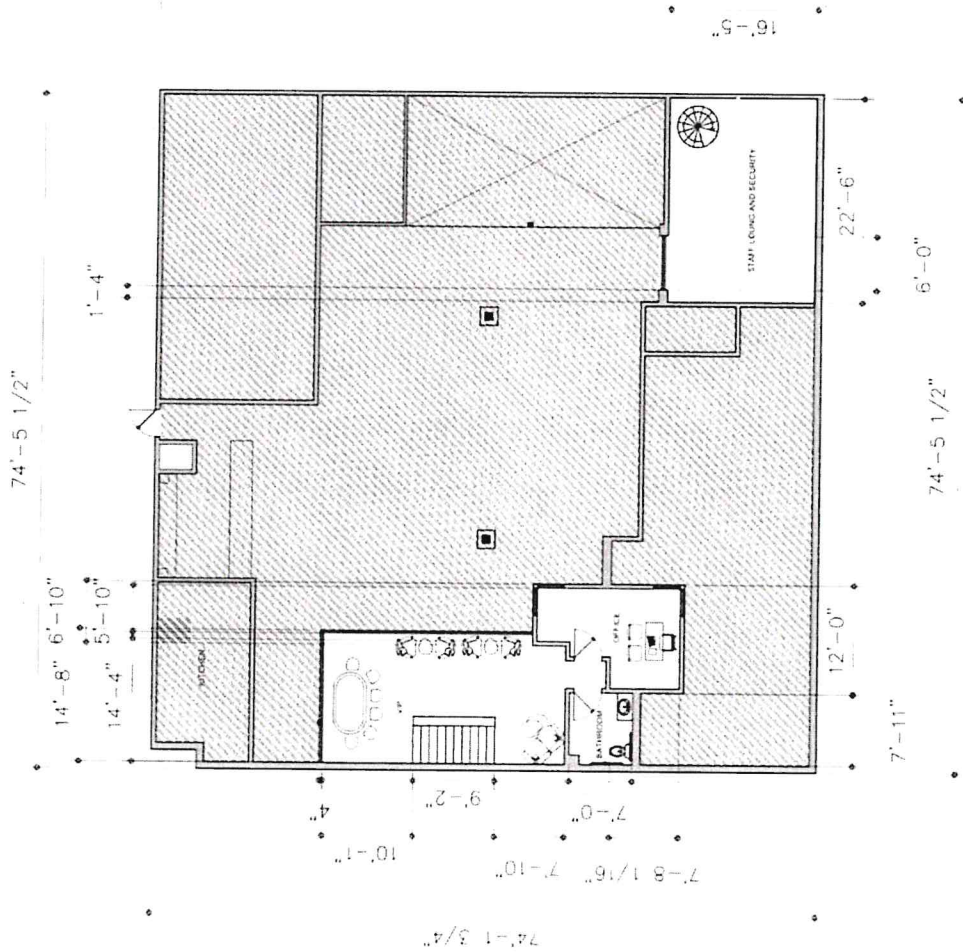
Entrance

RECEIVED
OCT 02 2023
AM

RECEIVED
NOV 20 2024
By _____

← Highway 83 →

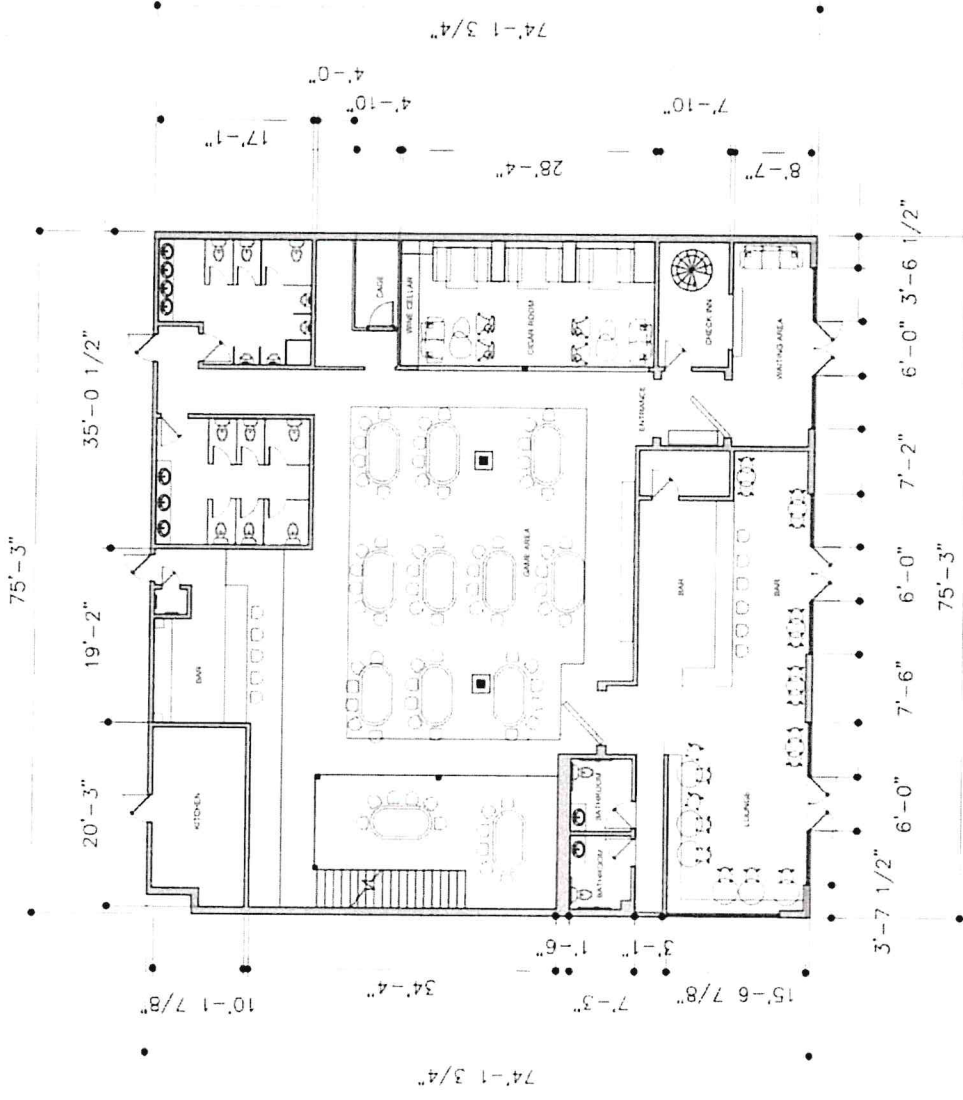




1 SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

FLOOR PLAN - SECOND PLAN

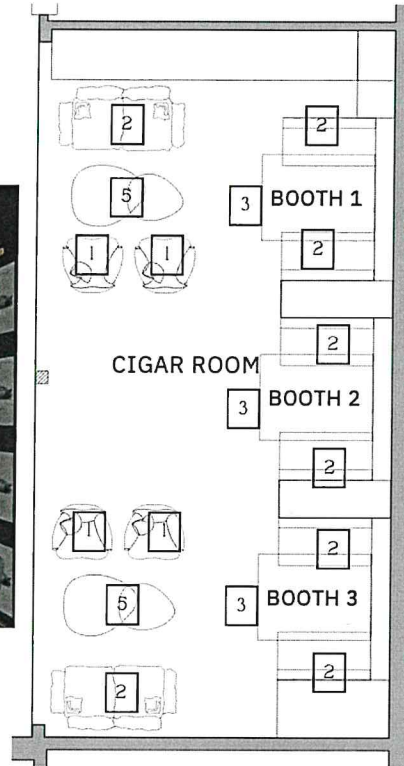
RECEIVED
NOV 20 2024
By _____



1 GENERAL FLOOR PLAN
SCALE 1/8" = 1'-0"

RECEIVED
OCT 02 2023
By *AM*

FLOOR PLAN - FIRST FLOOR



REVIEW ONLY - NOT FOR CONSTRUCTION



HOUSE OF GOVILLA

PROJECT NAME:

EPL CASINO

PLAN:

Furniture Plan
CIGAR ROOM

ADDRESS:

2908 San Efrain
Mission Texas
T: 956 933 24 75

PROJECT No. F23-003

PHASE: CD

ISSUE DATE: 09/07/2023

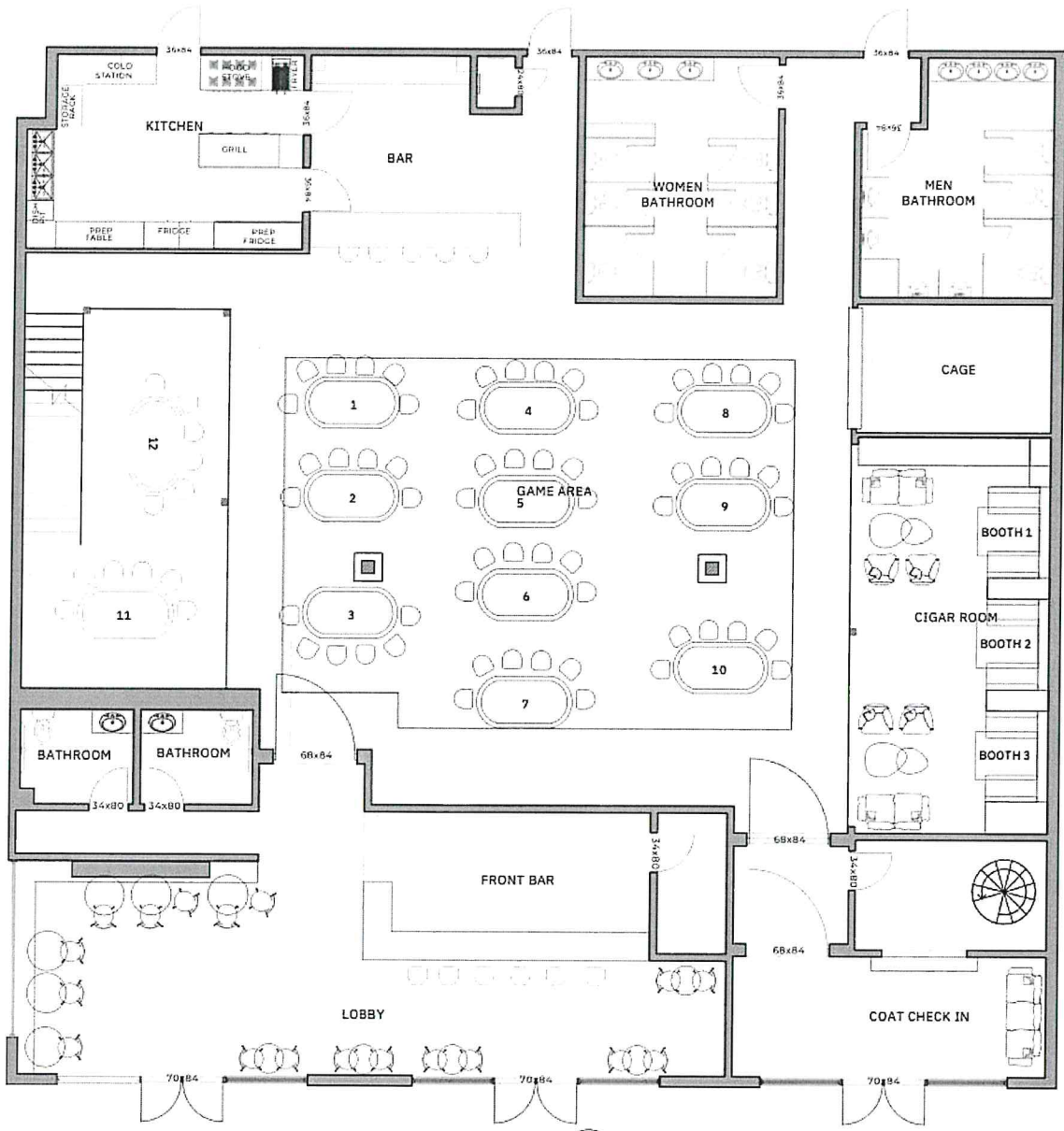
DRAWN BY: DH

CHECKED BY: DH

PLAN NUMBER:

1.109

COPYRIGHT FANTICH
PROTECTED DESIGN BUILD





**NOTICE
BAR
FOR
THIS PROPERTY
CUP2024-0142**

STATE OF MISSISSIPPI
COUNTY OF
HUNTERDON

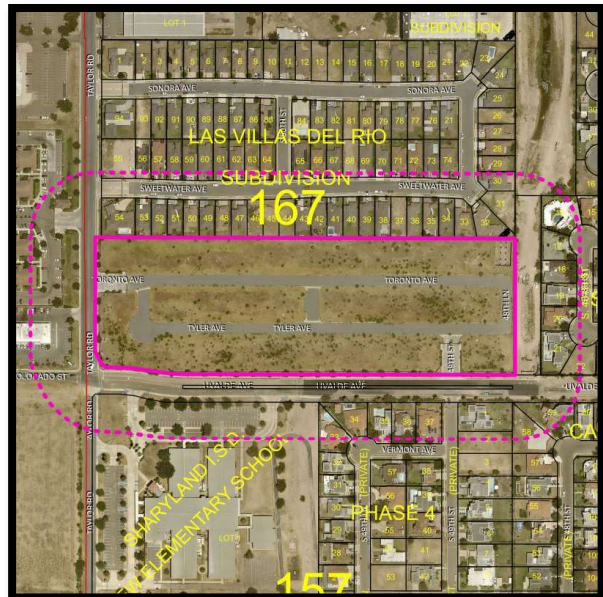
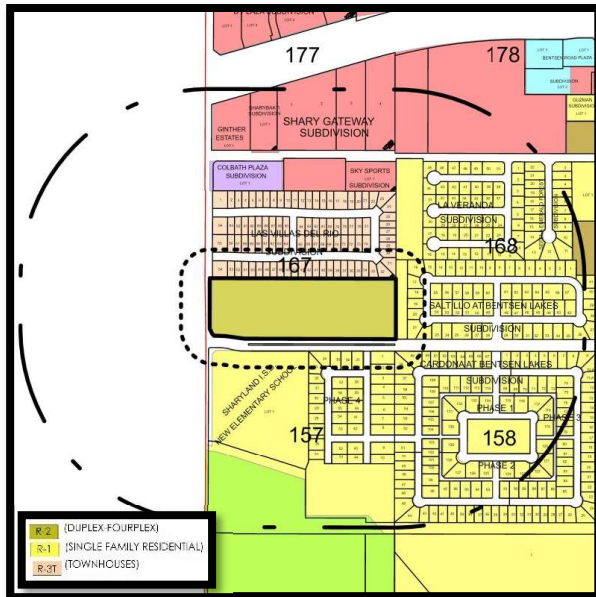
Memo

TO: Planning and Zoning Commission

DATE: December 11, 2024

SUBJECT: REQUEST OF MELDEN AND HUNT INC., ON BEHALF OF SYNERGY A REAL ESTATE ALLIANCE LLC., FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE, FOR PLANNED UNIT DEVELOPMENT (TAYLOR VILLAS) AT A 12.51 ACRE TRACT OF LAND OUT OF LOT 167, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 2021 SOUTH TAYLOR ROAD. (CUP2024-0132)

BRIEF DESCRIPTION: The property is located at the northeast corner of South Taylor Road and Uvalde Avenue. The tract has a lot size of 12.51 gross acres and is currently vacant with street improvements in place. The property is zoned R-2 (duplex-fourplex residential) District. The adjacent zoning is R-3T (multi-family townhouse residential) District to the north, and R-1 (single-family residential) District to the east and south. The area to the west, across South Taylor Road, is outside of McAllen’s city limits. A Planned Unit Development (PUD) is permitted in an R-2 District with a Conditional Use Permit and in compliance with Article IV for Planned Developments of the Subdivision Ordinance.



HISTORY: The tract of land was annexed into the city and initially zoned R-2 District on September 22, 2015. A rezoning request to R-3A District for the subject property was submitted on October 10, 2022 and the Planning and Zoning Commission recommended disapproval of the request at the meeting of November 16, 2022. After being advised by the Planning and Zoning Commission to consider the PUD process, the applicant withdrew his request before it could be considered by the City Commission.

An application for a proposed subdivision was submitted on April 28, 2015 for a 42-lot duplex-fourplex development under the name “Taylor Villas” and was approved in preliminary form at the Planning and

Zoning Commission meeting of September 1, 2015. A variance to the R.O.W. was approved by the Planning and Zoning Commission at 50 feet instead of 60 feet with 40 feet of pavement width and 10 feet of sidewalk and utility easements on both sides. Improvements were made on the subject property that appear to comply with its original zoning designation and subdivision proposal.

The original proposed subdivision was approved in revised final form at the Planning and Zoning Commission meeting of July 18, 2017; however, the subdivision was never recorded. Since the property changed ownership before the plat was recorded, a new subdivision application was submitted on December 28, 2022. The subdivision plat received approval in preliminary form at the Planning and Zoning Commission meeting of January 17, 2023. The PUD was approved at the City Commission meeting of June 24th, 2024.

REQUEST/ANALYSIS: The applicant is proposing to use the existing 12.51 gross acres of vacant land to establish a PUD for a multi-family apartment development. The subdivision for this PUD is proposed as a private/gated subdivision. The PUD will have 40 lots, 84 apartment buildings, and 168 living units in total.

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: Proposed uses are uses permitted in the R-3A (multi-family apartment residential) District for detached buildings designated as apartments.
3. OFF-STREET PARKING AND LOADING: Parking in compliance with Chapter 134 Article VII, Section 138-395 (1) (b.). Triplex, fourplex, apartment/condominium buildings with five or more units: Two parking spaces for each two or more bedrooms living unit. Based on the 168 living units, 334 total parking spaces are proposed, with 4 parking spaces for Lot 26, 8 parking spaces required for Lots 1-13, 15, 20, 16-18, 21-24, 19, 25, 27-39, 24 parking spaces required for Lot 14 and 10 parking spaces for Lot 40. The overall site plan is complying with parking requirements.
4. LANDSCAPING: A minimum of ten percent of the area of any lot or parcel shall be devoted to landscape material and comply with the intent and purpose of this article and 50 percent of such landscaped area for nonresidential lots shall be visible from the street fronting the developed property. Landscape areas located within the street and alley rights-of-way shall not be credited towards meeting the minimum landscape area requirement. However, right-of-way areas shall be landscaped. Landscape areas associated with drainage detention facilities located on the lot or parcel may be credited towards the landscape area requirement. A minimum of 50 percent of the area within the required front yard of any residential parcel shall be devoted to landscape material.
 - a. Landscape (sod/green area) square footage requirement per Lot:
 - i. **Lots 4-12:** 866
 - ii. **Lots 16-18 & 21-24:** 897
 - iii. **Lots 27-38:** 850
 - iv. **Lot 1:** 866, **Lots 2, 3:** 898, **Lot 13:** 865, **Lot 14:** 2,657, **Lot 15, 20:** 874, **Lot 19:** 897, **Lot 25:** 874, **Lot 26:** 531, **Lot 39:** 850, **Lot 40:** 1,087.

As per Section 110-51 (1), when the required area being landscaped is from one to 2,000 square feet a minimum of one tree for every 200 square feet of landscape area shall be required.

- b. Tree requirements per Lot (2.5", 4", and 6" caliper size):
 - i. All lots will require a minimum of 5 trees at 2.5" caliper size, except for Lot 42 which will require 6 trees at 2.5" caliper size.
 - ii. 3 trees at 4" caliper size can also be provided for all lots, or one tree at 6" caliper

size, except for Lot 14 which will require 3 trees at 6" caliper size.

5. **STREETS AND SETBACKS:** Final setbacks and right-of-way dedication will be addressed and determined through the 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 has 12.51 acres and is proposing a single use.

The PUD is being approved with a dumpster layout plan as shown on the site plan. Single container pads are being proposed with details shown on the site plan.

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 PUD site plan is required prior to issuance of building permits. The subdivision review process must be completed, and the subdivision plat must be recorded together with the PUD site plan.

OTHER PUD SITE PLAN CONSIDERATIONS: Three different elevation plan types will be recorded along with the PUD site plan that will reflect three different lot groups (i.e., Lots 1-16, Lots 17-27, and Lots 29-42).

If the subdivision or building 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.

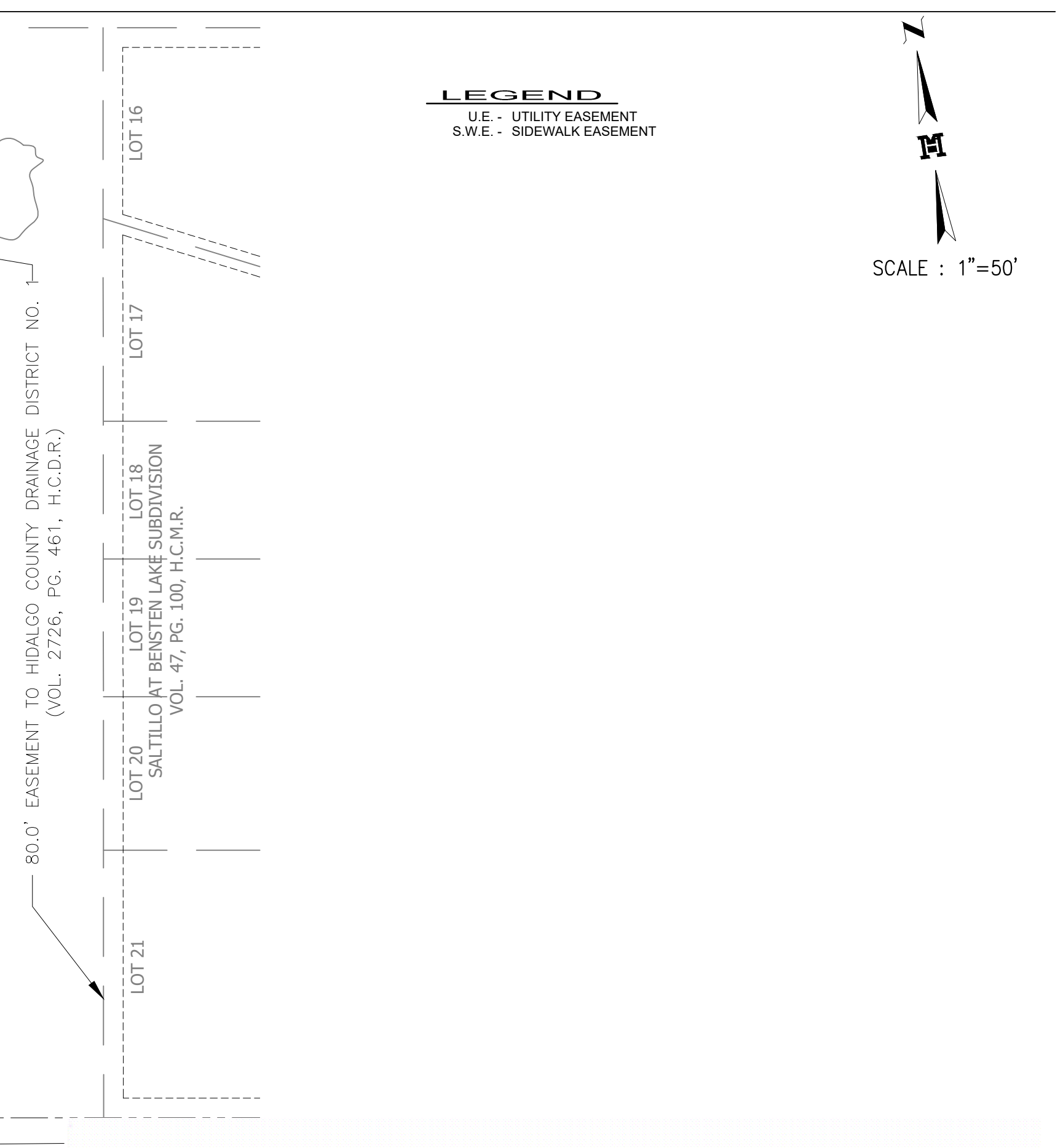
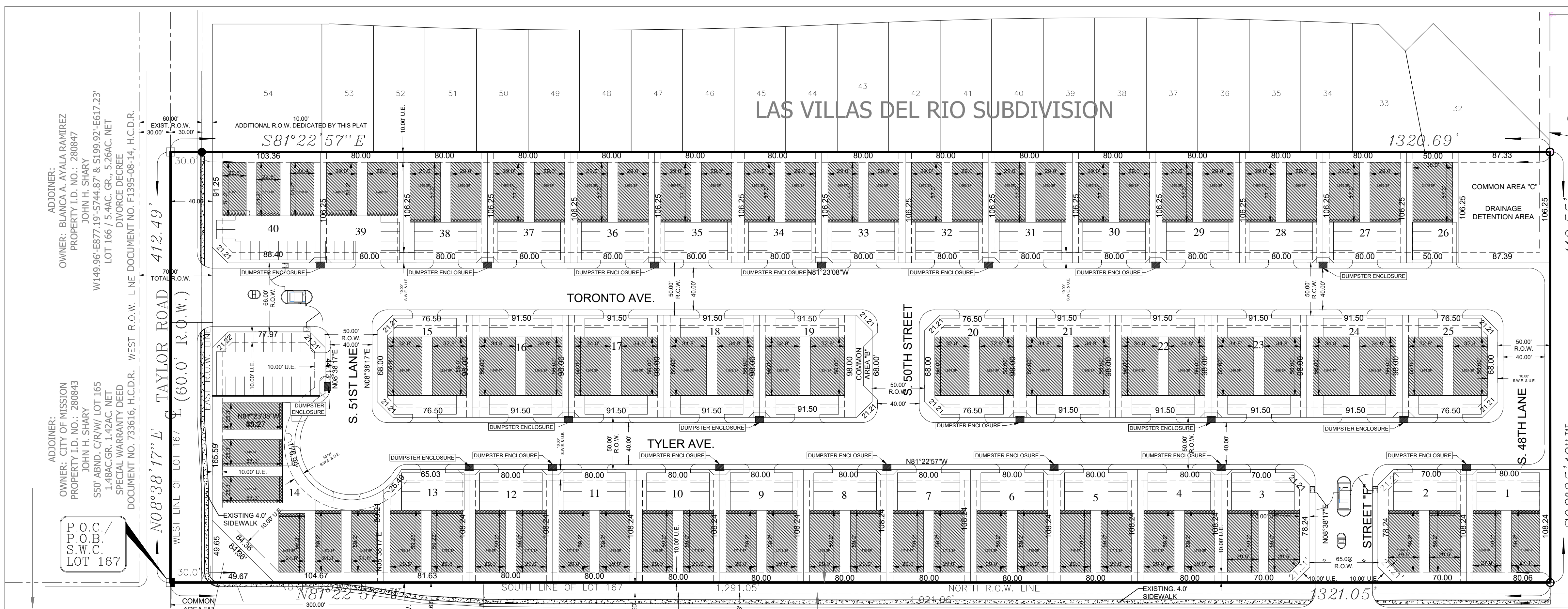
Staff did not receive any phone calls, emails, or letters in opposition to this request.

RECOMMENDATION:

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

LEGEND
 U.E. - UTILITY EASEMENT
 S.W.E. - SIDEWALK EASEMENT

SCALE : 1"=50'



SITE PLAN

SITE PLAN GENERAL NOTES

- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
 A) FRONT: 20 FT. EXCEPT 15 FT. FOR ENCLOSED CARPORTS OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
 B) REAR: 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
 C) SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
 D) CORNER: 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
 E) GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON S. TAYLOR ROAD, UVALDE AVENUE, AND ON BOTH SIDES OF ALL INTERIOR STREETS.
- THIS PUD SITE PLAN IS SUBJECT TO COMPLY WITH THE REQUIRED CONDITIONS UNDER TAYLOR VILLAS SUBDIVISION RECORDED UNDER DOCUMENT NO. _____, HIDALGO COUNTY MAP OF RECORDS.
- DUMPSTER ENCLOSURES TO NOT HAVE DOOR. DUMPSTER ENCLOSURES TO BE BUILT AND MAINTAINED BY PROPERTY OWNERS/HOA AND NOT THE CITY OF MCALLEN.
- DUMPSTER TO COMPLY WITH PUBLIC WORKS DEPT. CURBSIDE DUMPSTER DETAILS.

**PLANNED UNIT DEVELOPMENT
 TAYLOR VILLAS SUBDIVISION PUD**

BEING A 12.51 ACRE TRACT OF LAND OUT OF LOT 167, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 17, DEED RECORDS, HIDALGO COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF HIDALGO

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

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

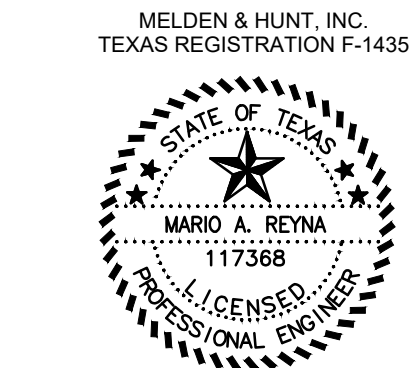
DATE

STATE OF TEXAS
 COUNTY OF HIDALGO

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

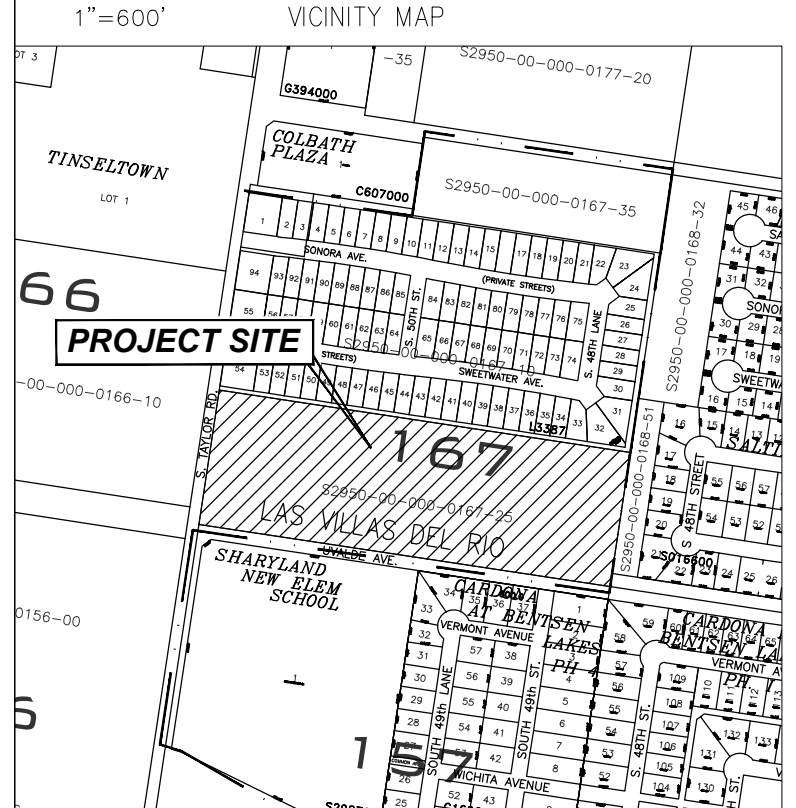
ROBERT N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238
 STATE OF TEXAS
 DATE SURVEYED: _____
 SURVEY JOB # _____

DATE



SITE INFORMATION						
#	LOT	SQ.FT. TOTAL TWO STORY	LOT AREA	MIN. LANDSCAPE TO BE PROVIDED	6" OAK TREE	PARKING PROVIDED
1	1	6,398.00	8,662.15	866.21	1	8
2	2	6,908.00	8,979.19	897.91	1	8
3	3	6,904.00	8,974.84	897.48	1	8
4	4-12	6,872.00	8,658.89	865.88	1	8
5	13	7,060.00	8,652.09	865.20	1	8
6	14	17,536.00	26,576.08	2,657.60	3	24
7	15,20	7,336.00	8,742.00	874.20	1	8
8	16-18 & 21-24	7,784.00	8,967.00	896.70	1	8
9	19	7,336.00	8,967.00	896.70	1	8
10	25	7,336.00	8,744.25	874.42	1	8
11	26	4,350.00	5,312.50	531.25	1	4
12	27-38	6,640.00	8,500.00	850.00	1	8
13	39	5,944.00	8,500.00	850.00	1	8
14	40	6,904.00	10,871.50	1,087.15	1	10

DATE OF PREPARATION 11-26-2024



STATE OF TEXAS
 COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20____

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

DATE DEvised: 8/19/2024
 ENGINEERING JOB # 24086.00

MELDEN & HUNT, INC.
 CONSULTANTS • ENGINEERS • SURVEYORS

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

DRAWN BY: _____ DATE: _____
 SURVEYED, CHECKED: _____ DATE: _____



NOTICE
PLANNED UNIT
DEVELOPMENT
FOR
THIS PROPERTY
CUP2024-0132
CITY OF PALM BEACH COUNTY
PLANNING DEPARTMENT
WWW.PALMBEACHFLA.GOV

Memo

TO: Planning and Zoning Commission

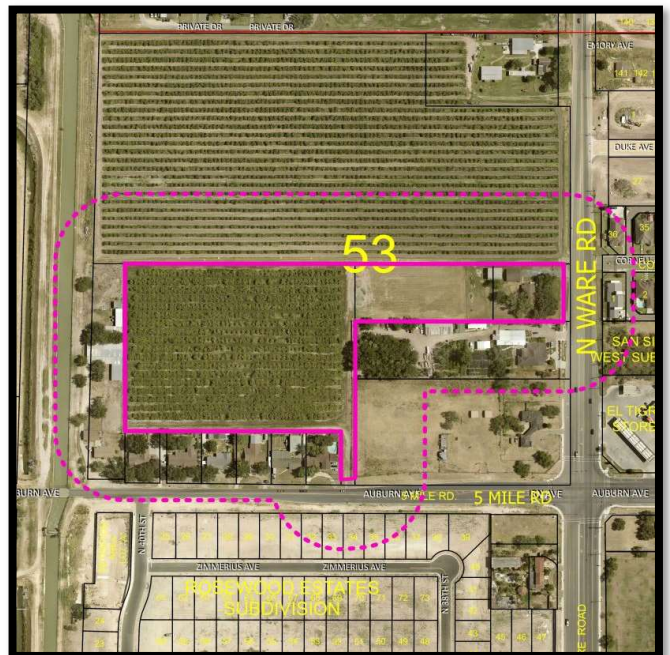
FROM: Planning Staff

DATE: December 5, 2024

SUBJECT: REZONE FROM A-O (AGRICULTURAL AND OPEN SPACE) DISTRICT TO R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT: 9.67 ACRES TRACT OF LAND MORE OR LESS, OUT OF LOT 53, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 8017 NORTH WARE ROAD. (REZ2024-0060)

LOCATION: The subject property is located along the west side of North Ware Road, approximately 430 feet north of Auburn Avenue. The property is zoned A-O (agricultural and open space) District.

PROPOSAL: The applicant is requesting to rezone the property to R-1 (single family residential) District. The property is being used as agricultural and a feasibility plan has not been submitted yet.



ADJACENT ZONING: The adjacent properties are zoned A-O (agricultural and open space) District in all direction, except R-1 (single family residential) District and C-3 (general business) District to the east across Ware Road.

LAND USE: The property is currently being used as agricultural. Surrounding uses include single family residences, commercial uses, and vacant land.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed-Use Nodes. Duplex, Townhomes, Triplex/Quadplex, small multifamily, large multifamily, and mixed-use neighborhood scale retail and mixed-use urban Community Scale are the most appropriate developments for this type of use. This includes diverse housing options and promotes walkability.

DEVELOPMENT TRENDS: The development trend of this area of North Ware is a mix of commercial, agricultural, and residential uses.

HISTORY: During the comprehensive zoning of 1979 the subject property was not part of the Extra-Territorial Jurisdiction (ETJ) and therefore there was not a zoning designation for it.

The property was annexed into the City of McAllen in December 1989 with an initial zoning to A-O (agricultural and open space) District.

A rezoning application was submitted on November 15th, 2024.

ANALYSIS: The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. However, it is compatible with the surrounding zoning districts and development trend along North Ware Road.

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, emails, or letters in opposition to the initial zoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request to R-1 (single family residential) District, since it aligns with the existing uses and development trend for this area.

**EXHIBIT A
TRACT 1 – 9.67 ACRES
OUT OF LOT 53
LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION
VOLUME 24, PAGE 67,
DEED RECORDS OF HIDALGO COUNTY, TEXAS
FIELD NOTES**

BEING 9.67 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, SAID 9.67 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF LOT 53, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 24, PAGE 67, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 9.67 ACRES TRACT OF LAND BEING OUT OF AND FORMING A PART OR PORTION OF A TRACT OF LAND CONVEYED TO RALPH L. GEARHART, DESCRIBED IN DOCUMENT NUMBER 3543966, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 9.67 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID LOT 53, SAME BEING A POINT ON THE CENTERLINE OF WARE ROAD;

THENCE, N 08° 31' 54" E ALONG THE EAST LINE OF THE SAID LOT 53, SAME BEING ALONG THE CENTERLINE OF WARE ROAD, TO THE ORIGINAL NORTHEAST CORNER OF A CALLED 2.5-ACRE TRACT OF LAND CONVEYED TO ARMELINDA LOPEZ, RECORDED IN DOCUMENT NUMBER 3124604, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 495.00 FEET TO A COTTON PICKER SPINDLE SET;

THENCE, N 81° 25' 28" W ACROSS THE SAID LOT 53, SAME BEING ALONG THE ORIGINAL NORTH BOUNDARY LINE OF THE SAID 2.5-ACRE TRACT, TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF WARE ROAD (F.M. ROAD 2220), A DISTANCE OF 60.00 FEET TO A ½-INCH CAPPED IRON ROD SET, FOR THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **POINT OF BEGINNING**;

THENCE, N 81° 25' 28" W ACROSS THE SAID LOT 53, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID 2.5-ACRE TRACT, TO THE NORTHWEST CORNER OF THE SAID 2.5-ACRE TRACT, A DISTANCE OF 600.00 FEET TO A ½-INCH IRON ROD FOUND FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, S 08° 31' 54" W ACROSS THE SAID LOT 53, SAME BEING ALONG THE WEST BOUNDARY LINE OF THE SAID 2.5-ACRE TRACT AND A CALLED 5.0-ACRE TRACT OF LAND CONVEYED TO EILEEN M. DAVIS RECORDED IN DOCUMENT NUMBER 2085399, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, TO A POINT ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF AUBURN AVENUE (MILE 5 ROAD), A DISTANCE OF 451.00 FEET TO A ½-INCH CAPPED IRON ROD SET, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 87° 08' 06" W ACROSS THE SAID LOT 53, SAME BEING ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF AUBURN AVENUE (MILE 5 ROAD), A DISTANCE OF 40.20 FEET TO A 5/8-INCH IRON ROD FOUND, FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 08° 31' 54" E ACROSS THE SAID LOT 53, SAME BEING ALONG THE EAST BOUNDARY LINE OF A CALLED 0.41-ACRE TRACT OF LAND CONVEYED TO JOSEPH L. BESS AND BETH ANN BEES, RECORDED IN DOCUMENT NUMBER 3357781, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, TO THE NORTHEAST CORNER OF THE SAID 0.41-ACRE TRACT, A DISTANCE OF 140.00 FEET TO A ½-INCH IRON ROD FOUND, FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81° 25' 28" W ACROSS THE SAID LOT 53, TO THE NORTHWEST CORNER OF A CALLED 0.41-ACRE TRACT OF LAND CONVEYED TO CYNTHIA SAUCEDA RECORDED IN DOCUMENT NUMBER 3021904, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE WEST LINE OF THE SAID LOT 53, A DISTANCE OF 620.19 FEET TO A ½-INCH CAPPED IRON ROD SET, FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 08° 34' 32" E ALONG THE WEST LINE OF THE SAID LOT 53, SAME BEING ALONG THE EAST BOUNDARY LINE OF A CALLED 1.16-ACRE TRACT CONVEYED TO CRISTINA VASQUEZ, RECORDED IN DOCUMENT NUMBER 2003832, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, TO A POINT ON THE NORTH LINE OF THE SOUTH 20.00 ACRES OF THE SAID LOT 53, A DISTANCE OF 480.00 FEET TO A 1-INCH PIPE, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 25' 28" E ACROSS THE SAID LOT 53, SAME BEING ALONG THE NORTH LINE OF THE SOUTH 20.00 ACRES OF THE SAID LOT 53, TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF WARE ROAD (F.M. ROAD 2220), A DISTANCE OF 1259.82 FEET TO A ½-INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 08° 31' 54" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF WARE ROAD (F.M. ROAD 2220), A DISTANCE OF 165.00 FEET TO THE **POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 9.67 ACRES OF LAND, MORE OR LESS.**

I, IVAN GARCIA, CERTIFY THAT THE ABOVE FIELD NOTES AND PLAT REPRESENT AN ACTUAL SURVEY ON THE GROUND MADE UNDER MY SUPERVISION, THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN, AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.



10/15/2024

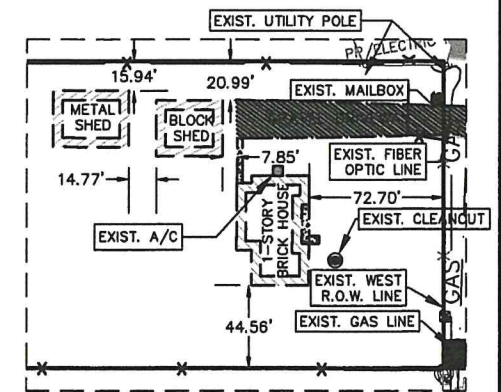
IVAN GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM NO. 10194027
RIO DELTA ENGINEERING
921 S. 10TH AVENUE
EDINBURG, TEXAS 78539



**EXHIBIT B
TITLE SURVEY
TRACT 1 - 9.67 ACRES
OUT OF LOT 53
LA LOMITA IRRIGATION &
CONSTRUCTION COMPANY SUBDIVISION
VOL.24, PG. 67, DEED RECORDS OF
HIDALGO COUNTY, TEXAS
TO ACCOMPANY FIELD NOTES**

SCALE: 1" = 200'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES TEXAS SOUTH
ZONE (4205) (NAD 83)
ALLTERRA NETWORK

LEGEND	
●	1/2" IRON ROD FOUND
○	IRON PIPE FOUND
⊙	5/8" IRON ROD FOUND
○	CAPPED 1/2" IRON ROD SET
⊕	COTTON PICKER SPINDLE SET
△	CALCULATED POINT
XXXX	MEASURED
{XXXX}	DEED CALL (DOC.# 1239781, O.R.H.C.)
{{XXXX}}	DEED CALL (DOC.# 1228597, O.R.H.C.)
[[XXXX]]	DEED CALL (DOC.# 2003832, O.R.H.C.)



DETAIL "A"
1"=100'

TITLE COMMITMENT NOTES:

PROPERTY SUBJECT TO:

RIGHTS OF WAY, EASEMENTS, TERMS AND CONDITIONS AS MORE FULLY DESCRIBED AND AS REFLECTED BY TITLE COMMITMENT WITH GF NO. 955268, ISSUED BY STEWART TITLE GUARANTY COMPANY, ISSUED AUGUST 12, 2024.

g.- EASEMENT AND/OR OTHER RIGHTS, IF ANY, AS SET FORTH IN WATER CONTRACT DATED NOVEMBER 1, 1913, RECORDED IN VOLUME 41, PAGE 20, DEED RECORDS, HIDALGO COUNTY, TEXAS. (AFFECTS TRACT) (BLANKET IN NATURE/UNPLOTTABLE)

h.- EASEMENT AND/OR OTHER RIGHTS, IF ANY, AS SET FORTH IN PERMANENT WATER CONTRACT DATED JANUARY 23, 1920, RECORDED IN VOLUME 129, PAGE 367, DEED RECORDS, HIDALGO COUNTY, TEXAS. (AFFECTS TRACT) (BLANKET)

i.- EASEMENT DATED JUNE 30, 1927, RECORDED IN VOLUME 256, PAGE 534, DEED RECORDS, HIDALGO COUNTY, TEXAS. (BLANKET)

j.- RIGHT-OF-WAY EASEMENT DATED DECEMBER 4, 1957, RECORDED IN VOLUME 904, PAGE 278, DEED RECORDS, HIDALGO COUNTY, TEXAS. (DOES NOT AFFECT) (PLOTTED)

k.- HIGHWAY RIGHT OF WAY EASEMENT DATED FEBRUARY 18, 1974, RECORDED IN VOLUME 1396, PAGE 899, DEED RECORDS, HIDALGO COUNTY, TEXAS. (DOES NOT AFFECT) (PLOTTED)

l.- EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.

SURVEYOR'S NOTES:

- 1.) NO ADDITIONAL RESEARCH WAS PERFORMED BY RIO DELTA ENGINEERING FOR ANY ADDITIONAL EASEMENT(S) OR BUILDINGS LINES WHICH MAY OR MAY NOT AFFECT THE SUBJECT TRACT.
- 2.) THE PROPERTY SHOWN IS IN ZONE X SHADED, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IDENTIFIED ON FIRM MAP NO. 480334 0295, DATED JUNE 6, 2000.

I, IVAN GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE, THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING AUGUST, 2024, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS".

Ivan Garcia

IVAN GARCIA
REG. PROFESSIONAL LAND
SURVEYOR NO. 6496

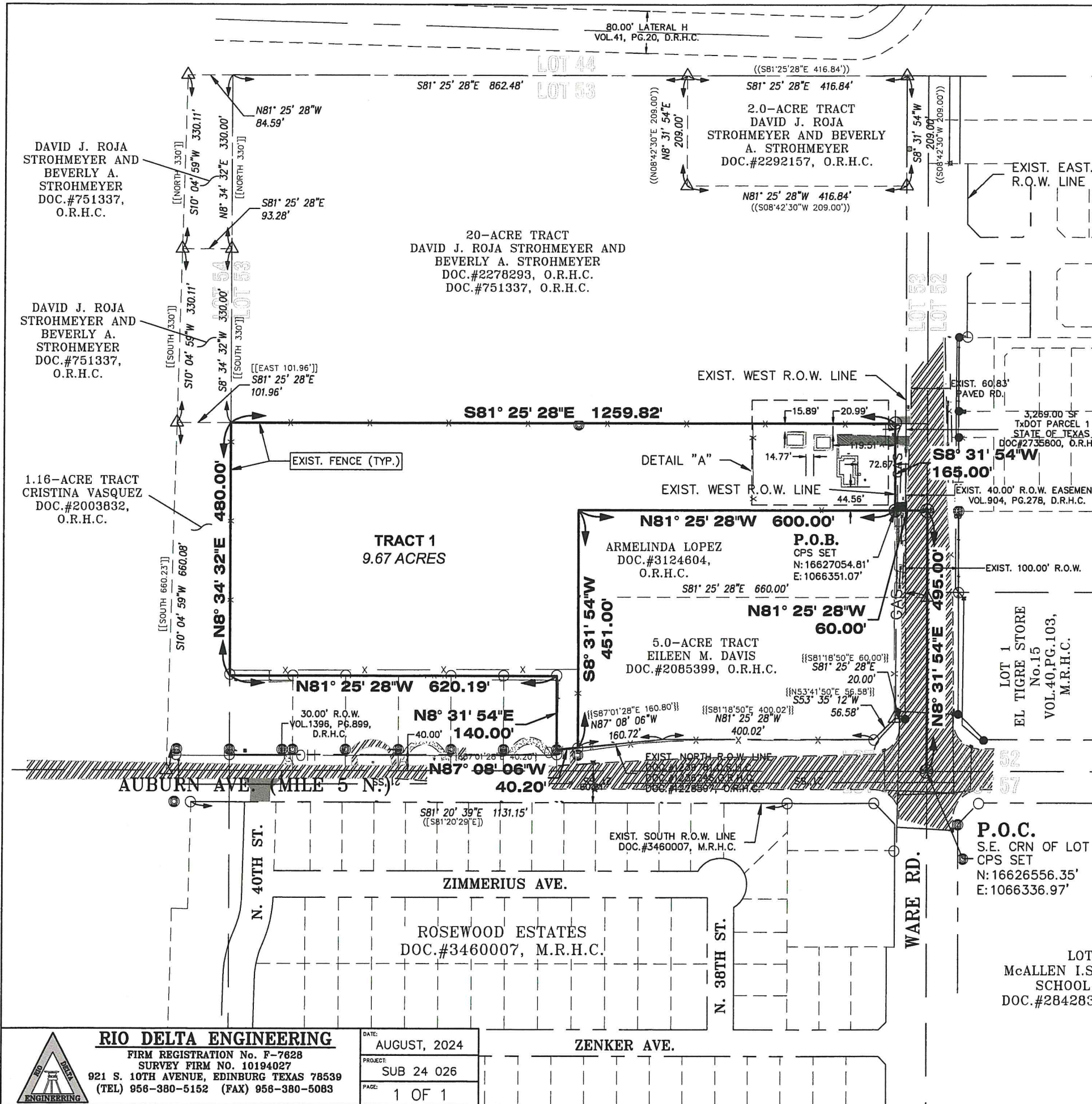
10/15/2024

DATE



NOV 15 2024

By *NG*



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

DATE:	AUGUST, 2024
PROJECT:	SUB 24 026
PAGE:	1 OF 1

ZENKER AVE.

LOT 1
McALLEN I.S.D. MIDDLE
SCHOOL SUBD.
DOC.#2842833, M.R.H.C.



NOTICE
REZONING
FOR
THIS PROPERTY
REZ2024-0060

Memo

TO: Planning and Zoning Commission

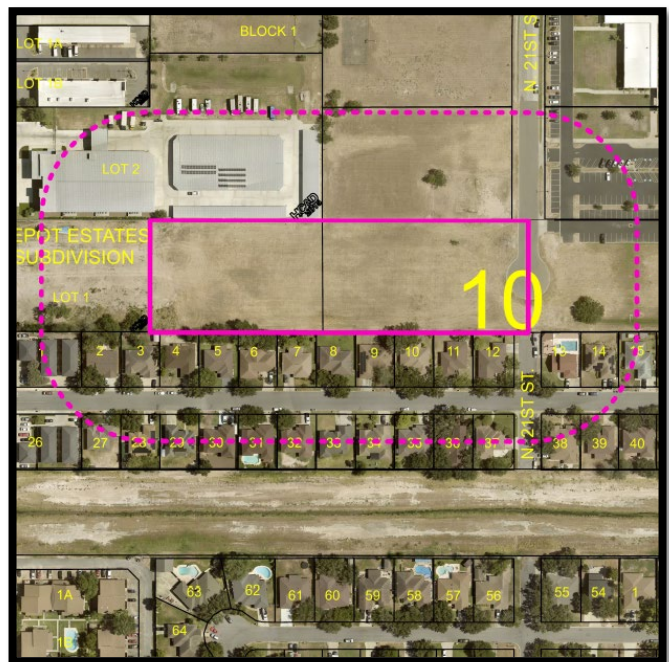
FROM: Planning Staff

DATE: December 5, 2024

SUBJECT: REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-3T (TOWNHOMES) DISTRICT: 3.312 ACRES, OUT OF LOT 10, BLOCK 1, C.E. HAMMOND SUBDIVISION, HIDALGO COUNTY, TEXAS; 2121 TRENTON ROAD. (REZ2024-0063)

LOCATION: The subject property is located along the north side of Robin Avenue, approximately 790 feet south of Trenton Road. The property is zoned R-1 (Single Family Residential) District.

PROPOSAL: The applicant is requesting to rezone the property to R-3T (Townhomes) District. The property is currently vacant, a feasibility plan has not been submitted yet.



ADJACENT ZONING: The adjacent properties are zoned A-O (Agricultural And Open Space) District and C-3L (Light Commercial) District to the north, R-3A (Multifamily Residential Apartments) District to the west, and R-1 District to the south and east.

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

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future

land use for this property as Complete Communities. Mixed-Use Urban, Neighborhood Scale And Mixed-Use Urban, Community Scale are the most appropriate developments for this type of use. This includes diverse housing options and promotes walkability.

DEVELOPMENT TRENDS: The development trend of this area of Trenton Road is a mix of commercial, agricultural, and residential uses.

HISTORY: The property was annexed into the City of McAllen in May 1982. A rezoning application was submitted on November 20th, 2024.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It is also compatible with the surrounding zoning districts and development trend.

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 did receive a phone call in opposition to the rezoning request due to privacy concerns, such as the height of the proposed townhomes.

RECOMMENDATION: Staff recommends approval of the rezoning request to R-3T (Townhomes) District.

August 3, 2023

**METES AND BOUNDS DESCRIPTION
3.312 ACRES
OUT OF LOT 10, BLOCK 1,
C.E. HAMMOND SUBDIVISION,
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS**

A tract of land containing 3.312 acres situated in the City of McAllen, County of Hidalgo, Texas, being a part or portion out of Lot 10, Block 1, C.E. Hammond Subdivision, according to the plat thereof recorded in Volume 18, Page 439, Hidalgo County Deed Records, which said 3.312 acres are out of a certain tract that was conveyed to Baptist Temple Church by virtue of a Warranty Deed recorded under Document Number 754069, Hidalgo County Official Records, said 3.312 acres are also being more particularly described as follows:

COMMENCING at a No. 4 rebar found at the Northwest corner of Lot 1, Block 1, C.F.C. Subdivision, according to the plat thereof recorded in Instrument Number 2523980, Hidalgo County Map Records;

THENCE, S 08° 34' 10" W, along the West line of said Lot 1, Block 1, at a distance of 485.04 feet pass the Southwest corner of said Lot 1, Block 1 and the Northwest corner of Lot 2, Block 1 of said C.F.C. Subdivision, at a distance of 585.04 feet pass the inside corner of said Lot 2, Block 1, continuing a total distance of 792.20 feet to a No. 5 rebar found with cap stamped "MF" on the South line of said Lot 2, Block 1, for the Northwest corner and the POINT OF BEGINNING of this herein described tract;

1. THENCE, S 81° 25' 50" E along the South line of said Lot 2, Block 1, at a distance of 317.61 feet pass a No. 4 rebar found, continuing a total distance of 696.12 feet to a Nail set within the unrecorded and not found existing road right-of-way of N. 21st Street, for the Northeast corner of this tract;
2. THENCE, S 08° 34' 10" W within the unrecorded and not found existing road right-of-way of N. 21st Street, a distance of 207.23 feet to a Nail set on the North line of Green Meadows Subd., according to the plat thereof recorded in Volume 22, Page 72, Hidalgo County Map Records, for the Southeast corner of this tract;
3. THENCE, N 81° 25' 50" W along the North line of said Green Meadows Subd., at a distance of 101.03 feet pass a No. 4 rebar found, continuing a total distance of 696.12 feet to a No. 4 rebar found [Northing: 16622548.935, Easting: 1071466.736] for the Southwest corner of this tract;
4. THENCE, N 08° 34' 10" E (N 08° 41' 56" E deed call) a distance of 207.23 feet (207.2 feet deed call) to the POINT OF BEGINNING and containing 3.312 acres of land, more or less.

I, RUBEN JAMES DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 7/19/2023 UNDER MY DIRECTION AND SUPERVISION.


RUBEN JAMES DE JESUS, R.P.L.S. #6813 DATE: 8.3.2023





Memo

TO: Planning and Zoning Commission

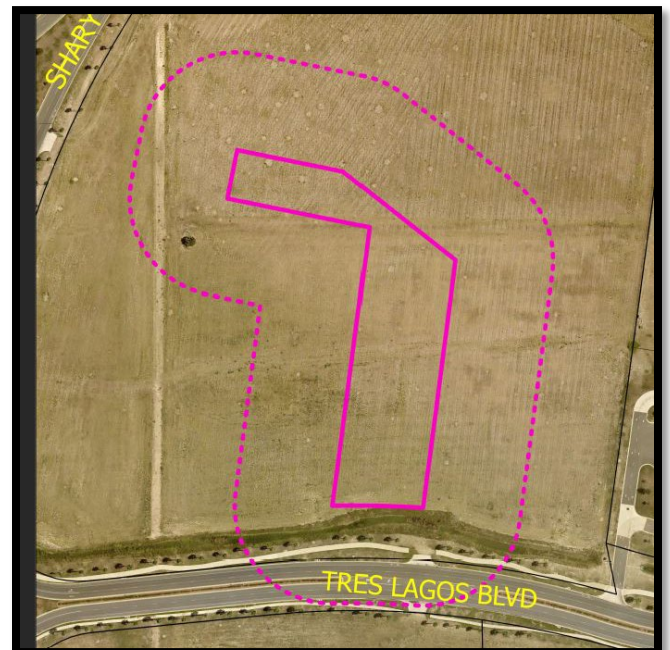
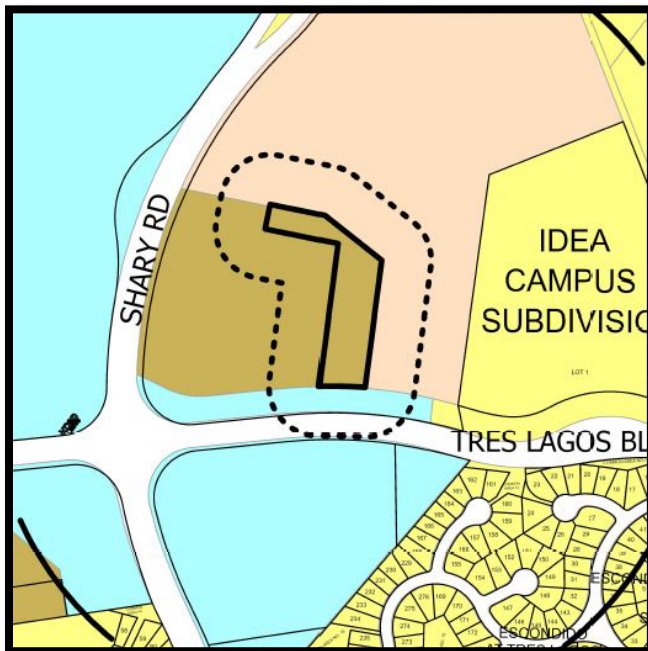
FROM: Planning Staff

DATE: December 2, 2024

SUBJECT: REZONE FROM R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT TO R-3T (MULTIFAMILY RESIDENTIAL TOWNHOUSES) DISTRICT: 3.062 ACRES OUT OF SECTION 232, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, (PROPOSED VILLAS AT TRES LAGOS PHASE I-A SUBDIVISION), HIDALGO COUNTY, TEXAS; 5300 TRES LAGOS BOULEVARD (TRACT 1). (REZ2024-0064)

LOCATION: The irregular shaped property is located along the north side of Tres Lagos Boulevard. The vacant tract is comprised of 3.062 acres.

PROPOSAL: The applicant is proposing to rezone the property from R-3A (multifamily residential apartments) District to R-3T (multifamily residential town house) District in order to build townhomes. Preliminary plat approval was on August 7, 2024.



ADJACENT ZONING: The adjacent properties are zoned R-3T (multifamily residential townhouse) District to the north and east, C-4 (commercial industrial) District to the south, and R-3A (multifamily residential apartments) District to the West.

LAND USE: The property is currently vacant land that is part of the proposed Villas at Tres Lagos Subdivision. Surrounding land uses include Texas A&M University, Idea Academy,

single-family dwellings and vacant land.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed Density Complete Neighborhoods. This allows for a wide variety of housing choices that put residential units in close proximity to goods services, and civic activities, which reduces the dependency on cars, promotes community interaction, and creates a walkable environment.

DEVELOPMENT TRENDS: The development trend along this area of Tres Lagos Boulevard is institutional use, and single family residential. The property was annexed into the city and initially zoned R-1 (single family residential) District in 2014. A rezoning request to C-4 (commercial industrial) District was approved in 2015. The property was rezoned to R-3A District in July 2020, but no development occurred.

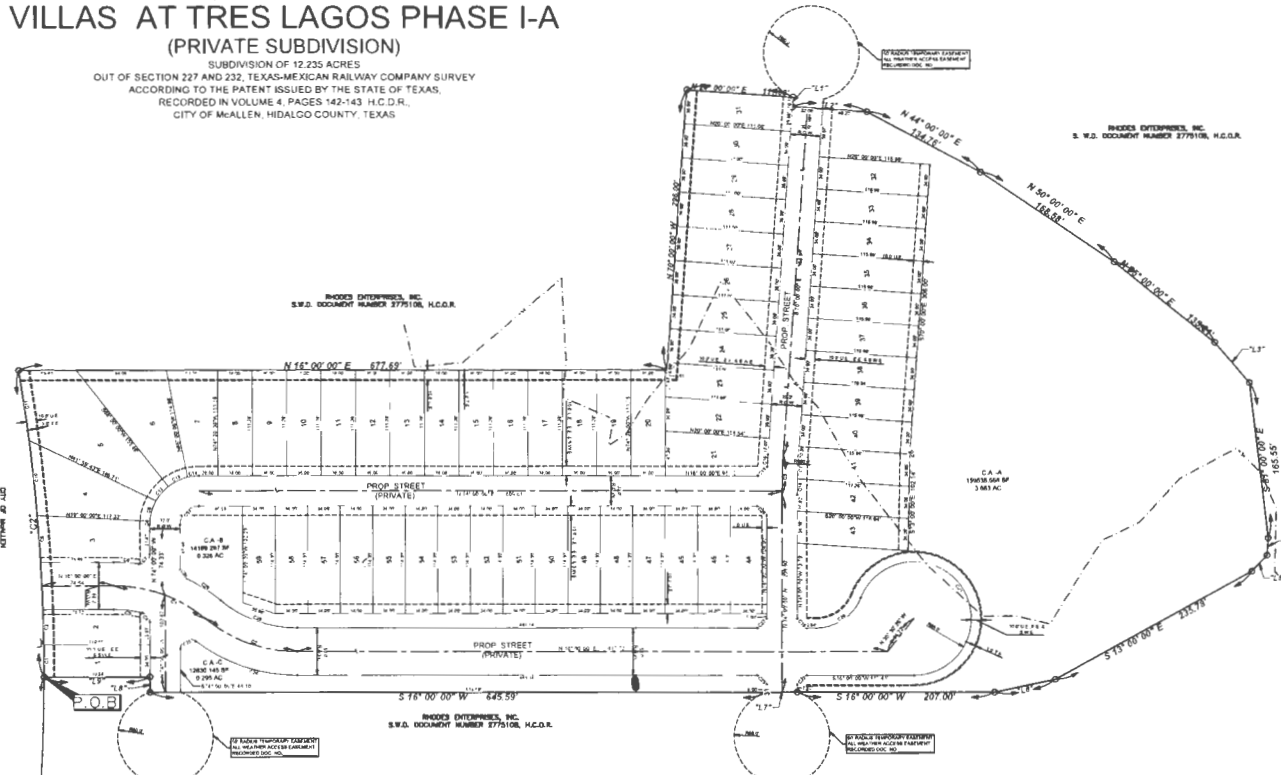
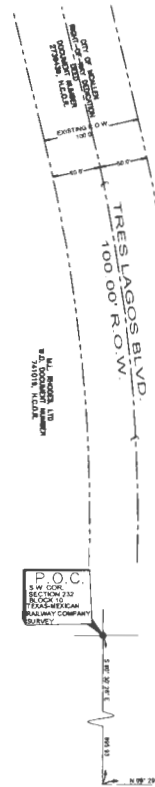
ANALYSIS: The requested zoning conforms to the Future Land Use Plan designation of Mixed Density Complete Neighborhoods. The proposed development will be in proximity to compatible uses, a public charter school, and a University. Such institutional uses are often located within residential neighborhoods.

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

RECOMMENDATION: Staff recommends approval of the rezoning request to R-3T District.

SUBDIVISION MAP OF VILLAS AT TRES LAGOS PHASE I-A (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



Curve #	Delta	Radius	Length	Tangent	Chord Distance	Chord Length
C1	151.17	150.00	15.00	15.00	15.00	15.00
C2	151.17	150.00	15.00	15.00	15.00	15.00
C3	151.17	150.00	15.00	15.00	15.00	15.00
C4	151.17	150.00	15.00	15.00	15.00	15.00
C5	151.17	150.00	15.00	15.00	15.00	15.00
C6	151.17	150.00	15.00	15.00	15.00	15.00
C7	151.17	150.00	15.00	15.00	15.00	15.00
C8	151.17	150.00	15.00	15.00	15.00	15.00
C9	151.17	150.00	15.00	15.00	15.00	15.00
C10	151.17	150.00	15.00	15.00	15.00	15.00
C11	151.17	150.00	15.00	15.00	15.00	15.00
C12	151.17	150.00	15.00	15.00	15.00	15.00
C13	151.17	150.00	15.00	15.00	15.00	15.00
C14	151.17	150.00	15.00	15.00	15.00	15.00
C15	151.17	150.00	15.00	15.00	15.00	15.00
C16	151.17	150.00	15.00	15.00	15.00	15.00
C17	151.17	150.00	15.00	15.00	15.00	15.00
C18	151.17	150.00	15.00	15.00	15.00	15.00
C19	151.17	150.00	15.00	15.00	15.00	15.00
C20	151.17	150.00	15.00	15.00	15.00	15.00
C21	151.17	150.00	15.00	15.00	15.00	15.00
C22	151.17	150.00	15.00	15.00	15.00	15.00
C23	151.17	150.00	15.00	15.00	15.00	15.00
C24	151.17	150.00	15.00	15.00	15.00	15.00
C25	151.17	150.00	15.00	15.00	15.00	15.00
C26	151.17	150.00	15.00	15.00	15.00	15.00
C27	151.17	150.00	15.00	15.00	15.00	15.00
C28	151.17	150.00	15.00	15.00	15.00	15.00
C29	151.17	150.00	15.00	15.00	15.00	15.00
C30	151.17	150.00	15.00	15.00	15.00	15.00
C31	151.17	150.00	15.00	15.00	15.00	15.00
C32	151.17	150.00	15.00	15.00	15.00	15.00
C33	151.17	150.00	15.00	15.00	15.00	15.00
C34	151.17	150.00	15.00	15.00	15.00	15.00
C35	151.17	150.00	15.00	15.00	15.00	15.00
C36	151.17	150.00	15.00	15.00	15.00	15.00
C37	151.17	150.00	15.00	15.00	15.00	15.00
C38	151.17	150.00	15.00	15.00	15.00	15.00
C39	151.17	150.00	15.00	15.00	15.00	15.00
C40	151.17	150.00	15.00	15.00	15.00	15.00
C41	151.17	150.00	15.00	15.00	15.00	15.00
C42	151.17	150.00	15.00	15.00	15.00	15.00
C43	151.17	150.00	15.00	15.00	15.00	15.00
C44	151.17	150.00	15.00	15.00	15.00	15.00
C45	151.17	150.00	15.00	15.00	15.00	15.00
C46	151.17	150.00	15.00	15.00	15.00	15.00
C47	151.17	150.00	15.00	15.00	15.00	15.00
C48	151.17	150.00	15.00	15.00	15.00	15.00
C49	151.17	150.00	15.00	15.00	15.00	15.00
C50	151.17	150.00	15.00	15.00	15.00	15.00

Curve #	Delta	Radius	Length	Tangent	Chord Distance	Chord Length
C1	99.07	1,800.00	37.62	117.54	189.37	275.46
C2	99.07	1,800.00	37.62	117.54	189.37	275.46
C3	99.07	1,800.00	37.62	117.54	189.37	275.46
C4	99.07	1,800.00	37.62	117.54	189.37	275.46
C5	99.07	1,800.00	37.62	117.54	189.37	275.46
C6	99.07	1,800.00	37.62	117.54	189.37	275.46
C7	99.07	1,800.00	37.62	117.54	189.37	275.46
C8	99.07	1,800.00	37.62	117.54	189.37	275.46
C9	99.07	1,800.00	37.62	117.54	189.37	275.46
C10	99.07	1,800.00	37.62	117.54	189.37	275.46
C11	99.07	1,800.00	37.62	117.54	189.37	275.46
C12	99.07	1,800.00	37.62	117.54	189.37	275.46
C13	99.07	1,800.00	37.62	117.54	189.37	275.46
C14	99.07	1,800.00	37.62	117.54	189.37	275.46
C15	99.07	1,800.00	37.62	117.54	189.37	275.46
C16	99.07	1,800.00	37.62	117.54	189.37	275.46
C17	99.07	1,800.00	37.62	117.54	189.37	275.46
C18	99.07	1,800.00	37.62	117.54	189.37	275.46
C19	99.07	1,800.00	37.62	117.54	189.37	275.46
C20	99.07	1,800.00	37.62	117.54	189.37	275.46
C21	99.07	1,800.00	37.62	117.54	189.37	275.46
C22	99.07	1,800.00	37.62	117.54	189.37	275.46
C23	99.07	1,800.00	37.62	117.54	189.37	275.46
C24	99.07	1,800.00	37.62	117.54	189.37	275.46
C25	99.07	1,800.00	37.62	117.54	189.37	275.46
C26	99.07	1,800.00	37.62	117.54	189.37	275.46
C27	99.07	1,800.00	37.62	117.54	189.37	275.46
C28	99.07	1,800.00	37.62	117.54	189.37	275.46
C29	99.07	1,800.00	37.62	117.54	189.37	275.46
C30	99.07	1,800.00	37.62	117.54	189.37	275.46
C31	99.07	1,800.00	37.62	117.54	189.37	275.46
C32	99.07	1,800.00	37.62	117.54	189.37	275.46
C33	99.07	1,800.00	37.62	117.54	189.37	275.46
C34	99.07	1,800.00	37.62	117.54	189.37	275.46
C35	99.07	1,800.00	37.62	117.54	189.37	275.46
C36	99.07	1,800.00	37.62	117.54	189.37	275.46
C37	99.07	1,800.00	37.62	117.54	189.37	275.46
C38	99.07	1,800.00	37.62	117.54	189.37	275.46
C39	99.07	1,800.00	37.62	117.54	189.37	275.46
C40	99.07	1,800.00	37.62	117.54	189.37	275.46
C41	99.07	1,800.00	37.62	117.54	189.37	275.46
C42	99.07	1,800.00	37.62	117.54	189.37	275.46
C43	99.07	1,800.00	37.62	117.54	189.37	275.46
C44	99.07	1,800.00	37.62	117.54	189.37	275.46
C45	99.07	1,800.00	37.62	117.54	189.37	275.46
C46	99.07	1,800.00	37.62	117.54	189.37	275.46
C47	99.07	1,800.00	37.62	117.54	189.37	275.46
C48	99.07	1,800.00	37.62	117.54	189.37	275.46
C49	99.07	1,800.00	37.62	117.54	189.37	275.46
C50	99.07	1,800.00	37.62	117.54	189.37	275.46

- LEGEND & ABBREVIATIONS**
- P.O.C. MARKER
 - SET IN A REBAR WITH PLASTIC CAP STAKES NEARLY ALWAYS
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - H.C.D.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.D.R. - HIDALGO COUNTY MAP RECORDS
 - R.O.W. - RIGHT-OF-WAY
 - S.W. COR. - SOUTHWEST CORNER
 - 80 FT. - SQUARE FEET
 - U.E. - UTILITY EASEMENT DEDICATED BY THIS PLAN
 - D.E. - DRAINAGE EASEMENT DEDICATED BY THIS PLAN
 - T.E. - TECHNOLOGY EASEMENT DEDICATED BY THIS PLAN
 - E.E. - ELECTRICAL EASEMENT DEDICATED BY THIS PLAN
 - N.T.S. - NOT TO SCALE DETAILS
 - PHWC - PUBLIC HEALTH AND WATER SUPPLY CORPORATION
 - S.W.D. - SPECIAL WARRANTY DEED
 - DOC. NO. - DOCUMENT NUMBER
 - CL - ROAD CENTER LINE
 - + - INDICATOR FOR BEGIN AND END CURVE
 - C.A. - COMMON AREA
 - S.W. - SIDEWALK

P.O.C.
S.W. COR.
SECTION 232
TOWNSHIP 23N
RANGE 10E
RAILWAY COMPANY SURVEY

Lot #	SQ. FT.	Area
1	1758.58	0.040
2	4582.45	0.105
3	1382.13	0.123
4	8734.40	0.143
5	10147.82	0.233
6	8265.54	0.181
7	4797.85	0.110
8	4000.50	0.092
9	4000.50	0.092
10	4000.50	0.092
11	4000.50	0.092
12	4000.50	0.092
13	4000.50	0.092
14	4000.50	0.092
15	4000.50	0.092
16	4000.50	0.092
17	4000.50	0.092
18	4000.50	0.092
19	4000.50	0.092
20	4000.50	0.092
21	4000.50	0.092
22	4000.50	0.092
23	4000.50	0.092
24	4000.50	0.092
25	4000.50	0.092
26	4000.50	0.092
27	4000.50	0.092
28	4000.50	0.092
29	4000.50	0.092
30	4000.50	0.092

Lot #	SQ. FT.	Area
31	3688.00	0.084
32	3688.00	0.084
33	3688.00	0.084
34	3688.00	0.084
35	3688.00	0.084
36	3688.00	0.084
37	3688.00	0.084
38	3688.00	0.084
39	3688.00	0.084
40	3688.00	0.084
41	3688.00	0.084
42	3688.00	0.084
43	3688.00	0.084
44	3688.00	0.084
45	3688.00	0.084
46	3688.00	0.084
47	3688.00	0.084
48	3688.00	0.084
49	3688.00	0.084
50	3688.00	0.084

Lot #	SQ. FT.	Area
A	18488.82	0.426
B	14196.26	0.326
C	12839.15	0.298

Curve #	Length	Radius	Delta	Chord Distance	Chord Length	Tangent
C1	34.90	1,800.00	99.07	117.54	189.37	17.00
C2	37.62	1,800.00	99.07	117.54	189.37	18.88
C3	37.62	1,800.00	99.07	117.54	189.37	19.28
C4	13.27	18.00	151.17	15.00	15.00	1.82
C5	48.81	1,800.00	99.07	117.54	189.37	24.87
C6	26.31	175.00	99.07	117.54	189.37	13.18
C7	17.21	18.00	151.17	15.00	15.00	11.83
C8	3.87	53.00	99.07	117.54	189.37	3.87
C9	22.89	52.00	99.07	117.54	189.37	23.51
C10	80.13	1,800.00	99.07	117.54	189.37	80.13
C11	74.31	1,800.00	99.07	117.54	189.37	74.31
C12	20.37	52.00	99.07	117.54	189.37	20.37
C13	22.70	52.00	99.07	117.54	189.37	22.70
C14	11.89	53.00	99.07	117.54	189.37	11.82
C15	15.23	18.00	151.17	15.00	15.00	15.82
C16	13.26	815.00	99.07	117.54	189.37	13.26
C17	23.82	884.00	99.07	117.54	189.37	23.82
C18	17.15	884.00	99.07	117.54	189.37	17.15
C19	15.71	815.00	99.07	117.54	189.37	15.71
C20	18.83					

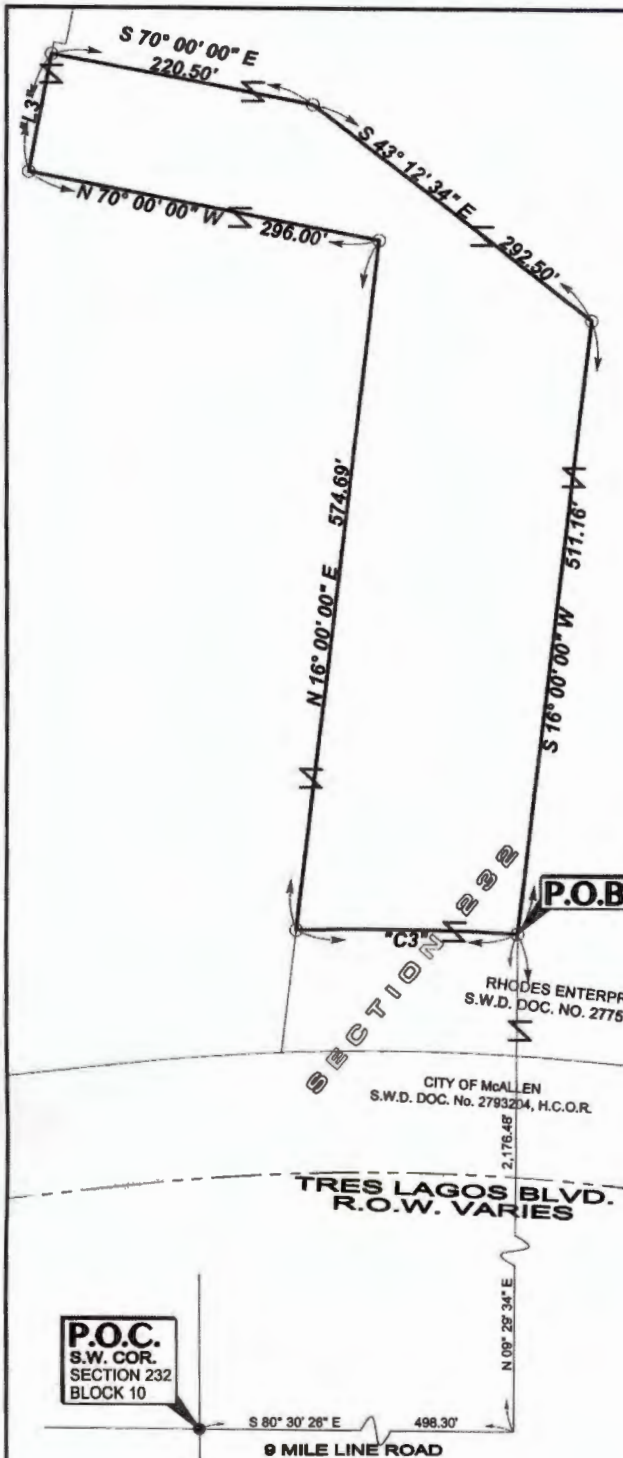


EXHIBIT "B"



Line Table		
Line #	Direction	Length
"L3"	N 20° 00' 00" E	101.00'

Curve Table					
Curve #	Delta	Radius	Length	Chord Length	Chord Direction
"C3"	008° 08' 31"	2091.74'	184.12'	82.12'	184.07' N 80° 10' 51" W

LEGEND

- FOUND No.4 REBAR
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- R.O.W. - RIGHT OF WAY
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- S.W. COR. - SOUTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- S.W.D. - SPECIAL WARRANTY DEED
- ≡ - SAME OWNER

P.O.B.
 RHODES ENTERPRISES, INC.
 S.W.D. DOC. NO. 2775108, H.C.O.R.

CITY OF McALLEN
 S.W.D. DOC. NO. 2793204, H.C.O.R.

TRES LAGOS BLVD.
 R.O.W. VARIES

P.O.C.
 S.W. COR.
 SECTION 232
 BLOCK 10

S 80° 30' 26" E 498.30'
 9 MILE LINE ROAD

**PLAT SHOWING
 3.062 ACRES OUT OF SECTION 232,
 TEXAS-MEXICAN RAILWAY
 COMPANY'S SURVEY
 VOLUME 4, PAGES 142-143, H.C.D.R.
 CITY OF McALLEN
 HIDALGO COUNTY, TEXAS**

- NOTES:**
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 - BEARING BASIS IS FROM THE No. 4 REBAR SET AT THE SOUTHEAST CORNER OF SUBJECT TRACT AND THE No. 4 REBAR SET ON AN INSIDE CORNER OF SAID SUBJECT TRACT.
 - ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
 - SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 3/25/24 UNDER MY DIRECTION AND SUPERVISION.



[Signature]
 ROBERTO N. TAMEZ, RPLS No. 6238 DATE: 11/04/2024

M MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS

DATE: 11/04/2024
 JOB No. 24108.07
 FILE NAME: 24108_COZ
 DRAWN BY: J.G.

115 W. McINTYRE
 EDINBURG, TX 78541
 PH: (956) 381-0981
 FAX: (956) 381-1830
 ESTABLISHED 1947
 www.meldenandhunt.com

© COPYRIGHT 2024 MELDEN & HUNT, INC. ALL RIGHTS RESERVED

Z:\Surveys\2024\24108.08-17-Ph 07 COZ\dwg\24108_COZ.dwg, Borders, 11/4/2024 4:11:53 PM, jmess6

NOV 20 2024
 BY MS

EXHIBIT "A"

November 4, 2024

**METES AND BOUNDS DESCRIPTION
3.062 ACRES OUT OF SECTION 232,
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
CITY OF McALLEN
HIDALGO COUNTY, TEXAS**

A tract of land containing 3.062 acres situated in the City of McAllen, County of Hidalgo, Texas, being out of Section 232, Texas-Mexican Railway Company's Survey, according to the patent recorded in Volume 4, Pages 142-143, Hidalgo County Deed Records, said 3.062 acres out of a certain tract conveyed to Rhodes Enterprises, INC. by virtue of a Special Warranty Deed recorded under Document Number 2775108, Hidalgo County Official Records, said 3.062 acres also being more particularly described as follows:

COMMENCING at a No. 4 rebar found at the Southwest corner of said Section 232, and being within the existing right-of-way of 9 Mile Line Road;

THENCE, S 80° 30' 26" E along the South line of said Section 232, and within the right-of-way of 9 Mile Line Road, a distance of 498.30 feet to a point being on the South line of said Section 232;

THENCE, N 09° 29' 34" E a distance of 2,176.48 feet to a No. 4 rebar set for the Southeast corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, in a Northwesterly direction, along a curve to the left, with a central angle of 05° 08' 31", a radius of 2,051.74 feet, an arc length of 184.13 feet, a tangent of 92.13 feet, and a chord that bears N 80° 10' 51" W a distance of 184.07 feet to a No. 4 rebar set for the Southwest corner of this tract;
2. THENCE, N 16° 00' 00" E a distance of 574.69 feet to a No. 4 rebar set for an inside corner of this tract;
3. THENCE, N 70° 00' 00" W a distance of 296.00 feet to a No. 4 rebar set for an outside corner of this tract;
4. THENCE, N 20° 00' 00" E a distance of 101.00 feet to a No. 4 rebar set for the Northwest corner of this tract;
5. THENCE, S 70° 00' 00" E a distance of 220.50 feet to a No. 4 rebar set for an outside corner of this tract;
6. THENCE, S 43° 12' 34" E a distance of 292.50 feet to a No. 4 rebar set for the Northeast corner of this tract;
7. THENCE, S 16° 00' 00" W a distance of 511.16 feet to the POINT OF BEGINNING and containing 3.062 acres of land, more or less.


I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 03/25/2024 UNDER MY DIRECTION AND SUPERVISION.


ROBERTO N. TAMEZ, R.P.L.S. #6238

DATE: 11/05/2024



NOTICE
REZONING
FOR
THIS PROPERTY
REZ20 24 - 0064

 CITY OF BOULDER PLANNING DEPT
800-441-7000
WWW.BOLDERNET.COM



Memo

TO: Planning and Zoning Commission

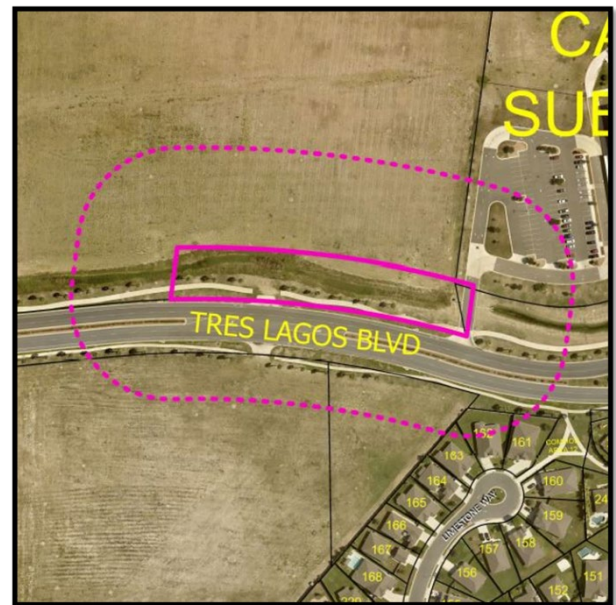
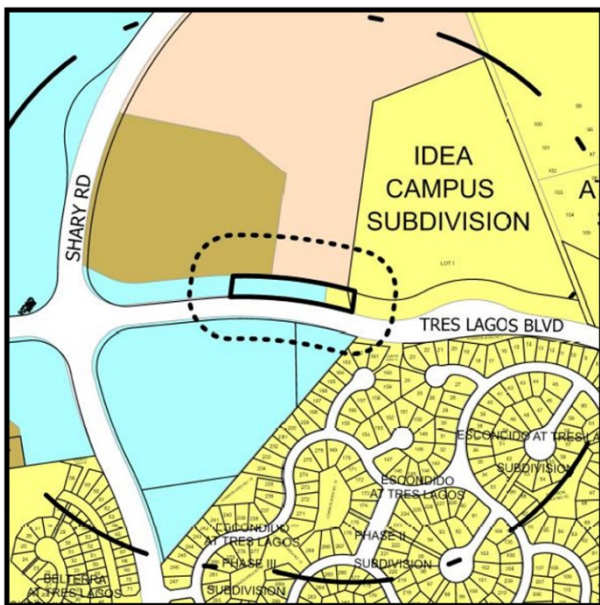
FROM: Planning Staff

DATE: December 2, 2024

SUBJECT: REZONE FROM C-4 (COMMERCIAL INDUSTRIAL) DISTRICT TO R-3T (MULTIFAMILY RESIDENTIAL TOWNHOUSES) DISTRICT; 1.399 ACRES OUR OF SECTION 232, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, (PROPOSED VILLAS AT TRES LAGOS PHASE I-A SUBDIVISION), HIDALGO COUNTY, TEXAS; 5300 TRES LAGOS BOULEVARD (TRACT 2) (REZ2024-0065

LOCATION: The irregular shaped property is located along the north side of Tres Lagos Boulevard. The vacant tract is comprised of 3.062 acres.

PROPOSAL: The applicant is proposing to rezone the property from R-3A (multifamily residential apartments) District to R-3T (multifamily residential town house) District in order to build townhomes.



ADJACENT ZONING: The adjacent properties are zoned R-3T (multifamily residential townhouse) District to the north and east, C-4 (commercial industrial) District to the south, and R-3A (multifamily residential apartments) District to the West.

LAND USE: The property is currently vacant land that is part of the proposed Villas at Tres Lagos Subdivision. Surrounding land uses include Texas A&M University, Idea Academy,

single-family dwellings and vacant land.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed Density Complete Neighborhoods. This allows for a wide variety of housing choices that put residential units in close proximity to goods services, and civic activities, which reduces the dependency on cars, promotes community interaction, and creates a walkable environment.

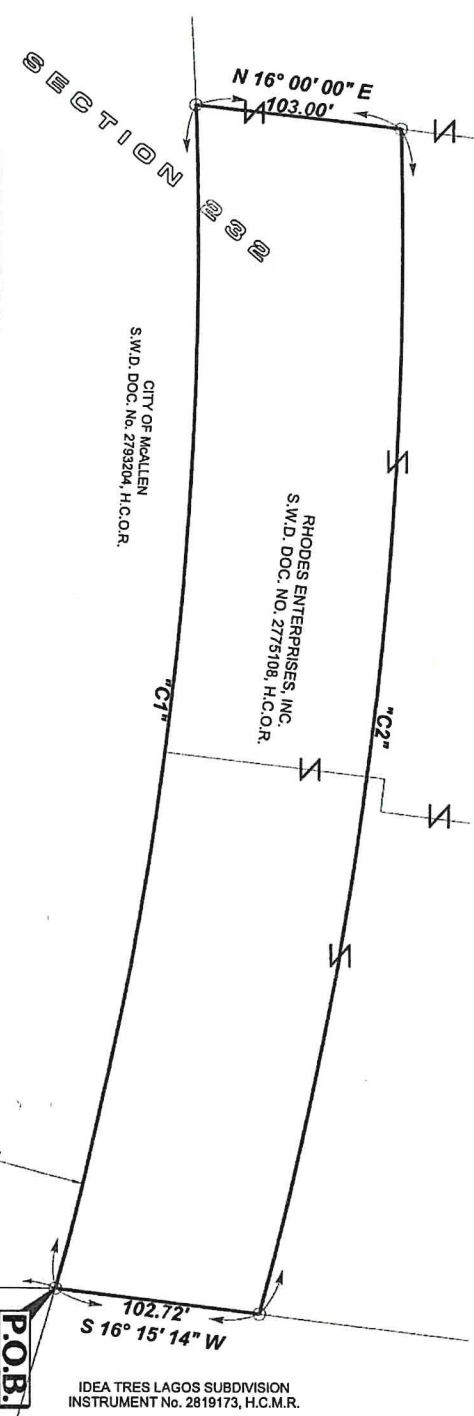
DEVELOPMENT TRENDS: The development trend along this area of Tres Lagos Boulevard is institutional use, and single family residential. The property was annexed into the city and initially zoned R-1 (single family residential) District in 2014. A rezoning request to C-4 (commercial industrial) District was approved in 2015.

ANALYSIS: The requested zoning conforms to the Future Land Use Plan designation of Mixed Density Complete Neighborhoods. The proposed development will be in proximity to compatible uses, a public charter school, and a University. Such institutional uses are often located within residential neighborhoods.

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

RECOMMENDATION: Staff recommends approval of the rezoning request to R-3T District.

RECEIVED
 NOV 28 2024
 By OC



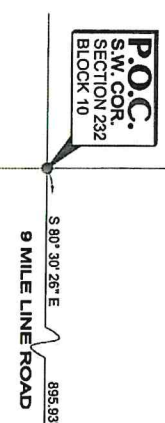
PLAT SHOWING
1.399 ACRES OUT OF SECTION 232,
TEXAS-MEXICAN RAILWAY
COMPANY'S SURVEY
VOLUME 4, PAGES 142-143, H.C.D.R.
CITY OF McALLEN
HIDALGO COUNTY, TEXAS

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 3/25/24 UNDER MY DIRECTION AND SUPERVISION.

Roberto N. Tamez

11/25/2024

ROBERTO N. TAMEZ, RPLS No. 6238 DATE:



Curve Table

Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
"C1"	017° 36' 10"	1850.07'	559.06'	301.83'	586.74'	N 74° 24' 57\"/>
"C2"	016° 44' 11"	2051.74'	599.32'	301.81'	597.19'	S 74° 23' 01\"/>

- LEGEND**
- FOUND No. 4 REBAR
 - SET No. 4 REBAR WITH PLASTIC CAP STAMPED WELDEN & HUNT
 - R.O.W. - RIGHT OF WAY
 - H.C.O.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - S.W. COR. - SOUTHWEST CORNER
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - S.W.D. - SPECIAL WARRANTY DEED
 - SAME OWNER

- NOTES:**
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 - BEARING BASE IS FROM THE No. 4 REBAR SET AT THE SOUTHEAST CORNER OF SAID SUBJECT TRACT AND THE No. 1 REBAR SET ON THE SOUTH LINE OF SAID SUBJECT TRACT.
 - ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 48N, STD COMPONENTS.
 - SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THE SURVEYED TRACT. ANY SUCH EASEMENTS OR OTHER MATTERS THAT ADDITIONAL EASEMENTS MAY AFFECT THIS PLAT.

WELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS

DATE: 1/04/2024
 JOB No. 24108.08
 FILE No. 24108.08_COZ
 DRAWN BY: JLC

115 W. McINTYRE
 EDINBURG, TX 78641
 PH: (956) 381-0981
 FAX: (956) 381-1838
 ESTABLISHED 1947
 www.weldenandhunt.com

© COPYRIGHT 2024 WELDEN & HUNT, INC. ALL RIGHTS RESERVED

EXHIBIT "A"

November 4, 2024

**METES AND BOUNDS DESCRIPTION
1.399 ACRES OUT OF SECTION 232,
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
CITY OF McALLEN
HIDALGO COUNTY, TEXAS**

A tract of land containing 1.399 acres situated in the City of McAllen, County of Hidalgo, Texas, being out of Section 232, Texas-Mexican Railway Company's Survey, according to the patent recorded in Volume 4, Pages 142-143, Hidalgo County Deed Records, said 1.399 acres out of a certain tract conveyed to Rhodes Enterprises, INC. by virtue of a Special Warranty Deed recorded under Document Number 2775108, Hidalgo County Official Records, said 1.399 acres also being more particularly described as follows:

COMMENCING at a No. 4 rebar found at the Southwest corner of said Section 232, and being within the existing right-of-way of 9 Mile Line Road;

THENCE, S 80° 30' 26" E along the South line of said Section 232, and within the right-of-way of 9 Mile Line Road, a distance of 895.93 feet to a point being on the South line of said Section 232;

THENCE, N 09° 29' 34" E a distance of 2,011.82 feet to the Southeast corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, in a Northwesterly direction, along a curve to the left, with a central angle of 17° 36' 10", a radius of 1,950.00 feet, an arc length of 599.09 feet, a tangent of 301.93 feet, and a chord that bears N 74° 24' 39" W a distance of 596.74 feet to a No. 4 rebar set for the Southwest corner of this tract;
2. THENCE, N 16° 00' 00" E a distance of 103.00 feet to a No. 4 rebar set for the Northwest corner of this tract;
3. THENCE, in a Southeasterly direction, along a curve to the right, with a central angle of 16° 44' 11", a radius of 2,051.74 feet, an arc length of 599.32 feet, a tangent of 301.81 feet, and a chord that bears S 74° 23' 01" E a distance of 597.19 feet to a No. 4 rebar set for the Northeast corner of this tract;
4. THENCE, S 16° 15' 14" W a distance of 102.72 feet to the POINT OF BEGINNING and containing 1.399 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 03/25/2024 UNDER MY DIRECTION AND SUPERVISION.


ROBERTO N. TAMEZ, R.P.L.S. #6238

11/05/2024

DATE:



**NOTICE
REZONING
FOR
THIS PROPERTY
REZ2024-0065**

CITY OF MCALLEN PLANNING DEPT.
956-481-1250
WWW.MCALLEN.NET



Memo

TO: Planning and Zoning Commission

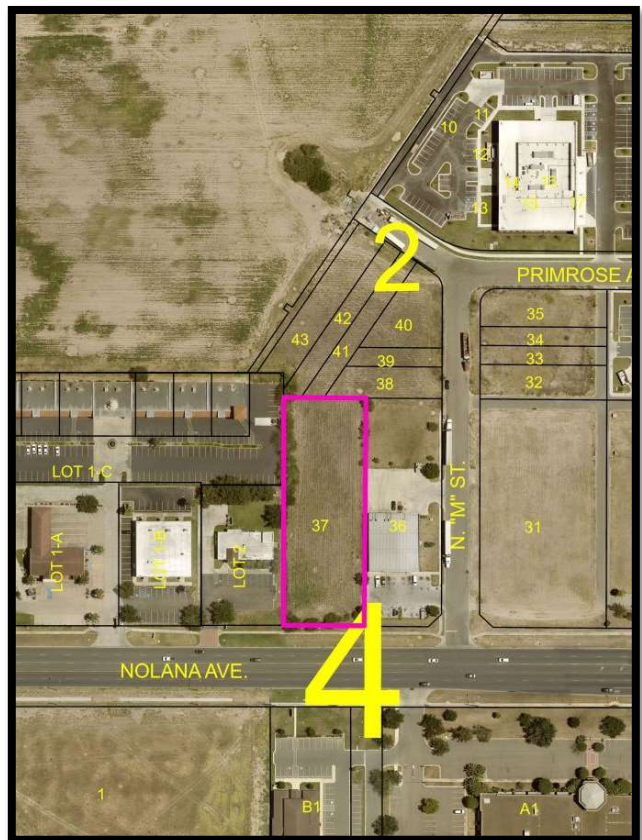
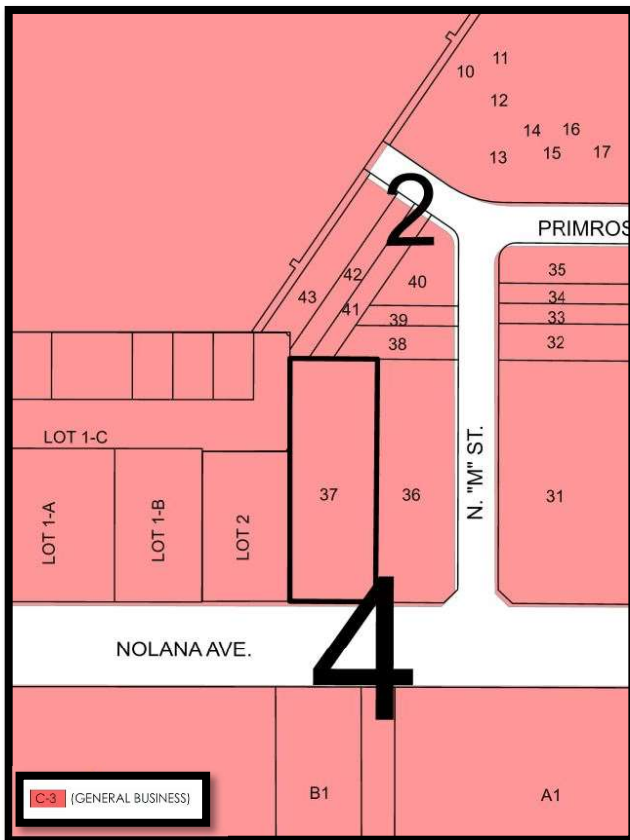
FROM: Planning Staff

DATE: December 11, 2024

SUBJECT: SITE PLAN APPROVAL FOR LOT 37, IGOA BUSINESS CAMPUS PHASE 1 SUBDIVISION, HIDALGO COUNTY, TEXAS; 1325 EAST NOLANA AVENUE. (SPR2024-0038)

LOCATION: The subject property is located on the north side of East Nolana Avenue, 120 feet west from North M Street. The subject property is zoned C-3 (general business) District. Adjacent properties are zoned C-3 (general business) District in all directions. Surrounding land uses include vacant land, commercial, and office uses.

PROPOSAL: The applicant is proposing to build an 16,600 square-foot building to operate a medical office building.



ANALYSIS:

Access:

Access to the site is from Nolana Avenue. No access from alley is proposed.

Parking Requirements:

Based on 16,600 square-foot that will be used for a medical office building, 51 parking spaces are required for the site. 62 parking spaces are proposed. Moreover, 3 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:

4,706 square feet of green area is required for the new development. The tree requirement is as follows: 16 two-and-a-half-inch-caliper trees, 8 four-inch caliper trees, 4 six-inch caliper trees, or 4 palm trees. A minimum 10 feet wide landscaped strip is required inside the front property line along East Nolana Avenue. 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 94-foot front yard setback along East Nolana Avenue or greater for approved site plan or easements (15 feet utility easement), a 98-foot front yard setback is being proposed. The rear setback is in accordance with the Zoning Ordinance (minimum 5 feet) or greater for approved site plan or easements (12 feet access easement). A 93-foot rear yard setback is being proposed. The sides setbacks are in accordance with the Zoning Ordinance or greater for approved site plan or easements. The Zoning Ordinance requires the side yard setbacks from all lot lines to be one foot back for each two feet in height including corner lots or, if not adjacent to residential uses, may provide a firewall in accordance with Building Code requirements in lieu of a setback. A 50-foot side yard setback on the west side is being proposed and a 0-foot side yard setback on the east side is being proposed with a firewall in accordance with Building Code requirements. No structures are permitted to be built over any easements. The new development will be complying with all required setbacks for the property.

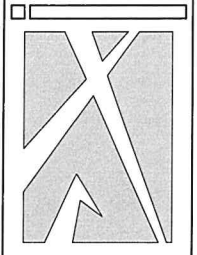
A 4-foot-wide minimum sidewalk is required along East Nolana Avenue.

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

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

WALL TYPES	
A	
B	
C	
D	
E	
F	
G	
H	
I	

WALL TYPES
3/16" = 1'-0"



jmerc
DESIGN
CONSULTING, LLC

J. MERCADO
EDINBURG, TEXAS
jmercDESIGN@gmail.com
956-792-0523

THESE DRAWINGS SHALL
REMAIN THE PROPERTY OF
jmercDESIGN. THEY MAY NOT
BE REUSED, REPRODUCED OR
ALTERED IN ANY WAY
WITHOUT PRIOR WRITTEN
APPROVAL FROM AND WITH
APPROPRIATE COMPENSATION
TO jmercDESIGN.

ARCHITECT
T.B.A.E. Registration No. 19734
1202 South G Street
Harlingen, TX 78550

PROJECT NAME
TX PAIN CLINIC MCALLEN

PROJECT ADDRESS
**1325 EAST NOLANA LOOP,
MCALLEN, TX**

NO.	REVISION	BY	DATE
1		SM	8/22/24

FLOOR PLAN LEVEL 1
GENERAL

SHEET
8-22-2024

DATE
Project Number

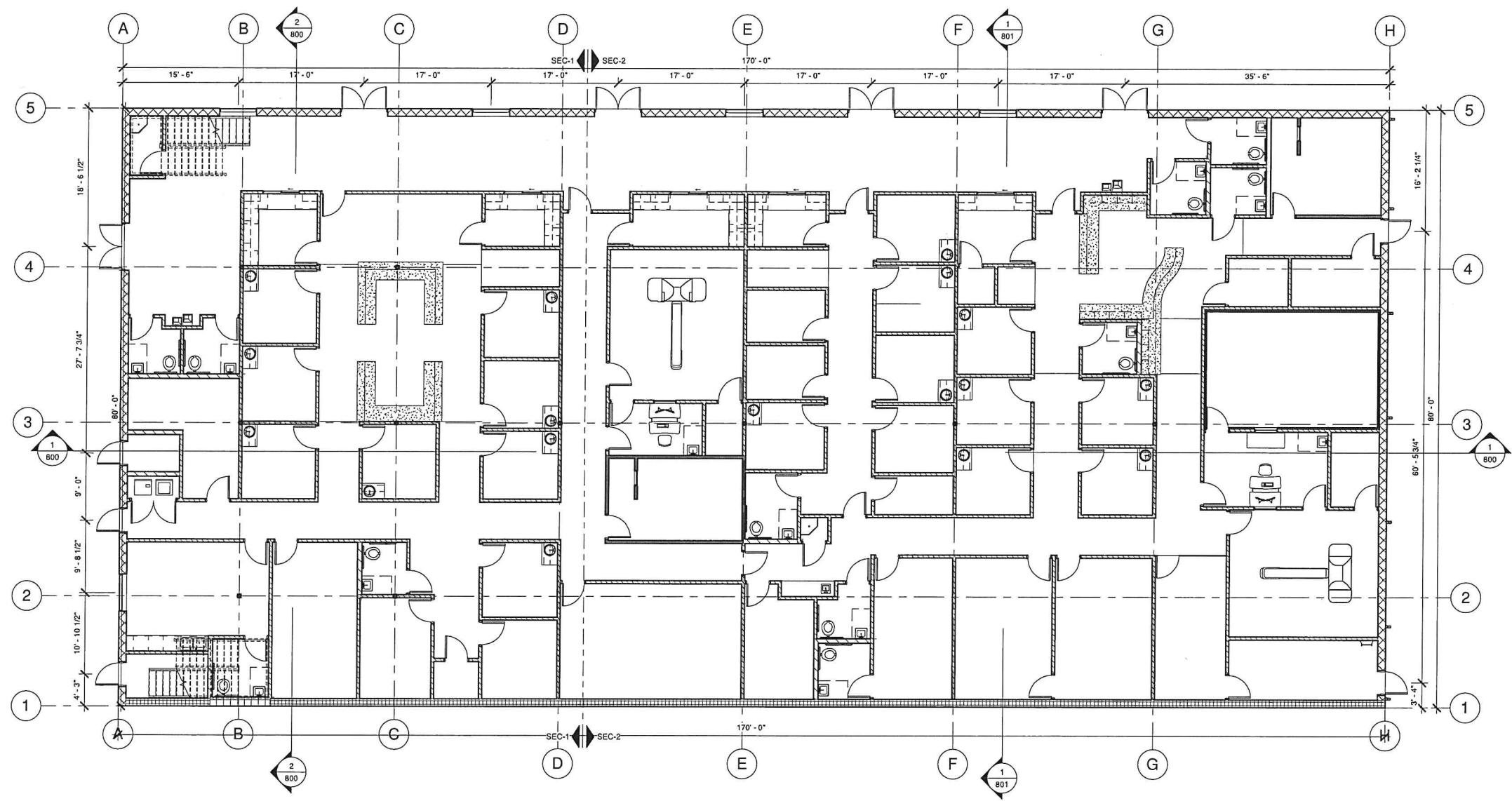
JOB NUMBER
Author

DRAWN BY
GR

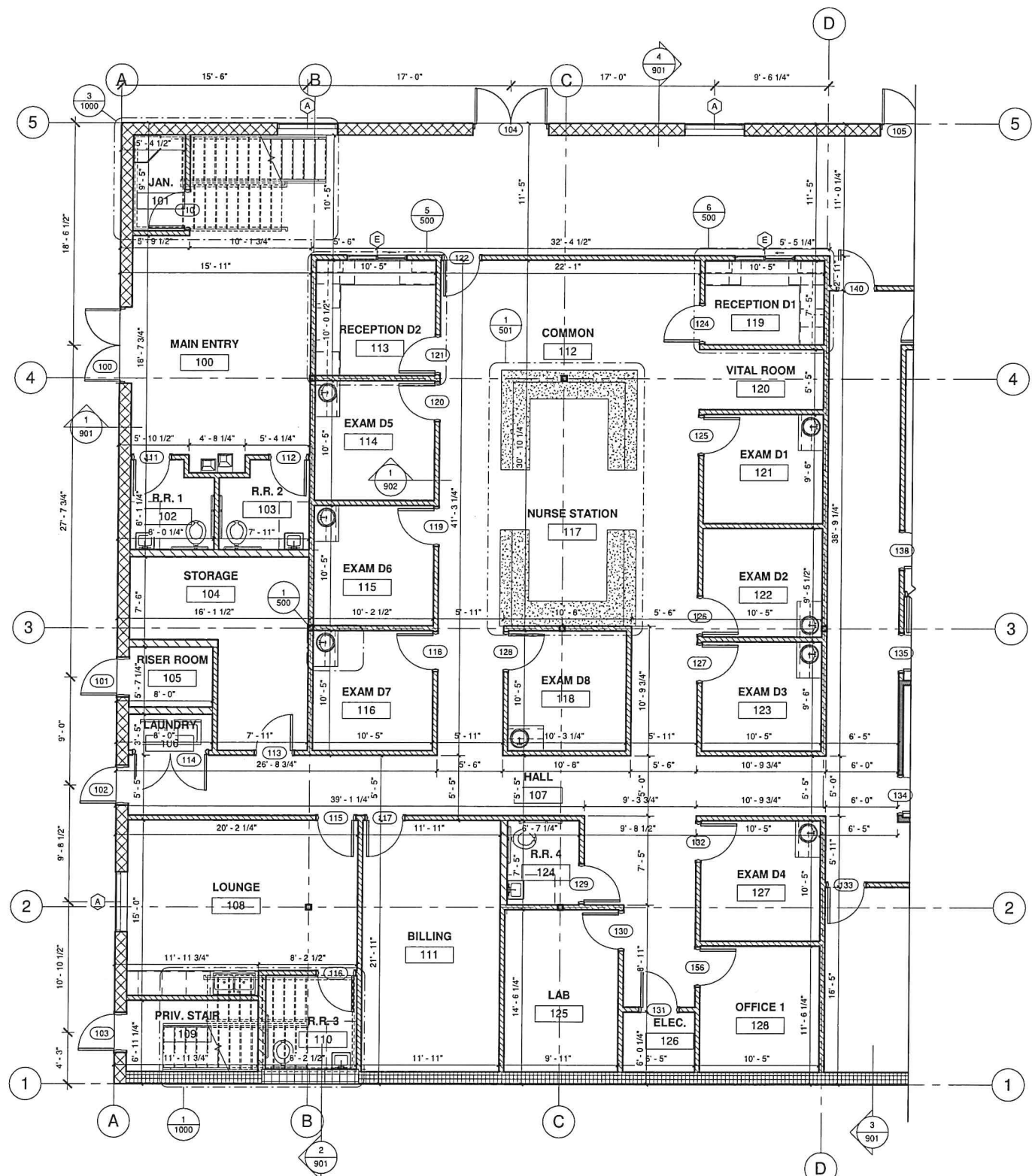
CHECKED BY

SHEET NO.

300



① LEVEL 1 GENERAL
1/8" = 1'-0"



- FLOOR PLAN NOTES:**
- 1- LEAVE A 10'-00" X 10'-0" CMU WALL OPENING TO GET MRI EQUIPMENT INTO THE BUILDING. OPENING WILL BE CLOSED AFTER EQUIPMENT IS INSIDE.
 - 2- 12" X 8" TRENCH ON THE CONCRETE FLOOR FOR CT SCAN EQUIPMENT. REF. STRUCTURAL.
 - 3- MODULAR RF SHIELDING BY ISTRAC CORPORATION OR APPROVED EQUAL.
 - 4- SHIELDED PROTECTION ON WALL, LEADED DRYWALL SYSTEM AS PER MANUFACTURER'S SPECS.
 - 5- SERVICE LADDER
 - 6- DOUBLE SOUND INSULATED WALLS
 - 7- SOUND INSULATED DOOR
 - 8- SOUND INSULATED WINDOW



WALL TYPES	
A	[Pattern: Diagonal lines /]
B	[Pattern: Diagonal lines \]
C	[Pattern: Horizontal lines]
D	[Pattern: Vertical lines]
E	[Pattern: Stippled]
F	[Pattern: Dotted]
G	[Pattern: Horizontal dashed lines]
H	[Pattern: Vertical dashed lines]
I	[Pattern: Solid black]

**jmerc
DESIGN**
CONSULTING, LLC

J. MERCADO
EDINBURG, TEXAS
jmercDESIGN@gmail.com
956-792-0523

THESE DRAWINGS SHALL REMAIN THE PROPERTY OF jmercDESIGN. THEY MAY NOT BE RE-USED, REPRODUCED OR ALTERED IN ANY WAY WITHOUT PRIOR WRITTEN APPROVAL FROM AND WITH APPROPRIATE COMPENSATION TO jmercDESIGN.

ARCHITECT
T.B.A.E. Registration No. 19734
1202 South G Street
Harlingen, TX 78550

PROJECT NAME
TX PAIN CLINIC MCALEN

PROJECT ADDRESS
**1325 EAST NOLANA LOOP,
MCALEN, TX**

NO.	REVISION	BY	DATE
1		SM	8/22/24

FLOOR PLAN LEVEL 1
SECTION 1

SHEET
8-22-2024

DATE
Project Number

JOB NUMBER
Author

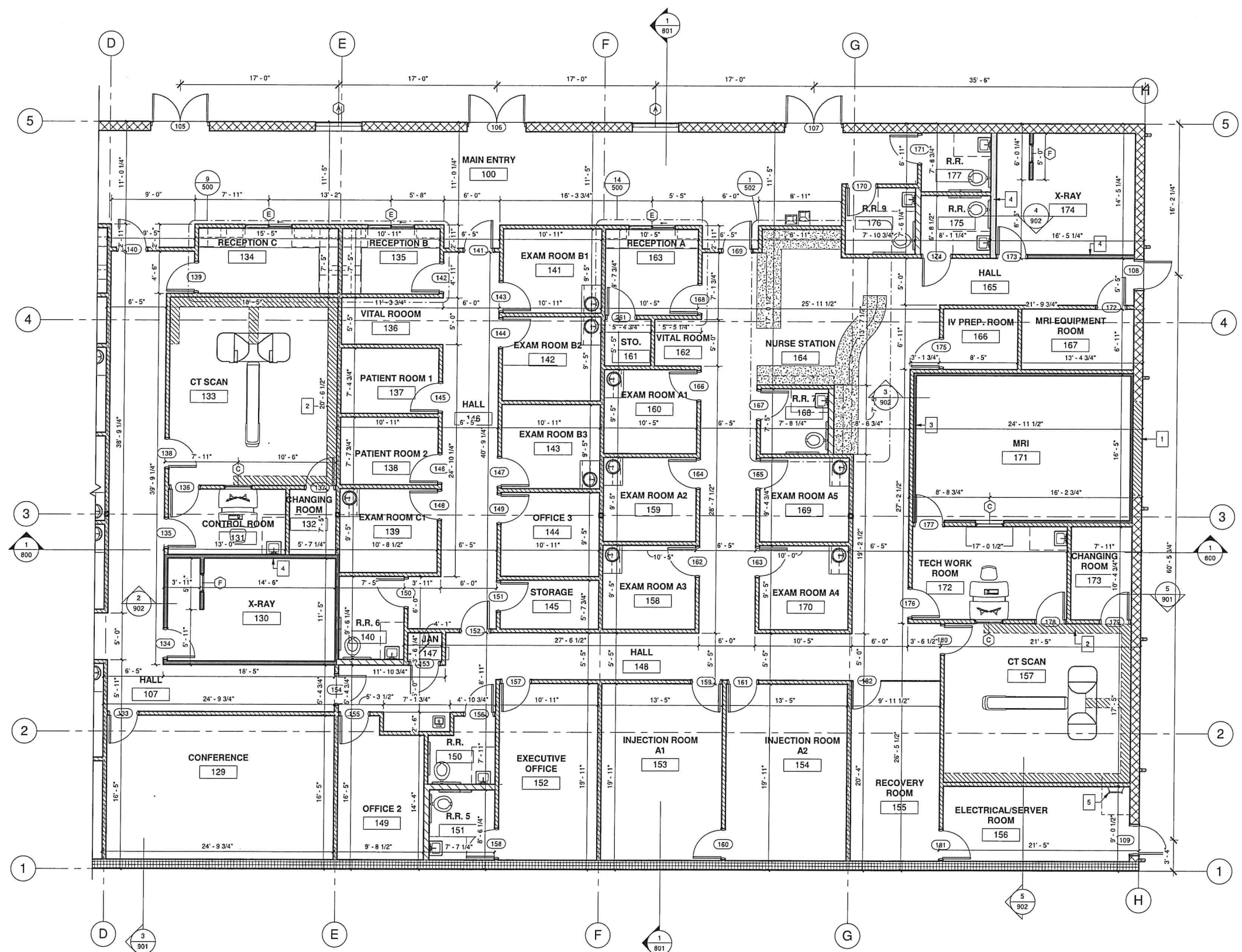
DRAWN BY
GR

CHECKED BY

SHEET NO.

301

① LEVEL 1 SECTION 1
3/16" = 1'-0"



- FLOOR PLAN NOTES:**
- 1- LEAVE A 10'-00" X 10'-0" CMU WALL OPENING TO GET MRI EQUIPMENT INTO THE BUILDING. OPENING WILL BE CLOSED AFTER EQUIPMENT IS INSIDE.
 - 2- 12" X 8" TRENCH ON THE CONCRETE FLOOR FOR CT SCAN EQUIPMENT; REF. STRUCTURAL.
 - 3- MODULAR RF SHIELDING BY ISTRAC CORPORATION OR APPROVED EQUAL.
 - 4- SHIELDED PROTECTION ON WALL, LEADED DRYWALL SYSTEM AS PER MANUFACTURER'S SPECS.
 - 5- SERVICE LADDER
 - 6- DOUBLE SOUND INSULATED WALLS
 - 7- SOUND INSULATED DOOR
 - 8- SOUND INSULATED WINDOW



WALL TYPES

A	[Pattern]
B	[Pattern]
C	[Pattern]
D	[Pattern]
E	[Pattern]
F	[Pattern]
G	[Pattern]
H	[Pattern]
I	[Pattern]

jmerc DESIGN CONSULTING, LLC

J. MERCADO
EDINBURG, TEXAS
jmercDESIGN@gmail.com
956-792-0523

THESE DRAWINGS SHALL REMAIN THE PROPERTY OF jmercDESIGN. THEY MAY NOT BE RE-USED, REPRODUCED OR ALTERED IN ANY WAY WITHOUT PRIOR WRITTEN APPROVAL FROM AND WITH APPROPRIATE COMPENSATION TO jmercDESIGN.

ARCHITECT
T.B.A.E. Registration No. 19734
1202 South G Street
Harlingen, TX 78550

PROJECT NAME
TX PAIN CLINIC MCALLEN

PROJECT ADDRESS
1325 EAST NOLANA LOOP,
MCALLEN, TX

NO.	REVISION	BY	DATE
1		SM	8/22/24

FLOOR PLAN LEVEL 1 SECTION 2

SHEET
8-22-2024

DATE
Project Number

JOB NUMBER
Author

DRAWN BY
GR

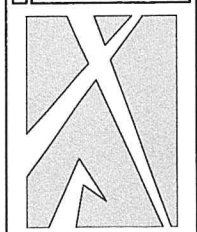
CHECKED BY

SHEET NO.

1 LEVEL 1 SECTION 2
3/16" = 1'-0"



WALL TYPES	
A	[Cross-hatch pattern]
B	[Diagonal hatch pattern]
C	[Horizontal line pattern]
D	[Vertical line pattern]
E	[Grid pattern]
F	[Dotted pattern]
G	[Diagonal hatch pattern]
H	[Horizontal line pattern]
I	[Vertical line pattern]



**jmerc
DESIGN**
CONSULTING, LLC

J. MERCADO
EDINBURG, TEXAS
jmercDESIGN@gmail.com
956-792-0523

THESE DRAWINGS SHALL
REMAIN THE PROPERTY OF
jmercDESIGN. THEY MAY NOT
BE RE-USED, REPRODUCED OR
ALTERED IN ANY WAY
WITHOUT PRIOR WRITTEN
APPROVAL FROM AND WITH
APPROPRIATE COMPENSATION
TO jmercDESIGN.

ARCHITECT
T.B.A.E. Registration No. 19734
1202 South G Street
Harlingen, TX 78550

PROJECT NAME
TX PAIN CLINIC MCALEN

PROJECT ADDRESS
**1325 EAST NOLANA LOOP,
MCALEN, TX**

NO.	REVISION	BY	DATE
1		SM	8/22/24

FLOOR PLAN LEVEL 2

SHEET
8-22-2024

DATE
Project Number

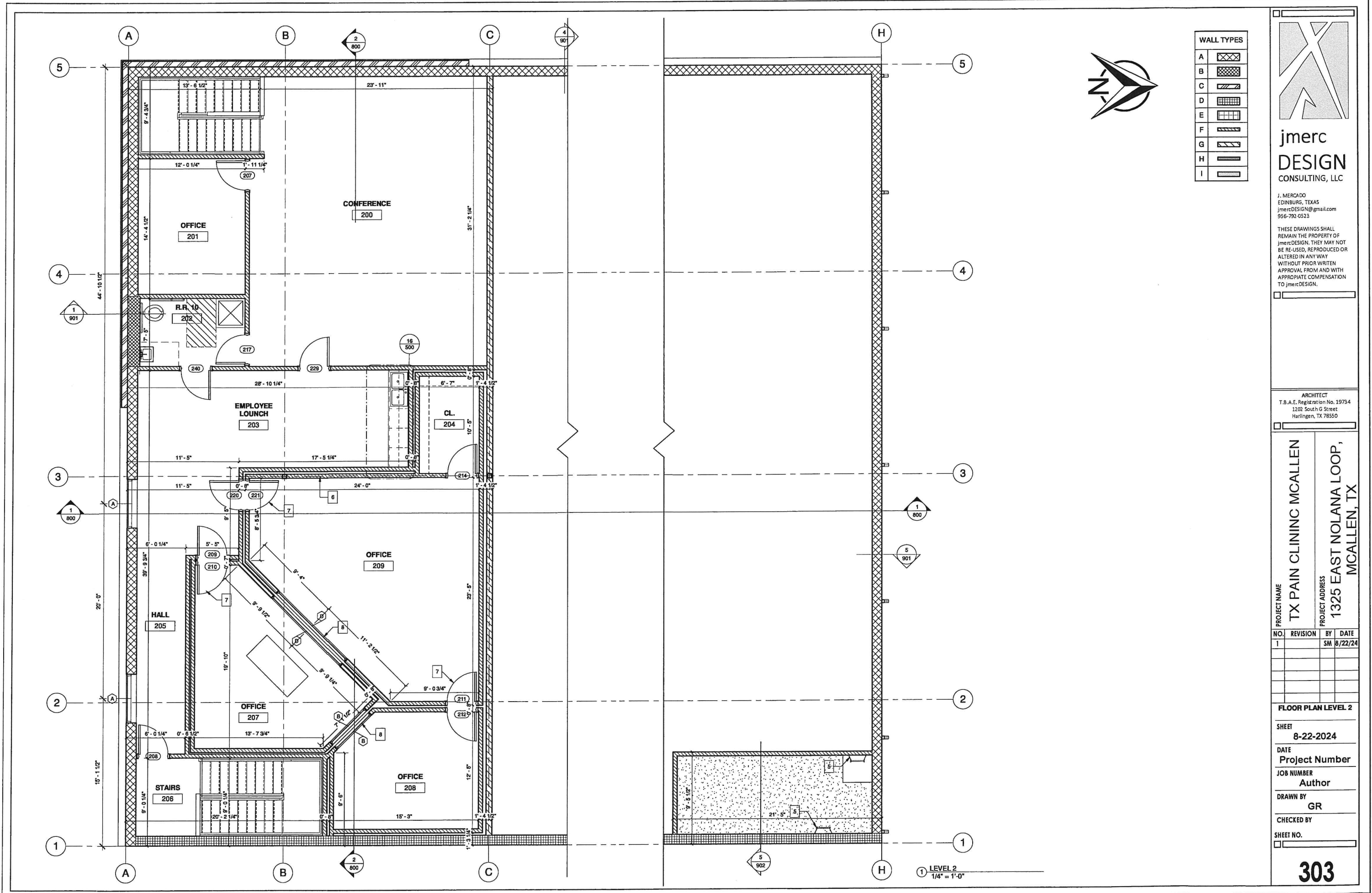
JOB NUMBER
Author

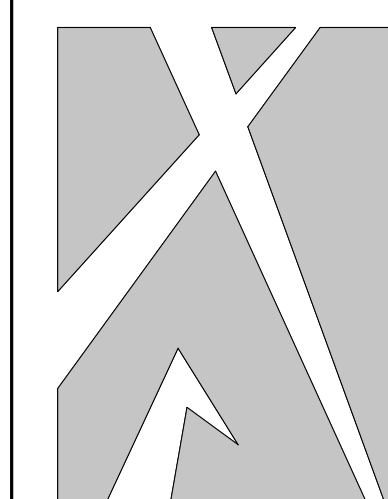
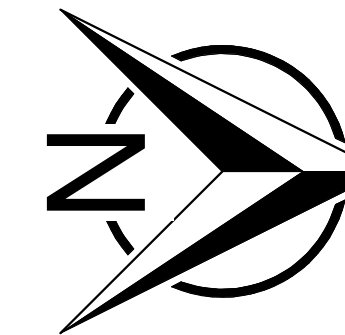
DRAWN BY
GR

CHECKED BY

SHEET NO.

303





**jmerc
DESIGN
CONSULTING, LLC**

J. MERCADO
EDINBURG, TEXAS
jmercDESIGN@gmail.com
956-792-0523

THESE DRAWINGS SHALL
REMAIN THE PROPERTY OF
jmercDESIGN. THEY MAY NOT
BE RE-USED, REPRODUCED OR
ALTERED IN ANY WAY
WITHOUT PRIOR WRITTEN
APPROVAL FROM AND WITH
APPROPRIATE COMPENSATION
TO jmercDESIGN.

ARCHITECT
T.B.A.E. Registration No. 19734
1202 South G Street
Harlingen, TX 78550

PROJECT NAME
TX PAIN CLINIC MCALLEN

PROJECT ADDRESS
**1325 EAST NOLANA LOOP,
MCALLEN, TX**

NO.	REVISION	BY	DATE
1		SM	8/22/24

SITE PLAN LANDSCAPE

SHEET
9-25-2024

DATE
Project Number

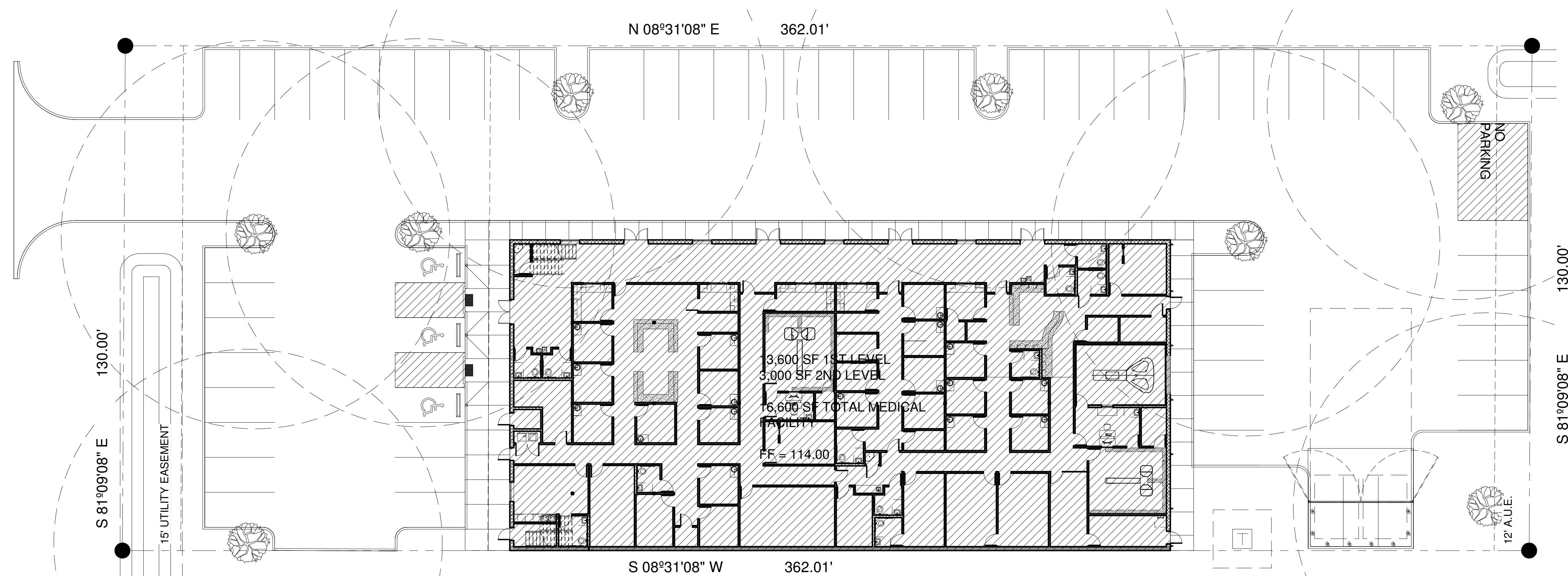
JOB NUMBER
Author

DRAWN BY
GR

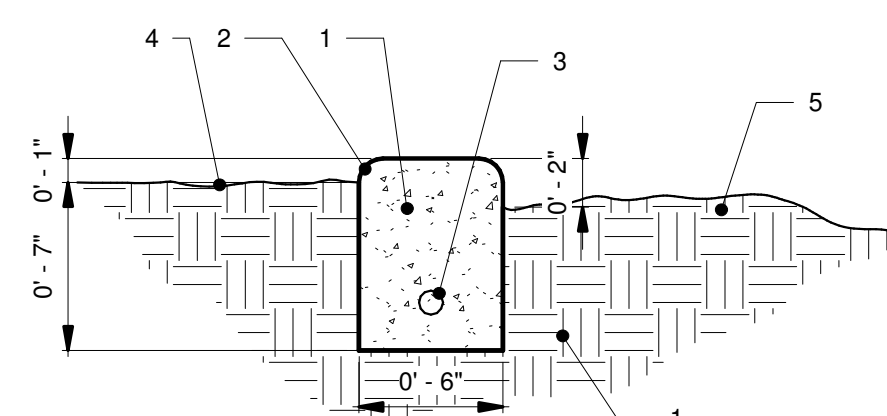
CHECKED BY

SHEET NO.

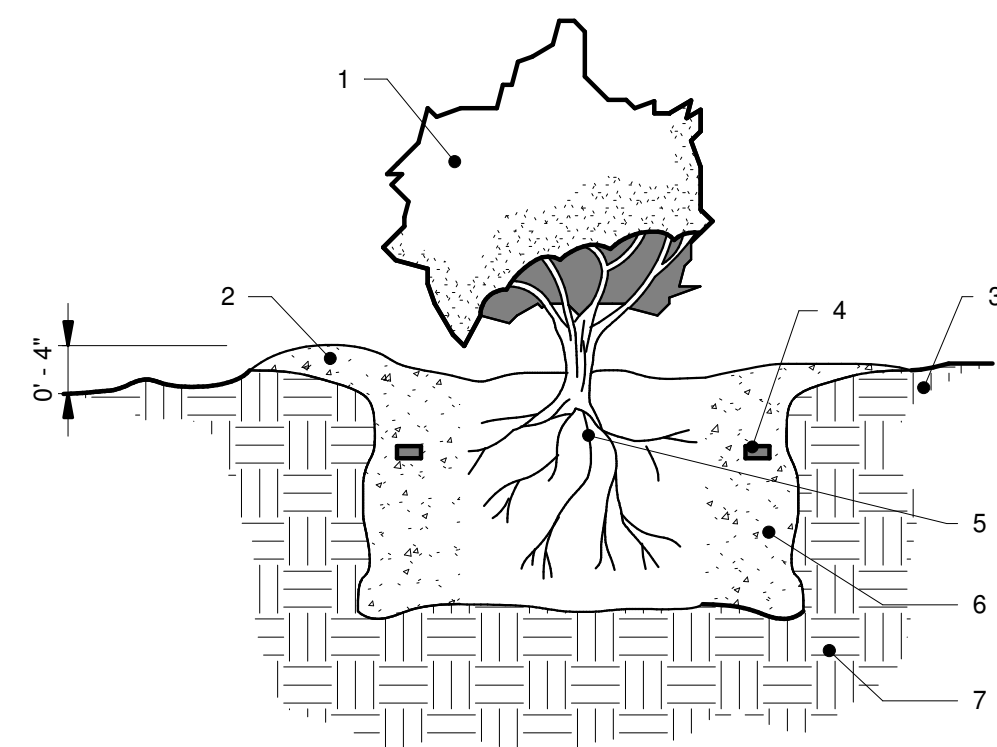
201



1 SITE PLAN LANDSCAPE
1/16" = 1'-0"



2 LANDSCAPE - CONCRETE MOW CURB
1 1/2" = 1'-0"



3 LANDSCAPE - SHRUB PLANTING
3/4" = 1'-0"

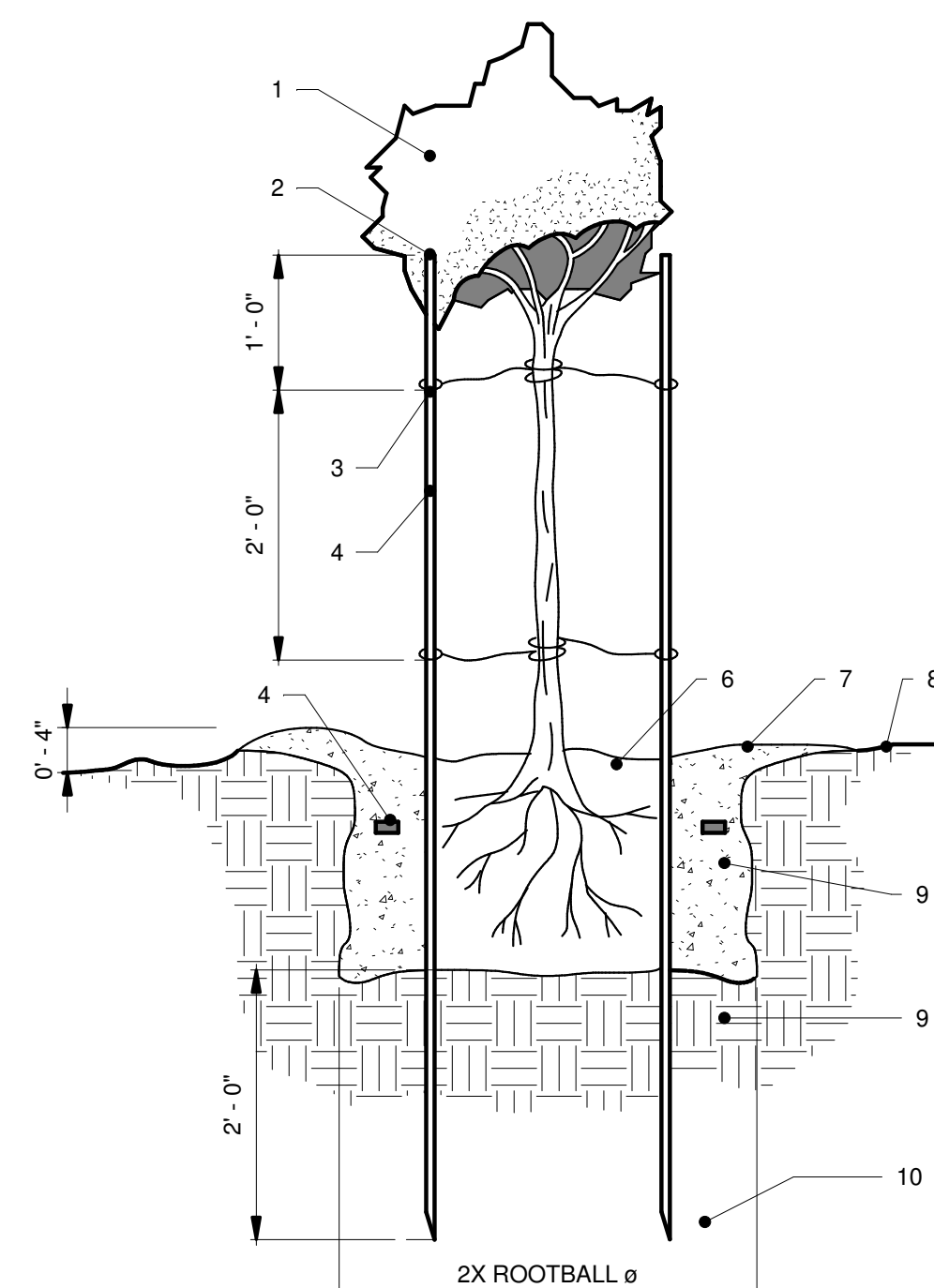
LEGEND

- 2000 PSI NATURAL FREY CONCRETE WITH SMOOTH TROWEL FINISH
- 1/4" RADIUS ALL EDGES
- #3 REBAR - PLACE IN BOTTOM 1/2 OF CURB, LAP BARS 8" @ SPLICES AND TIE
- FINISH GRADE IN TURF AREAS
- FINISH GRADE IN GROUND COVER AREAS
- UNDISTURBED NATIVE SOIL

NOTE: INSTALL 1/2" PREFORMED EXPANSION JOINT @ 15' O.C. MAXIMUM AND @ BEGINNING AND END OF RADII

LEGEND

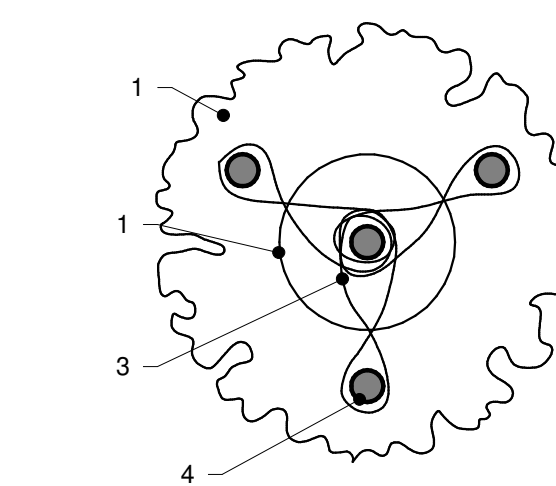
- SHRUB OR VINE PER PLAN
- EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO SEEDING IN HYDROSEED AREAS; AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
- FINISH GRADE
- 7 FRAM PLANT TABLETS
1 GAL = 3, 5 GAL = 6, 15 GAL = 9
- ROOTBALL (SET CCROWN +/- 3" ABOVE FINISH GRADE)
- COMPACTED BACKFILL MIX (PER PLANTING SPECS/NOTES)
- UNDISTURBED NATIVE SOIL



4 LANDSCAPE - TREE PLANTING
3/4" = 1'-0"

LEGEND

- TREE PER PLAN
- TRIM TOP PF STAKES BELOW LOWEST BRANCHES TO PREVENT DAMAGE
- CROSS TIE BETWEEN STAKES AND TREE PER PLANTING SPECIFICATIONS
- 2" DIA. X 10' LONG LODGE POLE STAKES (INSTALL WIDER THAN ROOTBALL)
- 21 FRAM PLANT TABLETS
5 GAL = 3, 15 GAL = 5, BOX = 8
- ROOTBALL (SET CCROWN +/- 3" ABOVE FINISH GRADE)
- EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO SEEDING IN HYDROSEED AREAS; AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
- FINISH GRADE
- COMPACTED BACKFILL MIX (PER PLANTING SPECS/NOTES)
- UNDISTURBED NATIVE SOIL



5 LANDSCAPE - TREE TRIPLE STAKE
1/2" = 1'-0"

LANDSCAPE SCHEDULE

SYMBOL	QUANTITY	DENOMINATION	SIZE
	8	LARGE TREE	4" CALIPER TRUNK
	--	SMALL TREE	---
	--	SHRUB	3 GAL.
	5,644.88 S.F.	GREEN AREA	GREEN AREA

6 LANDSCAPE SCHEDULE
3/32" = 1'-0"

LEGEND

- TREE CANOPY PER PLAN
 - ROOTBALL (DO NOT PENETRATE WITH STAKES)
 - (6) TREE TIES PER PLANTING SPECS/NOTES - 3 @ EACH HEIGHT LEVEL PER TREE PLANTING DETAIL
 - (3) 2" DIA. X 10' LONG LODGE POLE STAKES
- NOTE: REFER TO TREE PLANTING DETAIL FOR PLANTING AND MATERIAL SPECIFICATIONS

GREEN AREA CALCULATION:

TOTAL LOT AREA: 47,060.54 S.F. (1.08 ACRES)
LANDSCAPE REQUIRED: (10%) : 4,706.05 S.F.
LANDSCAPE PROVIDED: 5,644.88 S.F.

TREE

LARGE TREE: 4" CALIPER TRUNK, 10 FT TALL

IRRIGATION NOTES:

PUBLIC AREA TO HAVE DRIP SYSTEM IRRIGATION
PRIVATE AREA TO HAVE SPRINKLER SYSTEM IRRIGATION



SUB 2023-0082

Planning Department

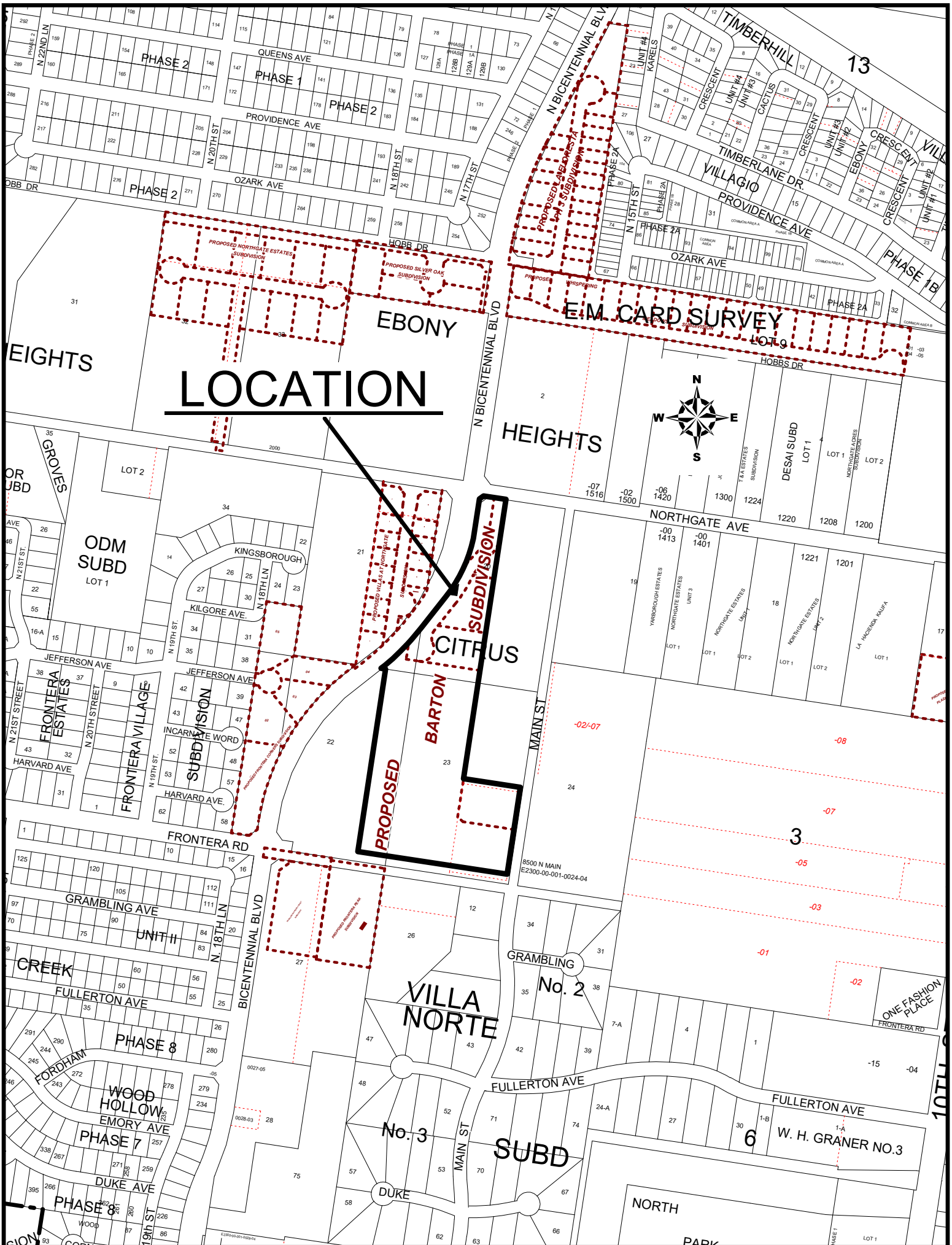
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

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

LOCATION



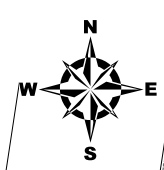
PROPOSED BARTON SUBDIVISION

PROPOSED NORTHGATE ESTATES SUBDIVISION
PROPOSED SILVER OAK SUBDIVISION

E.M. CARD SURVEY

PROPOSED

SUBDIVISION



13

3

No. 2

No. 3

6

DUKE

SUBD

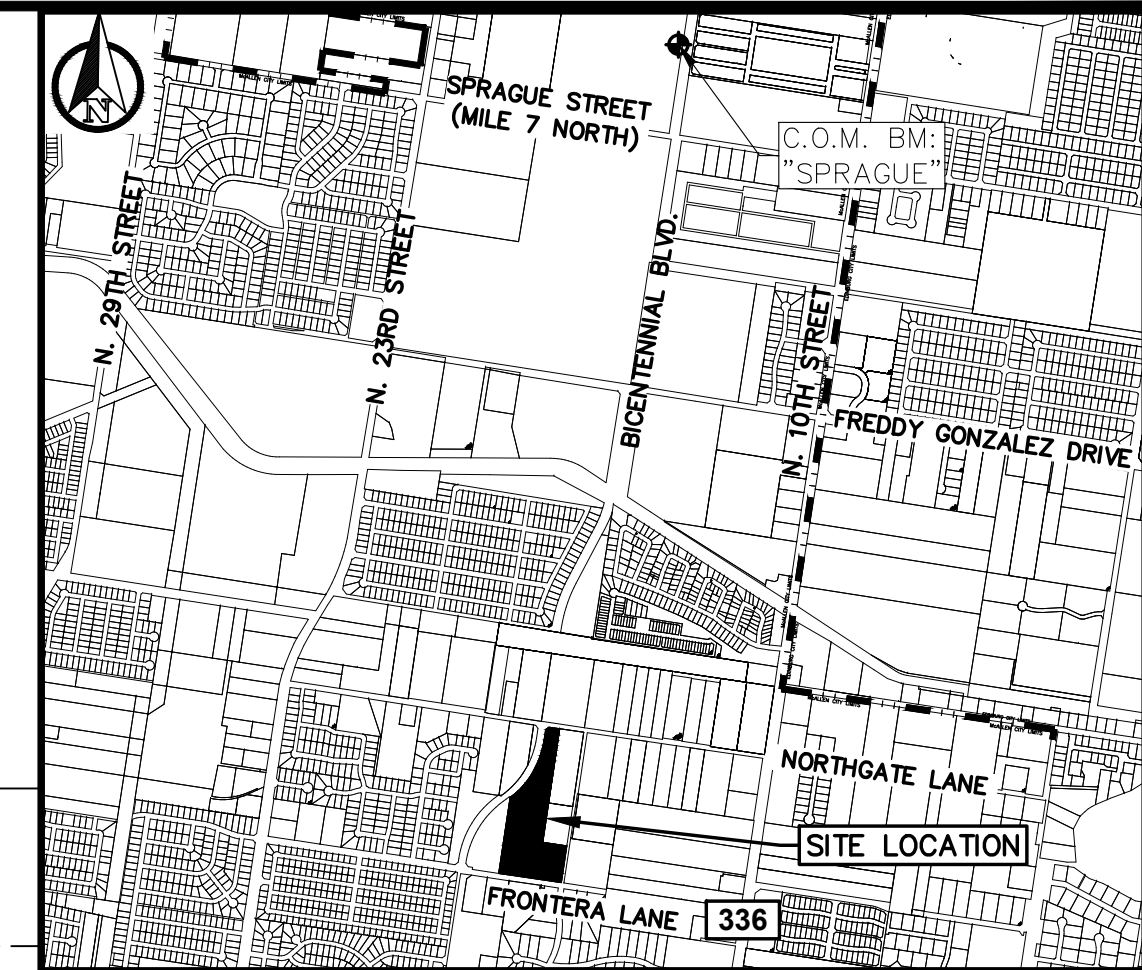
NORTH

PARK

1000

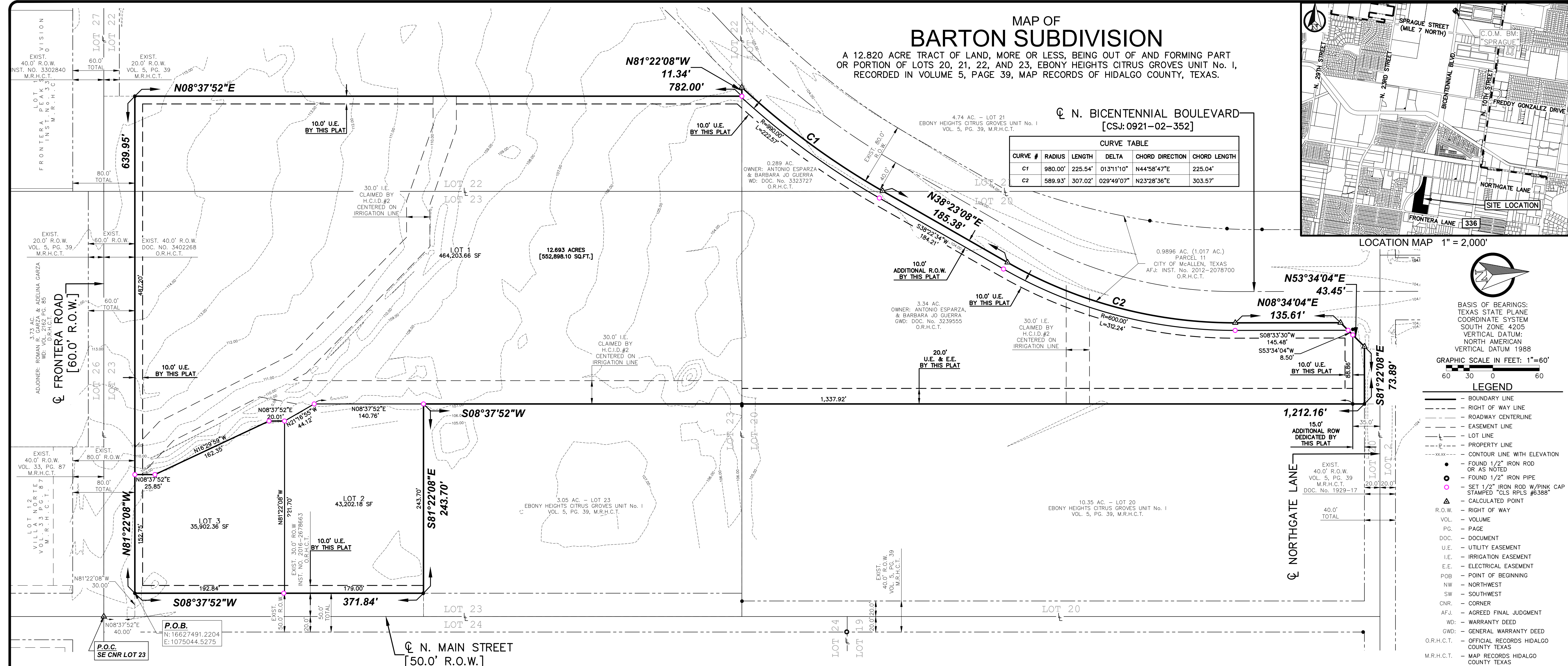
MAP OF BARTON SUBDIVISION

A 12.820 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.



☪ N. BICENTENNIAL BOULEVARD
[CSJ:0921-02-352]

CURVE #	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	980.00'	225.54'	01°31'10"	N44°58'47"E	225.04'
C2	589.93'	307.02'	02°49'07"	N23°28'36"E	303.57'



LOCATION MAP 1" = 2,000'

BASIS OF BEARINGS:
TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE 4205
VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988

GRAPHIC SCALE IN FEET: 1"=60'

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 "CLS RPLS #6388"
- △ CALCULATED POINT
- R.O.W. RIGHT OF WAY
- VOL. VOLUME
- PG. PAGE
- DOC. DOCUMENT
- U.E. UTILITY EASEMENT
- I.E. IRRIGATION EASEMENT
- E.E. ELECTRICAL EASEMENT
- POB POINT OF BEGINNING
- NW NORTHWEST
- SW SOUTHWEST
- CNR CORNER
- AFJ AGREED FINAL JUDGMENT
- WD WARRANTY DEED
- GWD GENERAL WARRANTY DEED
- 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
- H.C.I.D. HIDALGO COUNTY IRRIGATION DISTRICT
- ☪ CENTERLINE

METES AND BOUNDS DESCRIPTION:

BEING A 12.820 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 12.820 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 1/2-INCH IRON ROD WITH A PINK CAP STAMPED "CLS RPLS #6388" FOUND [N:16627491.2204, E:1075044.5275] AT THE INTERSECTION POINT OF THE WEST RIGHT OF WAY LINE OF SAID MAIN STREET AND THE NORTH RIGHT OF 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 "CLS 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 "CLS 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 11.34 FEET TO A CALCULATED POINT ON THE EAST RIGHT OF WAY LINE OF BICENTENNIAL BOULEVARD; FOR THE BEGINNING OF A NON-TANGENT CURVE IN A NORTHWESTERLY DIRECTION, SAID CURVE HAS A RADIUS OF 980.00 FEET AND AN EXTERIOR CORNER;

THENCE NORTHEASTERLY ALONG THE EAST RIGHT OF WAY LINE OF SAID BICENTENNIAL BOULEVARD AND SAID CURVE AN ARC DISTANCE OF 225.54 FEET, THROUGH A CENTRAL ANGLE OF 1°31'10", CHORD DIRECTION BEARS NORTH 44°58'47" EAST A DISTANCE OF 225.04 FEET, TO A CALCULATED POINT FOR A TANGENCY AND AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE NORTH 23°28'36" EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID BICENTENNIAL BOULEVARD, A DISTANCE OF 185.38 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A CURVE IN A NORTHWESTERLY DIRECTION, 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 307.02 FEET, THROUGH A CENTRAL ANGLE OF 2°49'07", CHORD DIRECTION BEARS NORTH 23°28'36" EAST A DISTANCE OF 303.57 FEET, TO A CALCULATED POINT FOR A 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 135.61 FEET TO A CALCULATED POINT FOR THE MOST WESTERLY 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 43.45 FEET TO A CALCULATED POINT 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 73.89 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "CLS RPLS #6388" SET FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08°37'52" WEST, PARALLEL TO THE EAST LINE OF SAID LOTS 20 AND 23, A DISTANCE OF 1,212.16 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "CLS 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 12.820 ACRES OF LAND [552,888.10 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. 49.211(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.

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

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: _____

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 78877
BARBARA JO GUERRA 900 W. SAM HOUSTON, SUITE 1 PHARR, TEXAS 78877

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 (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

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, TEXAS
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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 ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

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
TRPLS FIRM No. 21737

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ANTONIO ESPARZA & BARBARA JO GUERRA	900 W. SAM HOUSTON, SUITE 1	PHARR, TX 78877	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. (____ AC.FT.) 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, NAD 88.
U.S. SURVEY FEET
GRID: N=16636202.03496 E=1076277.68322
- 5 FT WIDE MINIMUM SIDEWALK REQUIRED ALONG FRONTIERA ROAD, MAIN STREET, NORTHGATE LANE, AND N. BICENTENNIAL BOULEVARD.
- 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES, AND ALONG N. BICENTENNIAL BOULEVARD, AND FRONTIERA ROAD.
- 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, 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.
- COMMON AREAS, ANY PRIVATE DRIVE, ECT. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

SHEET 01 OF 01
DATE OF PREPARATION: 8.18.2023
PROJECT NO: 23048

TURBO ENGINEERS, PLLC
1203 ERIE AVENUE, SUITE F
MCALLEN, TEXAS 78501
956.598.2940
roberto@turboengineers.net

TRPE FIRM # 21737

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



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/6/2024

SUBDIVISION NAME: BARTON SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Required

N. Bicentennial Blvd: Dedication required for 75 ft. from centerline for 150 ft. total ROW
 Paving: 65 ft.-105 ft. Curb & gutter: both sides
 - 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/recording.
 - Provide a copy of the referenced documents for staff review prior to final/recording.
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to recording.
 **COM Thoroughfare Plan

***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.

*****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.
 *****At the Planning and Zoning Commission meeting of August 6, 2024, the item was removed from the agenda, since the variance was going directly to the City Commission.
 *****City Commission approved the variance as requested by the applicant on August 12, 2024, to dedicate 50 ft. of ROW from centerline to N. Bicentennial Boulevard.

*****The plat submitted on October 16, 2024, shows 10 ft. additional ROW dedicated by this

<p>plat all the way through the boundary of the subdivision along N. Bicentennial Boulevard. Additional detail on the existing ROW to verify compliance prior to final/recording.</p>	
<p>Northgate Lane: Dedication required for 35 ft. from centerline for 70 ft. total ROW Paving: 44 ft. Curb & gutter: both sides - Provide a copy of the referenced documents for staff review prior to final/recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan</p>	<p>Required</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/recording. - Clarify/remove the dashed line where the existing 60 ft. ROW merges to existing 80 ft. ROW on the southwest side of the subdivision, prior to final/recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan</p>	<p>Required</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: - Clarify/remove the dashed line shown on the ROW on the northeast corner of Lot 2, prior to final/recording. - Provide a copy of the referenced documents for staff review prior to final/recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final/recording **COM Thoroughfare Plan</p>	<p>Required</p>
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118 ***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>
<p>SETBACKS</p>	
<p>* Front: 25 ft. or greater for easements **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Interior Sides: 6 ft. or greater for easements **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>

**Subdivision Ordinance: Section 134-168	
LOT REQUIREMENTS	
* Lots fronting public/private streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-1 Proposed: R-1 - 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 1 seems to be A-O District. ***Zoning Ordinance: Article V	Required
* Rezoning Needed Before Final Approval - 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 1 seems to be A-O District. ***Zoning Ordinance: Article V	Required
PARKS	
* Land dedication in lieu of fee. *** 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.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. *** 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.	Required
* Pending review by the City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation is waived.	Applied
* Traffic Impact Analysis (TIA) required prior to final.	NA
COMMENTS	
Additional Comments: - Add distances from lot corners to the HCID #2 Irrigation Easements shown on the plat and add bearing and dimensions of HCID #2 easement lines on the plat or in a table prior to final/recording. - Clarify the claimed easements on the plat or reference the document number prior to final/recording. - Use ghosted lines for original lot lines from Ebony Heights Citrus Grove Subdivision, since they are being confused with Barton subdivision lot lines. - 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/recording. - Any abandonment must be done by separate instrument and referenced on the plat. - Revise the number of lots on the originally submitted application from four to three to match the latest submittal prior to final/recording. ** 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	Required

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

interior street is proposed in future, it must comply with all requirements including the maximum Cul-de-Sac length.

***The project engineer submitted a variance application (VAR2024-0017) on behalf of the developer:

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.

***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.

***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.

****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.

*****At the Planning and Zoning Commission meeting of August 6, 2024, the item was removed from the agenda, since the variance was going directly to the City Commission.

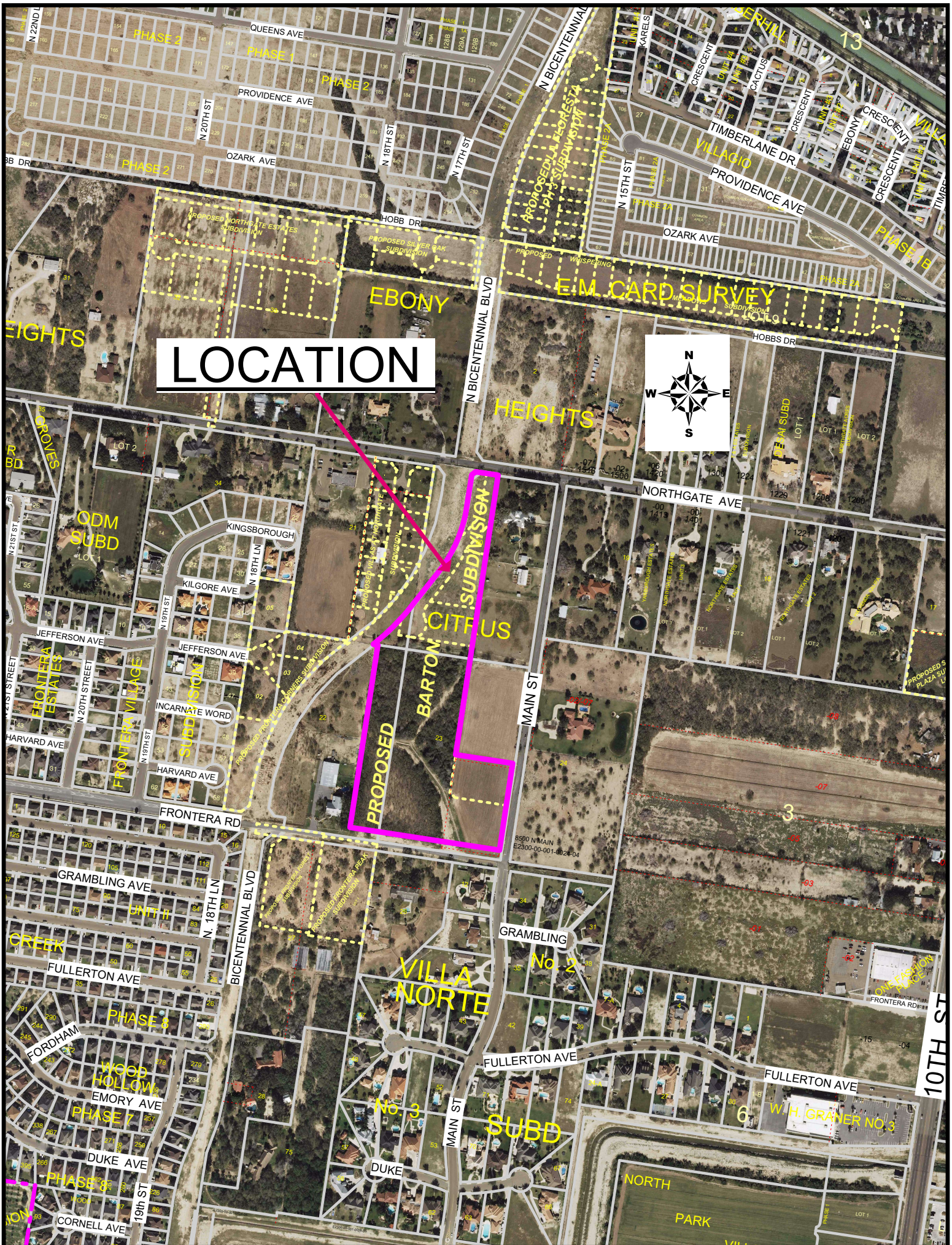
*****City Commission approved the variance as requested by the applicant on August 12, 2024, to dedicate 50 ft. of ROW from centerline to N. Bicentennial Boulevard.

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

LOCATION



PROPOSED BARTON CITRUS SUBDIVISION



SUB2024-0097

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>29th Subdivision</u>
	Legal Description <u>3.545 +/- Acres being out of lot 47 La Lomita Irrigation and Construction Company Subdivision, of porciones 61,62 and 63</u> <u>Volume 24, Pages 67-69</u>
	Location <u>North East Corner of North 29th St & Frontera Rd</u>
	City Address or Block Number <u>8516 N. 29th Street</u>
	Total No. of Lots <u>42</u> Total Dwelling Units <u>42</u> Gross Acres <u>3.545</u> Net Acres <u>3.454</u>
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	For Fee Purposes: <input type="checkbox"/> Commercial (<u> </u> Acres) / <input type="checkbox"/> Residential (<u>42</u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-3T</u> Applied for Rezoning <input type="checkbox"/> No / <input checked="" type="checkbox"/> Yes: Date <u>8-21-24</u>
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Townhomes</u>
	Irrigation District # <u>HCID #1</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other <u> </u>
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>210518</u>	
Estimated Rollback Tax Due <u>N/A</u> Tax Dept. Review <u>I.D.L</u>	
Owner	Name <u>Real Estate Team Holdings LP</u> Phone <u>956-607-1762</u>
	Address <u>1100 Union Ct.</u> E-mail <u>Escriebeme@hotmail.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78572</u>
Developer	Name <u>Real Estate Team Holdings LP</u> Phone <u>956-607-1762</u>
	Address <u>1100 Union Ct.</u> E-mail <u>Escriebeme@hotmail.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78572</u>
	Contact Person <u>Sergio Govela</u>
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street, Edinburg, Texas 784</u> E-mail <u>mario@meldenandhunt.com, beto@meldenandhunt.com and valeria@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>
	Contact Person <u>Mario A. Reyna, P.E., Beto De La Garza, and Valeria Garza</u>
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street, Edinburg, Texas 784</u> E-mail <u>robert@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>

KF

RECEIVED
 AUG 29 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 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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 08.23.2024

Print Name Mario A. Reyna, P.E.

Owner Authorized Agent

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



City of McAllen

Planning Department VARIANCE TO SUBDIVISION PROCESS APPLICATION

VAR 2024-0043

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

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

Project

Legal Description 3.45 Acres being out of Lot 47, La Lomita Irrigation and Construction Company
Subdivision of Porciones 61,62 and 63, Volume 24,Pages 67-69 H.C.D.R

Proposed Subdivision (if applicable) 29TH Subdivision

Street Address TBD

Number of lots 42 Gross acres 3.454

Existing Zoning R1 - Rezoning to R3T Existing Land Use Vacant

Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)

Applicant

Name Melden & Hunt, Inc. c/o Mario A Reyna, P.E. Phone (956) 381-0981

Address 115 West McIntyre Street E-mail _____

City Edinburg State Texas Zip 78541

Owner

Name Real Estate Team Holdings LP Phone 956-607-1762

Address 1100 Union Ct. E-mail Escriebeme@hotmail.com

City McAllen State Tx Zip 78572

Authorization

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?
 Yes No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Date _____

Print Name Mario A. Reyna, P.E. Owner Authorized Agent

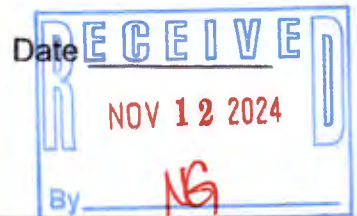
Office


FOR OFFICE USE ONLY

APPLICATION FILING FEE: \$250.00

Accepted by _____ Payment received by _____

Rev 06/21





City of McAllen

Planning Department

REASON FOR APPEAL

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

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

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

Reason for Appeal

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

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

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 variance will not be detrimental to the public health,safety or welfare or injurious to the legal tights that the other property owners may enjoy within the proposed area.

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 variance will not have any negative effect or prevent the orderly subdivision of other lands within the area in the accordance with the provisions of this chapter and the City of McAllen.



MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

TBPELS Firm # F-1435
TBPELS # 10096900

November 11, 2024

City of McAllen Planning Dept.
Attn: Edgar Garcia, Planning Director
311 N. 15th St.
McAllen, TX 78501

Re: 29th Subdivision-- Variance Request to City of McAllen

Dear Mr. Garcia:

LP FT 11/11

On behalf of the developer, Real Estate Team Holdings, LLC, and in reference to 29th Subdivision we respectfully request a variance for the following items.

1. ROW dedication for Frontera Road:

Requirement: 30 ft. ROW dedication for 30 ft. of ROW from centerline for 60 ft. total ROW.

Proposal: 20 ft. ROW dedication for 30 ft. of ROW from centerline for 50 ft. total ROW. 40 ft paving proposed with 10 ft. sidewalk and utility easement along north side; south side is already subdivided.

Due to the dimensions and current conditions of the property, reducing the total ROW from 60 ft. to 50 ft. would make the project more feasible. Also, the developer is proposing that all homes will have a "Private Service Drive Easement" along the rear of the homes and all homes will have rear entry garages. This will eliminate curb-cuts along Frontera Road.

2. No northward extension of North 27th Street:

Requirement: Northward extension of N. 27th Street

Proposal: Connect N. 27th Street to Frontera Road and stub it out east and west.

To the north of our property, Brisas del Norte Subdivision did not dedicate ROW for N. 27th Street blocking its connection to Oxford Avenue.

To the south, 29th Village Subdivision's layout did not make provisions for the extension of 27th Street south of Fairmont Avenue.

The main function of ¼ Mile Collectors is to connect thoroughfare roads; in this case Oxford Avenue and Auburn Avenue. Since the existing subdivisions in the area would prohibit this connection, the extension of N. 27th Street would not be completely efficient and we are kindly requesting a variance to this requirement.

3. **Private Service Drive Easement instead of Private Alley:**

Requirement: Alley required for R-3T developments.

Proposal: 20' Private Service Drive Easement to be provided for residential rear entry garages and trash collection services. This would eliminate curb-cuts along Frontera Road and enhance the curb-appeal of the residences.

This proposed Private Service Drive Easement will be privately owned and maintained by the HOA of the subdivision.

4. **Block Length:**

Requirement: Max. allowed 900 ft.

Proposal: 1,169 ft block length proposed on the north side, with a stub-out to the south at 880 ft.

N. 27th Street will be stubbed out to the south, which is at 880 ft. from N 29th Street.

5. **Lot 32 with front entry to Frontera Road:**

Requirement: No lot frontage or access along ¼ Mile Collectors

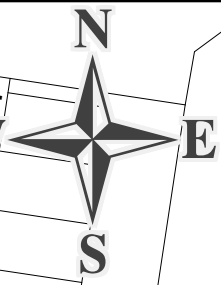
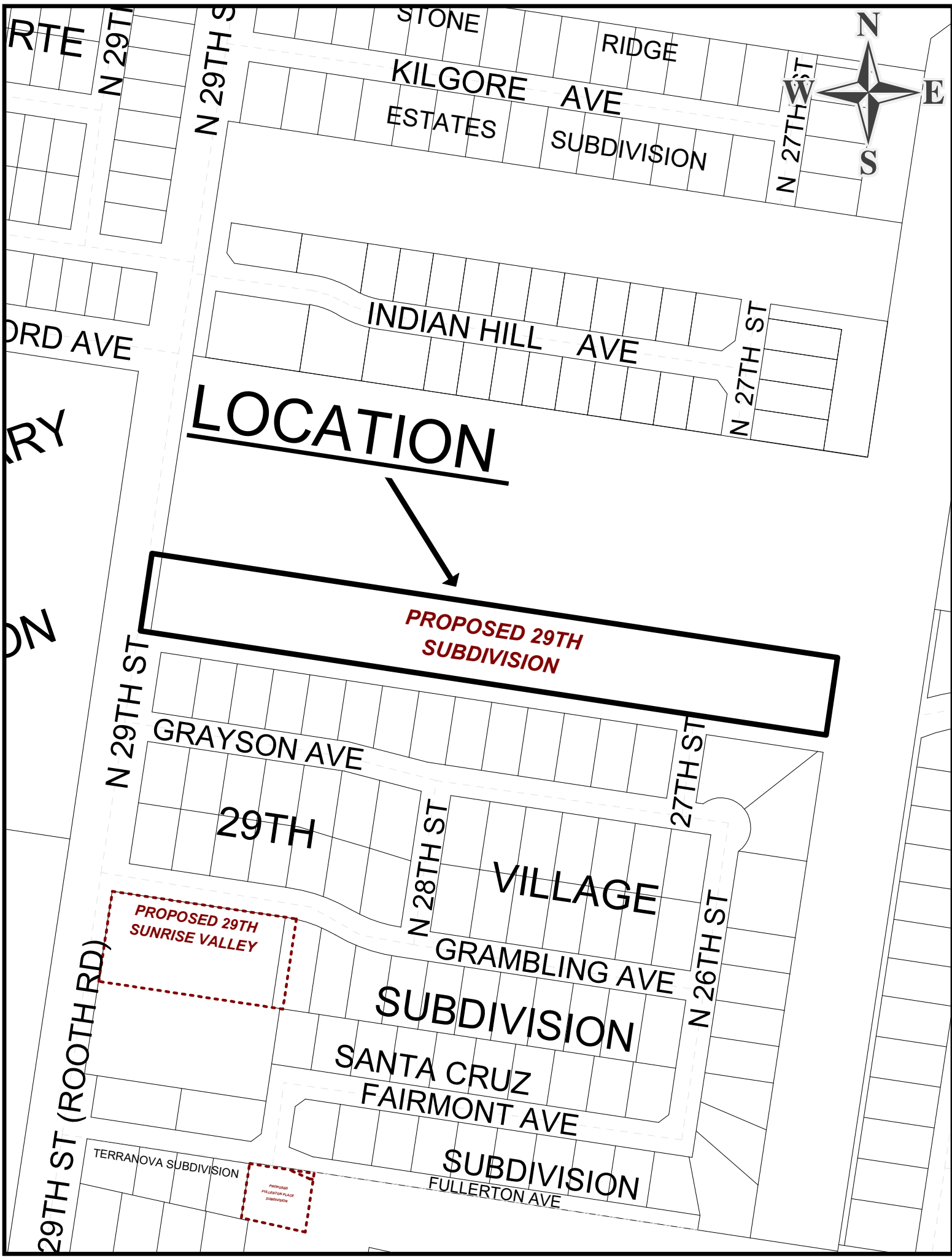
Proposal: Due to the existing 50' Gas Easement, Lot 32 would only be feasible to be built on if the driveway is along Frontera Road. All other lots will have rear entry garages and no driveways will be permitted along Frontera Road. Plat note has been added. Trash collection services will also be served through the Private Service Drive.

Your consideration on this matter is greatly appreciated. If you have any questions or comments, please contact our office. Thank you.

Respectfully,



Mario A. Reyna, P.E.
President



LOCATION

PROPOSED 29TH SUBDIVISION

STONE RIDGE
KILGORE AVES ESTATES SUBDIVISION

INDIAN HILL AVES

GRAYSON AVES

29TH

VILLAGE

PROPOSED 29TH SUNRISE VALLEY

GRAMBLING AVES
SUBDIVISION

SANTA CRUZ FAIRMONT AVES
SUBDIVISION

TERRANOVA SUBDIVISION

PROPOSED FULLERTON PLACE SUBDIVISION

FULLERTON AVES

RTE
N 29TH ST
RD AVE
RY
ON
29TH ST (ROOTH RD)

N 27TH ST

N 27TH ST

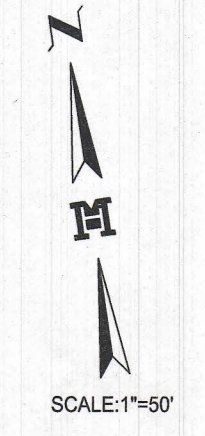
N 29TH ST

N 28TH ST

27TH ST

N 26TH ST

P.O.C.
N.W. COR.
LOT 47



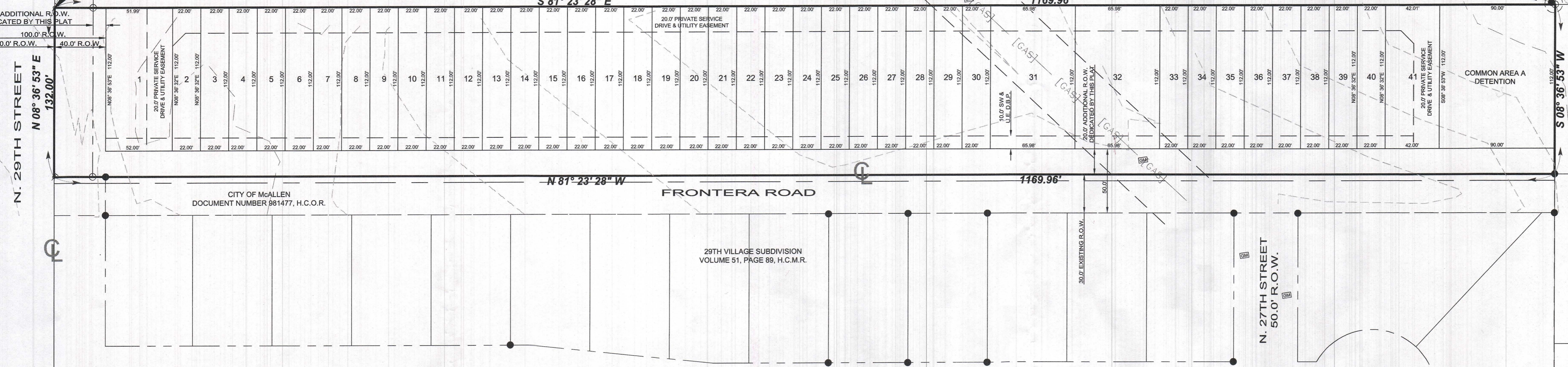
ELISA CHAVEZ, AMELIA P. ARMUJO, PEDRO PEÑA, JR.,
ARTURO PEÑA, PABLO PEÑA, RAMIRO PEÑA, MARIA ELVA CASTILLO, MARIA MAGDALENA AVILA,
JORGE PEÑA, JR., JOSE PEDRO, CYNTHIA PEÑA, DESCRIBED IN DOCUMENT NUMBER 3246174, H.C.O.R.
PROBATE COURT CASE P-40066, H.C.O.R.

LOT 47

MCALLEN IS D. NORTHWEST ELEMENTARY SUBDIVISION
INSTRUMENT NUMBER 2945465, H.C.M.R.

P.O.B.

CITY OF MCALLEN
SPECIAL WARRANTY DEED
DOCUMENT NUMBER 507603, H.C.O.R.
CITY OF MCALLEN
SPECIAL WARRANTY DEED
DOCUMENT NUMBER 401827, H.C.O.R.



- LEGEND & ABBREVIATIONS**
- FOUND NO. 4 REBAR
 - ▲ FOUND COTTON PICKER SPINDLE
 - ▲ FOUND PK NAIL
 - SET NO. 4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
 - SET NAIL
 - CURVE PC AND PT
 - P.O.B. - POINT OF BEGINNING
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - R.O.W. - RIGHT-OF-WAY
 - S.E. COR. - SOUTHEAST CORNER
 - SQ. FT. - SQUARE FEET
 - H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
 - H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
 - U.E. - UTILITY EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - PROP. - PROPOSED
 - N.T.S. - NOT TO SCALE

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER: 460334 0325 D MAP REVISED: JUNE 6, 2000.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE:
FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR EASEMENTS, WHICHEVER IS GREATER APPLIES.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR EASEMENTS, WHICHEVER IS GREATER APPLIES.
INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR EASEMENTS, WHICHEVER IS GREATER APPLIES.
CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR EASEMENTS, WHICHEVER IS GREATER APPLIES.
GARAGE: 18 FT. OR IF GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
4. CITY OF MCALLEN BENCHMARK: NUMBER MC 49, TOP OF 3" ALUMINUM PIPE WITH A 3/4" BRASS MONUMENT CAP ON TOP. THE MONUMENT IS LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF 23RD STREET AND MILE 5 LINE ROAD (AUBURN AVENUE), APPROXIMATELY 77 FEET WEST OF THE BACK OF CURB OF 23RD STREET AND 25 FEET SOUTH OF THE BACK OF CURB OF MILE 5 LINE ROAD (AUBURN AVENUE). GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 83 (GEOID 2003) N=16625729.2443, E=1071462.40907, ELEV=110.82.
5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
7. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
8. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
10. SANITARY SEWER LINE SHALL BE PRIVATE AND MUST BE MAINTAINED BY THE DEVELOPER/HOMEOWNERS ASSOCIATED/ LOT OWNER(S), THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN.
11. ALL INTERIOR LOT CORNERS WILL HAVE A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
12. COMMON/DETENTION AREAS, ANY SERVICE DRIVE, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNER(S) AND NOT THE CITY OF MCALLEN.
13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. 29TH STREET OR FRONTERA ROAD, EXCEPT LOT 32 ONLY. LOT 32 WILL FRONT FRONTERA ROAD.

**SUBDIVISION MAP OF
29TH SUBDIVISION**

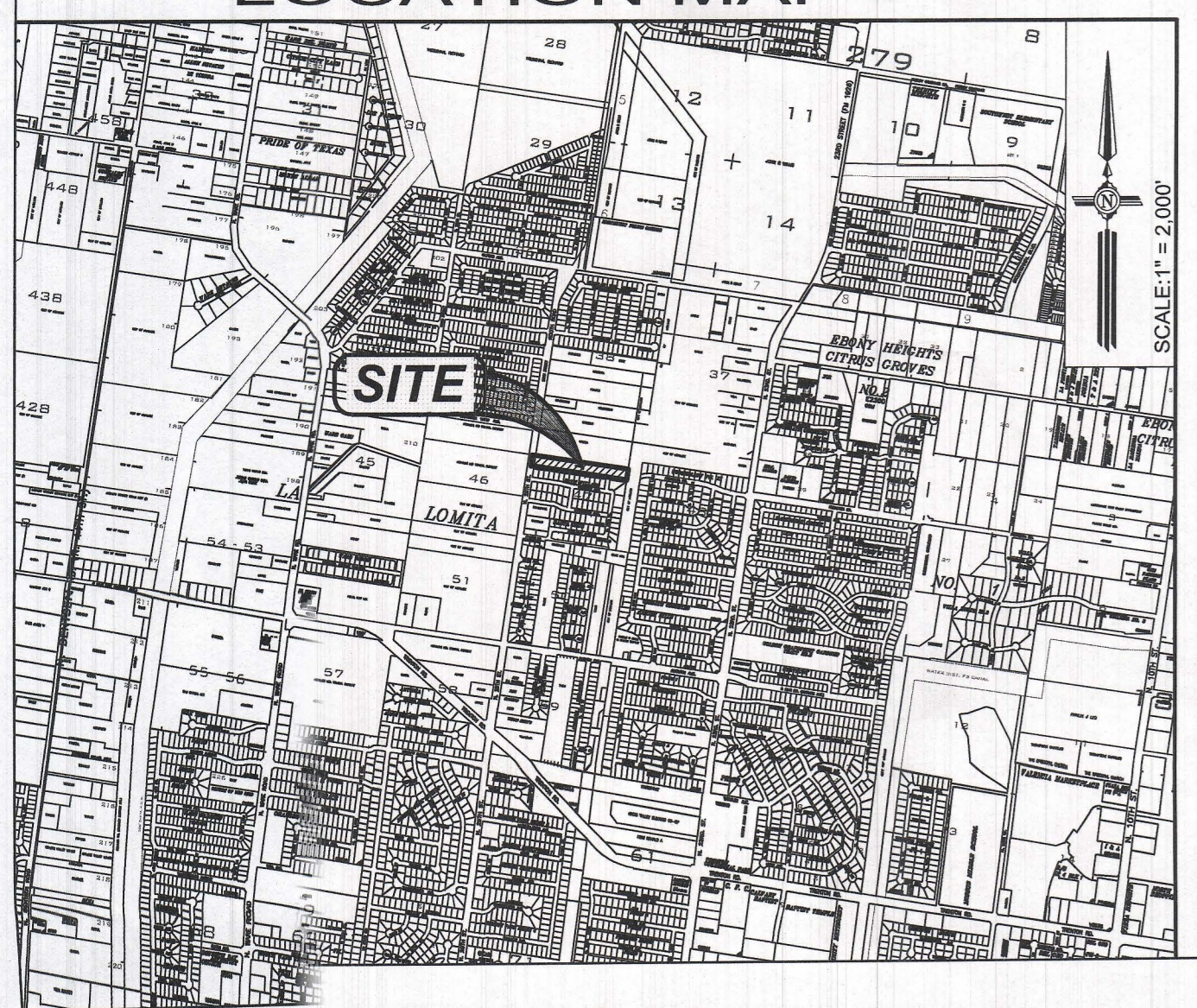
BEING A SUBDIVISION OF 3.545 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING OUT OF LOT 47, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION OF PORCIONES 61, 62 AND 63, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 24, PAGES 67-69, HIDALGO COUNTY DEED RECORDS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 3.545 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOT 47, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67-69, HIDALGO COUNTY DEED RECORDS, SAID 3.545 ACRES IS OUT OF A CERTAIN TRACT CONVEYED TO REAL ESTATE TEAM HOLDINGS, LP, BY VIRTUE OF A WARRANTY DEED, RECORDED UNDER DOCUMENT NUMBER 2662793, HIDALGO COUNTY OFFICIAL RECORDS, SAID 3.545 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 47 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. 29TH STREET:
- THENCE, S 08° 36' 53" W ALONG THE WEST LINE OF SAID LOT 47 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. 29TH STREET, A DISTANCE OF 330.00 FEET TO A NAIL SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT.
1. THENCE, S 81° 23' 28" E, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST EXISTING RIGHT OF WAY OF SEMINARY ROAD, AND THE WEST LINE OF SAID SEMINARY HEIGHTS SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 1,169.96 FEET TO A NO. 4 REBAR SET ON THE WEST LINE OF A CERTAIN TRACT CONVEYED TO CITY OF MCALLEN BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 507603, HIDALGO COUNTY OFFICIAL RECORDS FROM WHICH A NO. 4 REBAR FOUND BEARS N 53° 22' 37" W A DISTANCE OF 3.25 FEET, FOR THE NORTHEAST CORNER OF THIS TRACT;
 2. THENCE, S 08° 36' 53" W, ALONG THE WEST LINE OF SAID CERTAIN TRACT CONVEYED TO CITY OF MCALLEN, A DISTANCE OF 132.00 FEET TO A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF A CERTAIN TRACT CONVEYED TO CITY OF MCALLEN RECORDED UNDER DOCUMENT NUMBER 981477, HIDALGO COUNTY OFFICIAL RECORDS, FOR THE SOUTHEAST CORNER OF THIS TRACT.
 3. THENCE, N 81° 23' 28" W, ALONG THE NORTH LINE OF SAID CERTAIN TRACT CONVEYED TO CITY OF MCALLEN, AT A DISTANCE OF 1,129.76 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 1,139.96 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY OF N. 29TH STREET, CONTINUING A TOTAL DISTANCE OF 1,169.96 FEET TO A NAIL SET ON THE WEST LINE OF SAID LOT 47 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. 29TH STREET, FOR THE SOUTH-WEST CORNER OF THIS TRACT.
 4. THENCE, N 08° 36' 53" E, ALONG THE WEST LINE OF SAID LOT 47 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. 29TH STREET, A DISTANCE OF 132.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.545 ACRES OF LAND, MORE OR LESS.

LOCATION MAP



DRAWN BY: J.L.G. DATE: 09-25-2024
SURVEYED, CHECKED: DATE: _____
FINAL CHECK: DATE: _____

M 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



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

RECEIVED
NOV 22 2024



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 12/12/2024

SUBDIVISION NAME: 29TH SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>North 29th Street: Dedication as needed for 50 ft. from centerline for 100 ft. total ROW Paving : 65 ft. Curb & gutter: Both Sides - Provide document numbers on plat regarding any existing dedication or acquisitions as applicable prior to final as well as documents for staff review. Dedication requirements to be established once ROW details regarding existing dedications are provided, finalize prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan</p>	Non-compliance
<p>Frontera Road: Minimum 30 ft. ROW dedication for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides - Label ROW after accounting for dedication as total ROW, prior to final. - Provide document numbers on plat regarding any existing dedication or acquisitions as applicable prior to final as well as documents for staff review. Dedication requirements to be established once ROW details regarding existing dedications are provided, finalize prior to final. - Engineer submitted a variance request on November 12, 2024, requesting to only dedicate 20 ft. instead of the required 30 ft. for 50 ft. total ROW, but the engineer has stated that 40 ft. of paving would remain and a 10 ft. sidewalk and utility easement will be provided along the north side of Frontera Road. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Non-compliance
<p>North 27th Street: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides - Provide for North 27th Street to provide connectivity to the N/S - Engineer submitted a variance request on November 12, 2024, requesting to not extend North 27th Street as the 1/4 collector road wouldn't connect to thoroughfare roads. **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>	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 Ordinance: Section 134-118</p>	NA

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

<p>* 900 ft. Block Length for R-3 Zone Districts - Engineer submitted a variance request on November 12, 2024, requesting a block length of 1169 ft. on the north side instead of the required 900 ft. **Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	Non-compliance
<p>ALLEYS</p>	NA
<p>ROW: 20 ft. Paving: 16 ft. - Must provide for 8 x 8 ft dumpster easements and comply with Public Works requirements. *Alley/service drive easement required for commercial/multi-family properties **Subdivision Ordinance: Section 134-106</p>	Non-compliance
<p>SETBACKS</p>	
<p>* Front: 10 ft. or greater for easements - Setback requirements to be established once clarification by the engineer is provided if setbacks starts from property line or service drive. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: In accordance with the Zoning Ordinance or easements, whichever is greater applies - Setback requirements to be established once clarification by the engineer is provided if setbacks starts from property line or service drive. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides: In accordance with the Zoning Ordinance or greater for easements, whichever is greater applies - Setback requirements to be established once clarification is provided by the engineer if setbacks starts from property line or service drive. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: 10 feet or greater for easements - Revise corner setback as shown above, prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage: 18 feet except where greater setback is required; greater setback applies - Garage setback wording to be finalized, prior to final. - Setback requirements to be established once clarification is provided by the engineer if setbacks starts from property line or service drive. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
<p>SIDEWALKS</p>	
<p>* 4 ft. wide minimum sidewalk required on North 29th Street, Frontera Road, and both sides of North 27th Street. - Sidewalk may increase to 5 ft. as per Engineering Department - Include a plat note as applicable as shown above, wording to be finalized prior to final. **Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Non-compliance
<p>BUFFERS</p>	Required
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North 29th Street - Revise plat note #6 as shown above, prior to final. **Landscaping Ordinance: Section 110-46</p>	Non-compliance

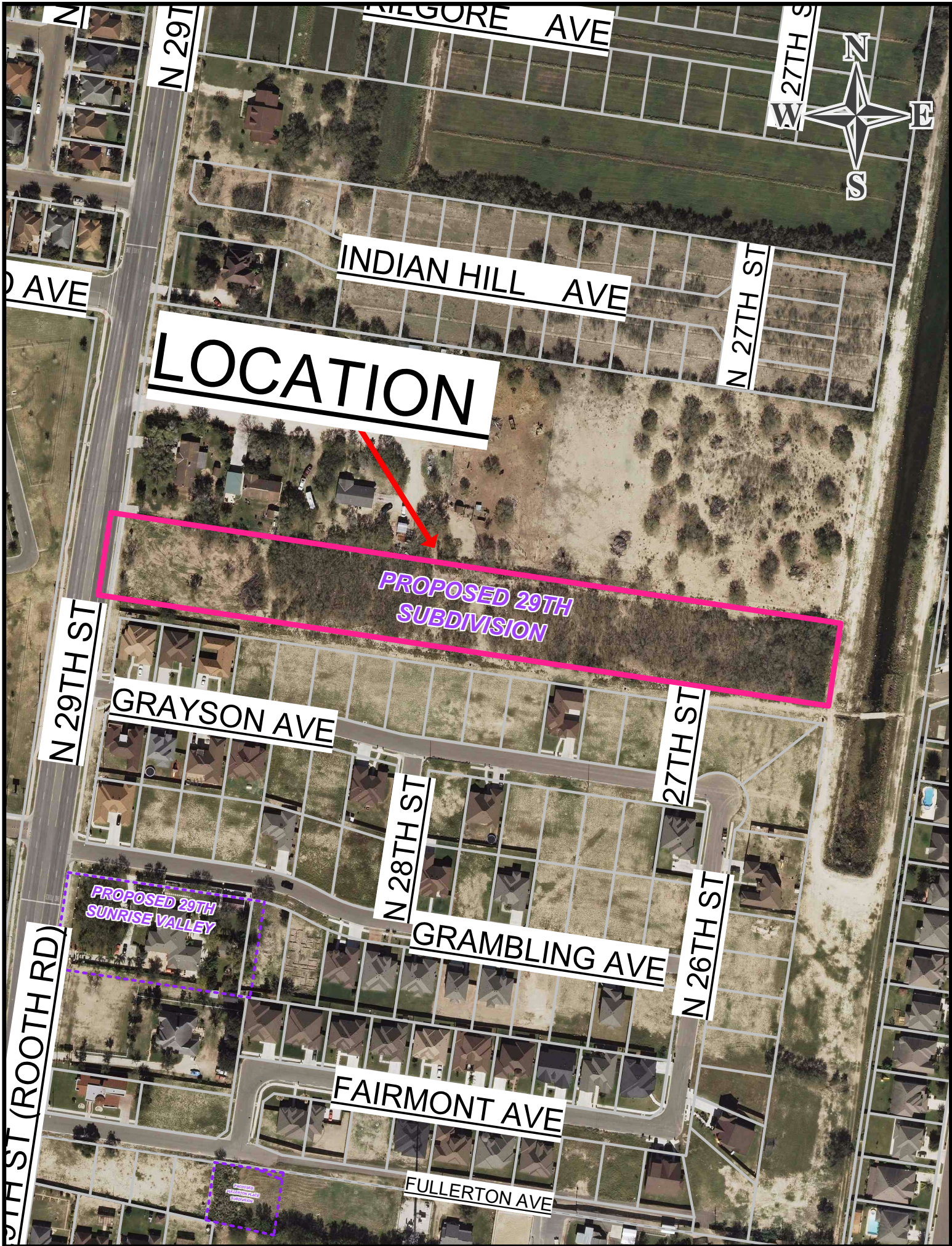
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
NOTES	Required
<p>* No curb cut, access, or lot frontage permitted along North 29th Street and Frontera Road except Lot 32 only - Maneuvering space may need to be provided on lot and not inclusive of Frontera Road. - Plat note wording to be finalized, prior to final. **Must comply with City Access Management Policy</p>	Non-compliance
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. **Zoning Ordinance: Section 138-210</p>	Applied
<p>* Common Areas, detention areas, private service drive, gate areas etc. must be maintained by the lot owners and not the City of McAllen. - Revise plat note #10 as shown above, prior to final.</p>	Non-compliance
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	NA
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	Required
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **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</p>	Required
LOT REQUIREMENTS	
<p>* Lots fronting public streets - Once plat is revised to show North 27th Street, detention area must be a minimum 25 ft. width and front an interior street. **Subdivision Ordinance: Section 134-1</p>	Non-compliance
<p>* Minimum lot width and lot area - Once plat is revised to show North 27th Street, detention area must be a minimum 25 ft. width and front an interior street . *Corner lots should be at least four feet wider than the minimum lot size in residential zones. **Provide preliminary site plan for multi-family lots to verify compliance with landscaping and buildable lot requirements. **Zoning Ordinance: Section 138-356</p>	Non-compliance

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

ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-3 Proposed: R-3T - A rezoning application was submitted on August 21, 2024. City Commission approved the rezoning request from R-1 to R-3T on October 28, 2024. ***Zoning Ordinance: Article V 	Applied
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval - A rezoning application was submitted on August 21, 2024. City Commission approved the rezoning request from R-1 to R-3T on October 28, 2024. ***Zoning Ordinance: Article V 	Applied
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. As per plat submitted on August 29th,2024 a total of 41 lots proposed park fees total to \$28,700 (\$700 X 41 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. 	Required
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on August 29th,2024 a total of 41 lots proposed park fees total to \$28,700 (\$700 X 41 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. 	Required
<ul style="list-style-type: none"> * Pending review by the City Manager's Office. As per plat submitted on August 29th,2024 a total of 41 lots proposed park fees total to \$28,700 (\$700 X 41 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. 	Required
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. 	Required
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	TBD
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Any abandonments must be done by separate document before final, and be referenced on plat. - Provide a site plat for lots 31 and 32 to establish if buildable lots, prior to final. - Please submit copy of 50 ft. gas easement document for staff review prior to final. <p>*Must comply with City's Access Management Policy.</p>	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL AND DISAPPROVAL OF VARIANCE REQUEST NUMBERS 1, 2, AND 4.</p>	Applied

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



LOCATION

INDIAN HILL AVE

PROPOSED 29TH SUBDIVISION

GRAYSON AVE

PROPOSED 29TH SUNRISE VALLEY

GRAMBLING AVE

FAIRMONT AVE

FULLERTON AVE

N 29TH ST

N 27TH ST

N 29TH ST

N 28TH ST

N 27TH ST

N 26TH ST

N 25TH ST (ROOTH RD)

REGGORE AVE

City of McAllen Planning Department

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

Project Information

Subdivision Name FYN Subd
 Legal Description 2.0 AC. GR. o/o LOT 136, PRIDE O' TEXAS SUBD., H.C.T.
 Location +/- 1320' TO MILE 7 NORTH (NORTH TO MILE 7 NORTH)
 City Address or Block Number 10600 N. Bentzen Road
 Total No. of Lots 1 Total Dwelling Units 1 Gross Acres 2.0 Net Acres 1.82
 Public Subdivision / Private and Gated / Private but Not Gated within ETJ: Yes / No
 For Fee Purposes: Commercial (___ Acres) / Residential (1 Lots) Replat: Yes / No
 Existing Zoning ~~A-0~~ EIT Proposed Zoning ~~A-0~~ EIT Applied for Rezoning No / Yes: Date _____
 Existing Land Use OPEN Proposed Land Use RESIDENTIAL
 Irrigation District # UNITED Water CCN: MPU / Sharyland Water SC Other _____
 Agricultural Exemption: Yes / No Parcel # 262513 (PRESENT TR.)
 Estimated Rollback Tax Due NOT DET. Tax Dept. Review P8400-00-000 -0136-00

Owner

Name JOSE FRANCISCO HERNANDEZ ^{EIVA N. HERNANDEZ} Phone 451-9895 (PRESENT TR.)
 Address 3301 N. 42ND ST. E-mail _____
 City MCALLEN State TX Zip 78501

Developer

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

Engineer

Name DAVID SALINAS Phone 682-9081
 Address 2221 DAREOOL AVE. E-mail dsalinas@salinas-engineer.com
 City MCALLEN State TX Zip 78501
 Contact Person _____

Surveyor

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

RECEIVED
 NOV 27 2024
 BY OC

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

11/20/24

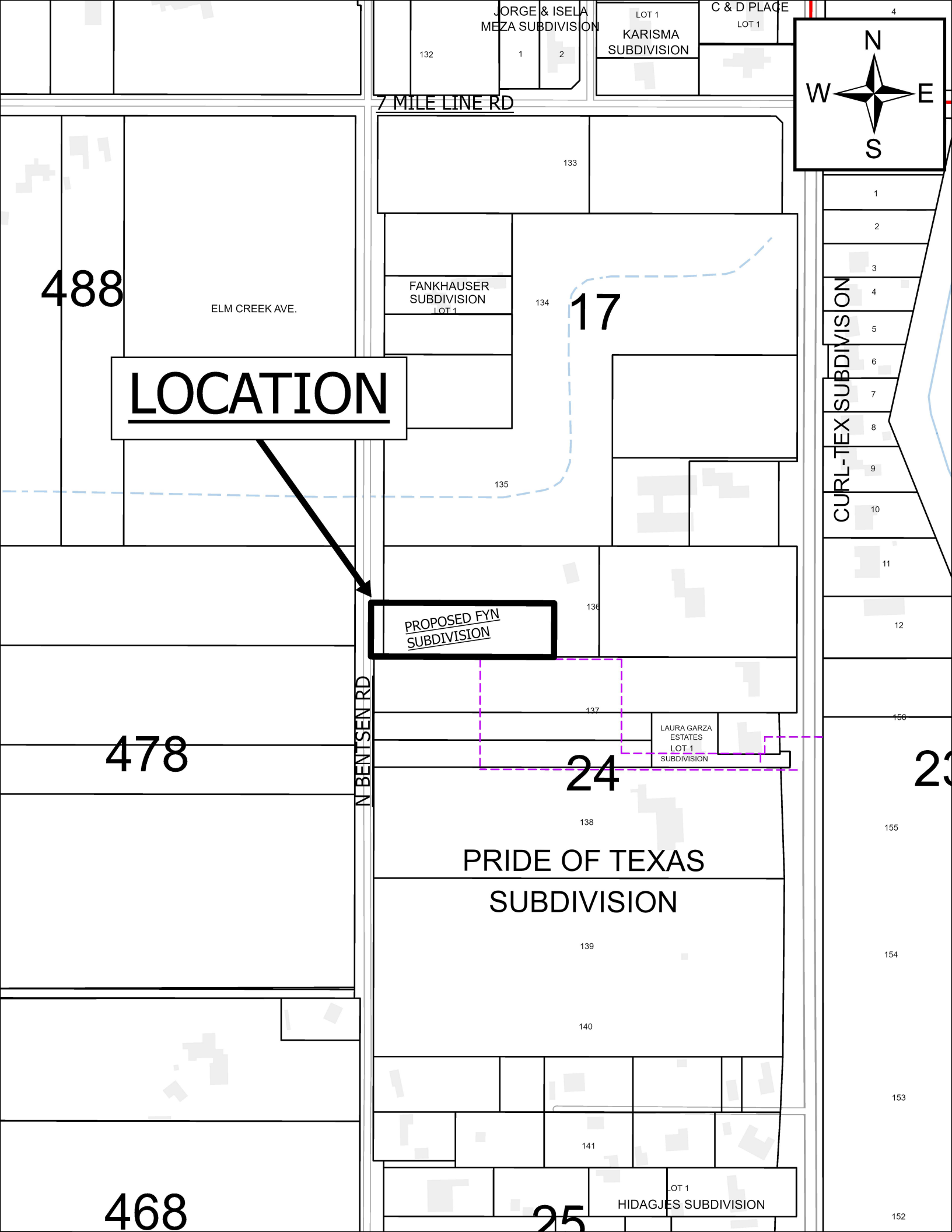
Print Name _____

David D. Oubre - Sales

Owner

Authorized Agent

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



LOCATION

**PROPOSED FYN
SUBDIVISION**

488

ELM CREEK AVE.

7 MILE LINE RD

FANKHAUSER
SUBDIVISION
LOT 1

JORGE & ISELA
MEZA SUBDIVISION

KARISMA
SUBDIVISION

C & D PLACE
LOT 1

17

CURL-TEX SUBDIVISION

478

N BENTSEN RD

PROPOSED FYN
SUBDIVISION

24

LAURA GARZA
ESTATES
LOT 1
SUBDIVISION

PRIDE OF TEXAS
SUBDIVISION

468

HIDAGJES SUBDIVISION
LOT 1

25

1

2

3

4

5

6

7

8

9

10

11

12

156

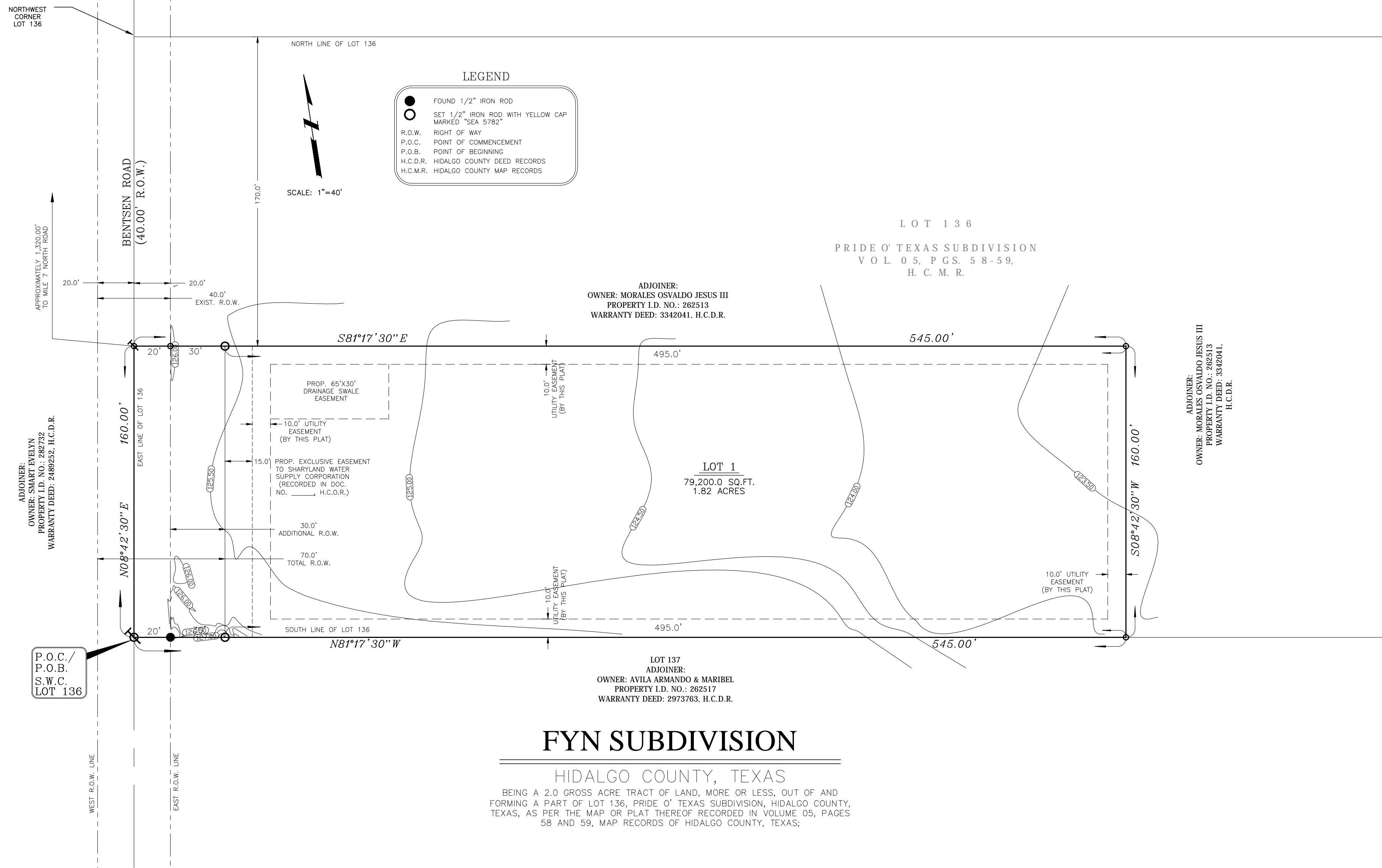
155

154

153

152

23



FYN SUBDIVISION
HIDALGO COUNTY, TEXAS

BEING A 2.0 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 136, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGES 58 AND 59, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

GENERAL PLAT NOTES:

- FLOOD ZONE STATEMENT:
 FLOOD ZONE DESIGNATION: ZONE "X".
 ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
 COMMUNITY PANEL NUMBER: 480334 0295 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 NUMBER 480334 0295 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 ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- MINIMUM SETBACKS:
 FRONT: 50.0 FEET, OR IN LINE WITH THE AVERAGE SETBACKS OF EXISTING STRUCTURES, OR EASEMENTS, WHICHEVER IS GREATER.
 REAR: 10.0 FEET OR GREATER FOR EASEMENT.
 INTERIOR SIDE: 6.0 FEET OR GREATER FOR EASEMENT.
- 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 OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE:
 MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF F.M. 681 (MILE 7 NORTH ROAD). ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY FINE 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.
- THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. DESCRIPTION: BM#1 CITY OF McALLEN BENCHMARK "ESTERMAN" LOCATED AT THE SOUTHWEST CORNER OF F.M. 681 (MILE 7 NORTH ROAD) AND N. CONWAY BLVD. INTERSECTION. ELEV. = 16102.10 N.A.V.D. 88
 BM#2 IS A FOUND ROD LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF F.M. 681 (MILE 7 NORTH ROAD), BEING THE SOUTHWEST CORNER OF PROPOSED LOT 1. ELEV. = 170.23.
- DRAINAGE:
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 2,415.23 CUBIC-FEET OR 0.022 ACRES-FEET OF STORM WATER RUNOFF.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITY 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 OCCUPANCY AN EASEMENT.

- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
 A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
 B. EACH LOT ON THIS PLAT COMPLETES 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 EXCEPTS 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 ADSORPTIVE DRAINFIELD SYSTEM.
 E. APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- JOSE FRANCISCO HERNANDEZ AND ELVA N. HERNANDEZ, THE OWNERS & SUBDIVIDERS OF FYN SUBDIVISION, RETAIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.
- UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOTS ARE MONUMENTED BY 1/2" INCH WIDE BY 18 INCH LONG IRON RODS.
- THIS SUBDIVISION WAS DESIGNED FOR 50 YEAR STORM EVENT WITH NO DETENTION.
- A FOUR (4.0) FOOT SIDEWALK ALONG F.M. 681 (N. BENTENSEN ROAD).
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/INTRA-RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/USE. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE/USE, AS PER CITY OF McALLEN SUBDIVISION REQUIREMENTS.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO COMPLY WITH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 31.4.
- ALL SHARPLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARPLAND WATER SUPPLY CORPORATION.

STATE OF TEXAS
 UNITED IRRIGATION DISTRICT
 THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS _____ DAY OF _____, 20____.
 NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: _____
 PRESIDENT

 SECRETARY

- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

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

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

BY: _____ DEPUTY

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JOSE FRANCISCO HERNANDEZ	3301 N. 42ND ST.	MCALLEN, TEXAS 78501	(956) 451-9895	NONE
OWNER:	ELVA N. HERNANDEZ	3301 N. 42ND ST.	MCALLEN, TEXAS 78501	(956) 451-9895	NONE
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 682-1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 682-1489

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON NOVEMBER 26, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

STATE OF TEXAS
 COUNTY OF HIDALGO
 WE, JOSE FRANCISCO HERNANDEZ AND ELVA N. HERNANDEZ, AS OWNERS TO THE LAND SHOWN ON THIS PLAT DESIGNATED AS FYN SUBDIVISION (2.0 ACRES) HIDALGO COUNTY, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC OR ENTITIES, ALL STREETS, WATER WAYS, WATER COURSES, ALLEYS, EASEMENTS, AND RIGHTS-OF-WAY HERIN SHOWN FOR THE PURPOSE OF CONSIDERATION HERIN EXPRESSED, AND, FURTHER, HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 232.032 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 440, 2000 EDITION, HAVE BEEN MET AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 (B) SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 (D) GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

OWNER: JOSE FRANCISCO HERNANDEZ
 3301 N. 42TH ST.
 MCALLEN, TEXAS 78501

OWNER: ELVA N. HERNANDEZ
 3301 N. 42TH ST.
 MCALLEN, TEXAS 78501

OWNER'S ACKNOWLEDGMENT
 STATE OF TEXAS
 COUNTY OF HIDALGO
 WE, JOSE FRANCISCO HERNANDEZ AND ELVA N. HERNANDEZ, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HERIN AS FYN SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

OWNER: JOSE FRANCISCO HERNANDEZ
 3301 N. 42TH ST.
 MCALLEN, TEXAS 78501

OWNER: ELVA N. HERNANDEZ
 3301 N. 42TH ST.
 MCALLEN, TEXAS 78501

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSE FRANCISCO HERNANDEZ AND ELVA N. HERNANDEZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO FIBROSCOPIC INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2024.

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

STATE OF TEXAS
 CITY OF McALLEN
 MAYOR'S 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: _____

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

 CHAIRMAN
 PLANNING AND ZONING COMMISSION

DATE: _____

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE 232.028 (A)
 WE, THE UNDER SIGNED CERTIFY THAT THIS PLAT OF FYN SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____, 2024.

 HIDALGO COUNTY JUDGE

DATE: _____

 HIDALGO COUNTY CLERK

DATE: _____

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF FYN SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, _____.

 HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER

DATE: _____

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX-71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.



DAVID OMAR SALINAS, P.E.
 REG. PROFESSIONAL ENGINEER #71973

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



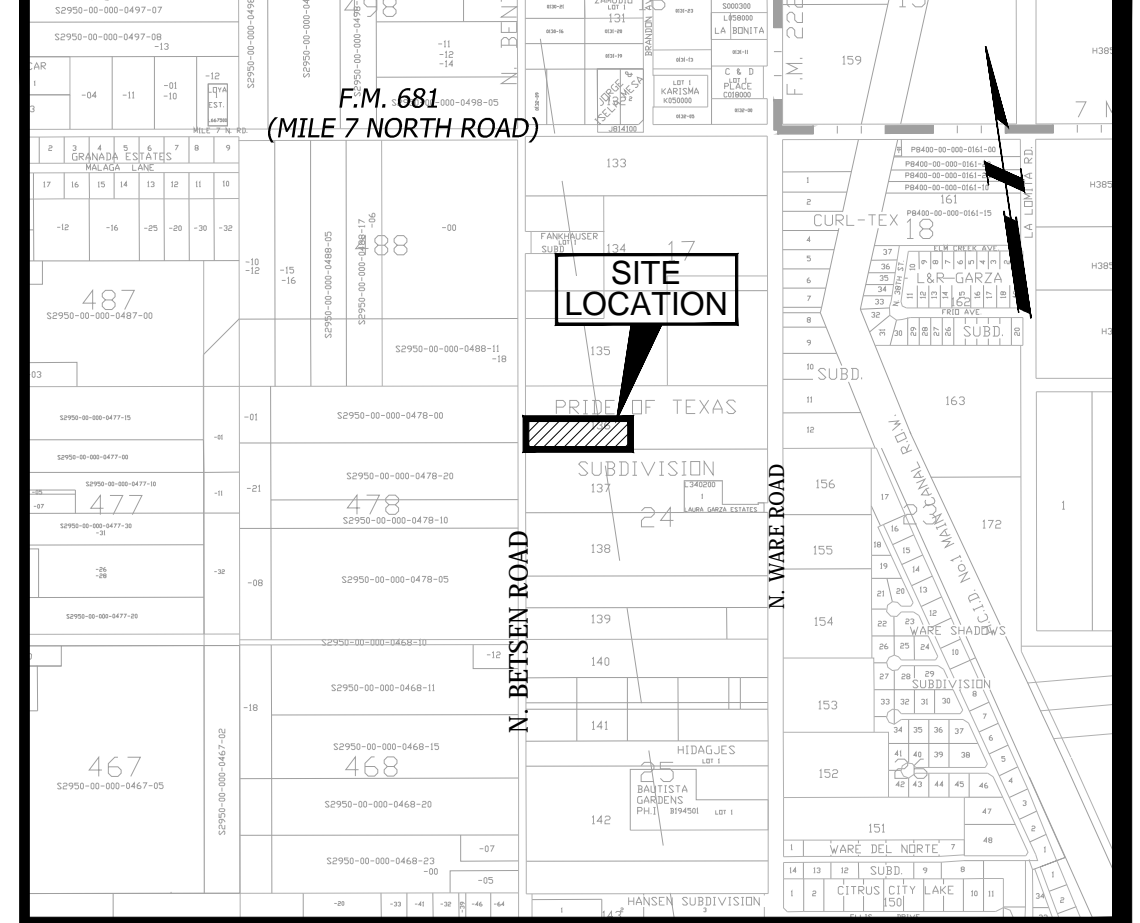
DAVID OMAR SALINAS, R.P.L.S.
 REG. PROFESSIONAL LAND SURVEYOR #5782

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

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

 CARLOS LIMA
 GENERAL MANAGER
 SHARPLAND WATER SUPPLY CORPORATION

DATE: _____



LOCATION MAP SCALE 1"=1000'
 PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
 2221 DAFFODIL AVENUE - McALLEN, TEXAS 78501
 JOB NUMBER: SP-24-26231
 DATE PREPARED: NOVEMBER 26, 2024
 PLAT SHEET 1 OF 1

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 FYN SUBDIVISION IS LOCATED ON THE EAST SIDE OF BENTENSEN ROAD AND APPROXIMATELY 1,320 FEET SOUTH OF MILE 7 NORTH ROAD.
 FYN SUBDIVISION DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF McALLEN. IT IS WITHIN THE 5 MILE EXTRATERRITORIAL JURISDICTION OF McALLEN UNDER LOCAL GOVERNMENT CODE 42.021, PRECINCT NO. 4.

METES AND BOUNDS DESCRIPTION
 BEING A 2.0 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 136, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGES 58 AND 59, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 2.0 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 COMMENCING AT A NAIL SET ON THE SOUTHWEST CORNER OF SAID LOT 136 LOCATED IN THE CENTER OF BENTENSEN ROAD FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, NORTH 08 DEGREES 42 MINUTES 30 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 136, A DISTANCE OF 160.0 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 81 DEGREES 17 MINUTES 30 SECONDS EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 136, A DISTANCE OF 20.0 FEET PASSING A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID ROAD, AT A DISTANCE OF 545.0 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 136, A DISTANCE OF 160.0 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE SOUTH LINE OF SAID LOT 136 FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 81 DEGREES 17 MINUTES 30 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 136, A DISTANCE OF 525.0 FEET PASSING A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID ROAD, AT A DISTANCE OF 545.0 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 2.0 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE WEST 20.0 FEET (OR 0.07 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID BENTENSEN ROAD, LEAVING 1.93 NET ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: PRIDE O' TEXAS SUBDIVISION, H.C.T.
 N:\M&B.2024\2.00.100224

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
 I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX-71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

 DAVID OMAR SALINAS, P.E.
 GENERAL MANAGER

SEA
SALINAS ENGINEERING & ASSOC.
 (P-6675) (TBPLS-10065700)
 CONSULTING ENGINEERS & SURVEYORS
 2221 DAFFODIL AVENUE, McALLEN, TEXAS 78501
 (956) 682-9081 (956) 682-1489 (FAX)
 TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78737 (512) 239-5263



Reviewed On: 12/11/2024

SUBDIVISION NAME: FYN SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

<p>North Bentsen Road: 30 ft. ROW dedication required for 50 ft. from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: both sides - Label centerline - Label additional ROW as additional ROW dedicated by this plat. - Provide document number for existing ROW and provide a copy to staff for 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>_____ 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>_____ 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 Ordinance: Section 134-118</p>	<p>Applied</p>
<p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p>	<p>NA</p>
<p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	<p>NA</p>

ALLEYS

<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties - Minimum 20 ft. wide paved service drive required for City services on lots fronting a major collector road as per Section 134-106 **Subdivision Ordinance: Section 134-106</p>	<p>NA</p>
---	-----------

SETBACKS

<p>* Front: 50 ft. or in line with average setback of existing structures, or easements, whichever is greater. - TBD based on easements as may be required by the County; to be established prior to final. **Zoning Ordinance: Section 138-356</p>	<p>TBD</p>
<p>* Rear: TBD based on easements as may be required by the County; to be established prior to final. **Zoning Ordinance: Section 138-356</p>	<p>TBD</p>

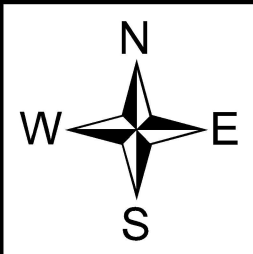
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

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

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 - If annexation is proposed, process must be finalized prior to final along with initial zoning process. ***Zoning Ordinance: Article V		Applied
* Rezoning Needed Before Final Approval - If annexation is proposed, process must be finalized prior to final along with initial zoning process. ***Zoning Ordinance: Article V		Applied
PARKS		
* Land dedication in lieu of fee. As per Parks Department properties in ETJ are not subject to Parks Department requirements.		NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department properties in ETJ are not subject to Parks Department requirements.		NA
* Pending review by the City Manager's Office. As per Parks Department properties in ETJ are not subject to Parks Department requirements. Park fee will be required if property is annexed.		NA
TRAFFIC		
* As per Traffic Department, Trip Generation for a 1-Lot Single Family Subdivision is waived. No TIA is required.		Applied
* Traffic Impact Analysis (TIA) required prior to final plat.		NA
COMMENTS		
Comments: - Any abandonments must be done by separate process not by plat, prior to final. - Ownership map will be needed to ensure no landlocked properties exist. *Must comply with City's Access Management Policy.		Applied
RECOMMENDATION		
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL.		Applied

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



7 MILE LINE RD

7 MILE LINE RD

NE

488

ELM CREEK AVE

LOCATION



FANKHAUSER SUBDIVISION LOT 1

17

CURL-TEX SUBDIVISION

PROPOSED FYN SUBDIVISION

478

N BENTSEN RD

24

LAURA GARZA ESTATES LOT 1 SUBDIVISION

PRIDE OF TEXAS SUBDIVISION

468

25

LOT 1 HIDAGJES SUBDIVISION

RANCHO B&Z SUBDIVISION

LOT 1

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)

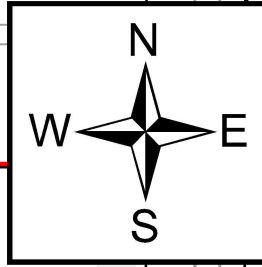
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 11/20/24

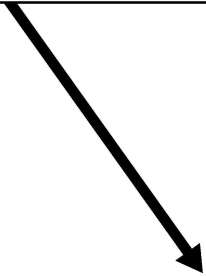
Print Name Omar Garcia

Owner Authorized Agent

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



LOCATION



53

PROPOSED HAVEN HILL SUBDIVISION

N WARE RD

AUBURN AVE

5 MILE RD.

DETENTION AREA LOT "A"

25	26	27	28	29	30	31	32	33	34	35	36	37	38	39
----	----	----	----	----	----	----	----	----	----	----	----	----	----	----

ROSEWOOD ESTATES SUBDIVISION

61	62	63	64	65	66	67	68	69	70	71	72	73
60	59	58	57	56	55	54	53	52	51	50	49	48

40		
41		
42		
43		
44		
45	46	47

24
23
22
21
20
20
21

19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1

56

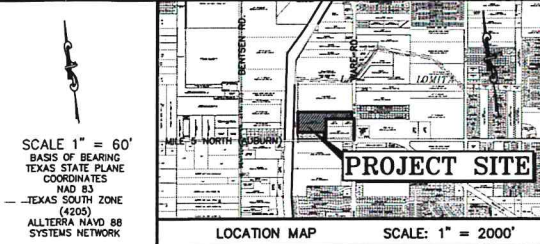
N. WARE ROAD

HAVEN HILL SUBDIVISION

BEING 9.53 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, SAID 9.53 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF LOT 53, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 24, PAGE 67, OF THE RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 9.53 ACRES TRACT OF LAND BEING OUT OF AND FORMING A PART OR PORTION OF A TRACT OF LAND CONVEYED TO RALPH L. GEARHART, DESCRIBED IN DOCUMENT NUMBER 3543966, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

20-ACRE TRACT DAVID J. ROJA STROHMEYER AND BEVERLY A. STROHMEYER
DOC.#2278293, O.R.H.C. DOC.#751337, O.R.H.C.

LEGEND		ABBREVIATION LEGEND	
●	FOUND 1/2 INCH IRON ROD	R.O.W.	RIGHT-OF-WAY
○	FOUND 5/8 INCH IRON ROD	P.O.B.	POINT OF BEGINNING
▲	FOUND COTTON PICKER SPINDLE	P.C.	POINT OF COMMENCING
△	SET COTTON PICKER SPINDLE	S.W.C.	SOUTHWEST CORNER
×	NATURAL GROUND	F.T.	FARM TRACT
○	UNCALCULATED POINT	F.M.	FARM-TO-MARKET
○	CAPPED IRON ROD SET	U.E.	UTILITY EASEMENT
		D.E.	DRAINAGE EASEMENT
		C.L.	CENTER LINE
		L.L.	LOT LINE



SCALE 1" = 60' BASIS OF BEARING TEXAS STATE PLANE COORDINATES NAD 83 TEXAS SOUTH ZONE (4205) ALLTERRA NAVD 88 SYSTEMS NETWORK

METS AND BOUNDS DESCRIPTION

BEING 9.53 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, SAID 9.53 ACRES TRACT OF LAND BEING OUT OF AND FORMING A PART OR PORTION OF LOT 53, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 24, PAGE 67, OF THE RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 9.53 ACRES TRACT OF LAND BEING OUT OF AND FORMING A PART OR PORTION OF A TRACT OF LAND CONVEYED TO RALPH L. GEARHART, DESCRIBED IN DOCUMENT NUMBER 3543966, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 9.53 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID LOT 53, SAME BEING A POINT ON THE CENTERLINE OF WARE ROAD;

THENCE, N 0° 31' 54" E ALONG THE EAST LINE OF THE SAID LOT 53, SAME BEING ALONG THE CENTERLINE OF WARE ROAD, TO THE ORIGINAL NORTHEAST CORNER OF A CALLED 2.3-ACRE TRACT OF LAND CONVEYED TO ANGELOVA LOPEZ, RECORDED IN DOCUMENT NUMBER 3124604, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 165.00 FEET TO A 3/8-INCH CAPPED IRON ROD SET, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N 81° 25' 28" W ACROSS THE SAID LOT 53, SAME BEING ALONG THE ORIGINAL NORTH BOUNDARY LINE OF THE SAID 2.3-ACRE TRACT, TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF WARE ROAD (I.M. ROAD 2220), A DISTANCE OF 40.20 FEET TO A 3/8-INCH CAPPED IRON ROD SET, FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N 81° 25' 28" W ACROSS THE SAID LOT 53, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID 2.3-ACRE TRACT AND A CALLED 5.0-ACRE TRACT OF LAND CONVEYED TO EDREN M. DAVIS RECORDED IN DOCUMENT NUMBER 3008000, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, TO A POINT ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF AUBURN AVENUE (MILE 5 ROAD), A DISTANCE OF 431.00 FEET TO A 3/8-INCH CAPPED IRON ROD SET, FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 87° 08' 06" W ACROSS THE SAID LOT 53, SAME BEING ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF AUBURN AVENUE (MILE 5 ROAD), A DISTANCE OF 40.20 FEET TO A 3/8-INCH IRON ROD FOUND FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, N 0° 31' 54" E ACROSS THE SAID LOT 53, SAME BEING ALONG THE EAST BOUNDARY LINE OF A CALLED 0.4-ACRE TRACT OF LAND CONVEYED TO JOSEPH L. BEE AND KEVIN AND RECORDED IN DOCUMENT NUMBER 3037781, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 150.00 FEET TO A 3/8-INCH IRON ROD FOUND FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81° 25' 28" W ACROSS THE SAID LOT 53, TO A POINT ON THE WEST LINE OF THE SAID LOT 53, A DISTANCE OF 620.18 FEET TO A 3/8-INCH CAPPED IRON ROD SET, FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

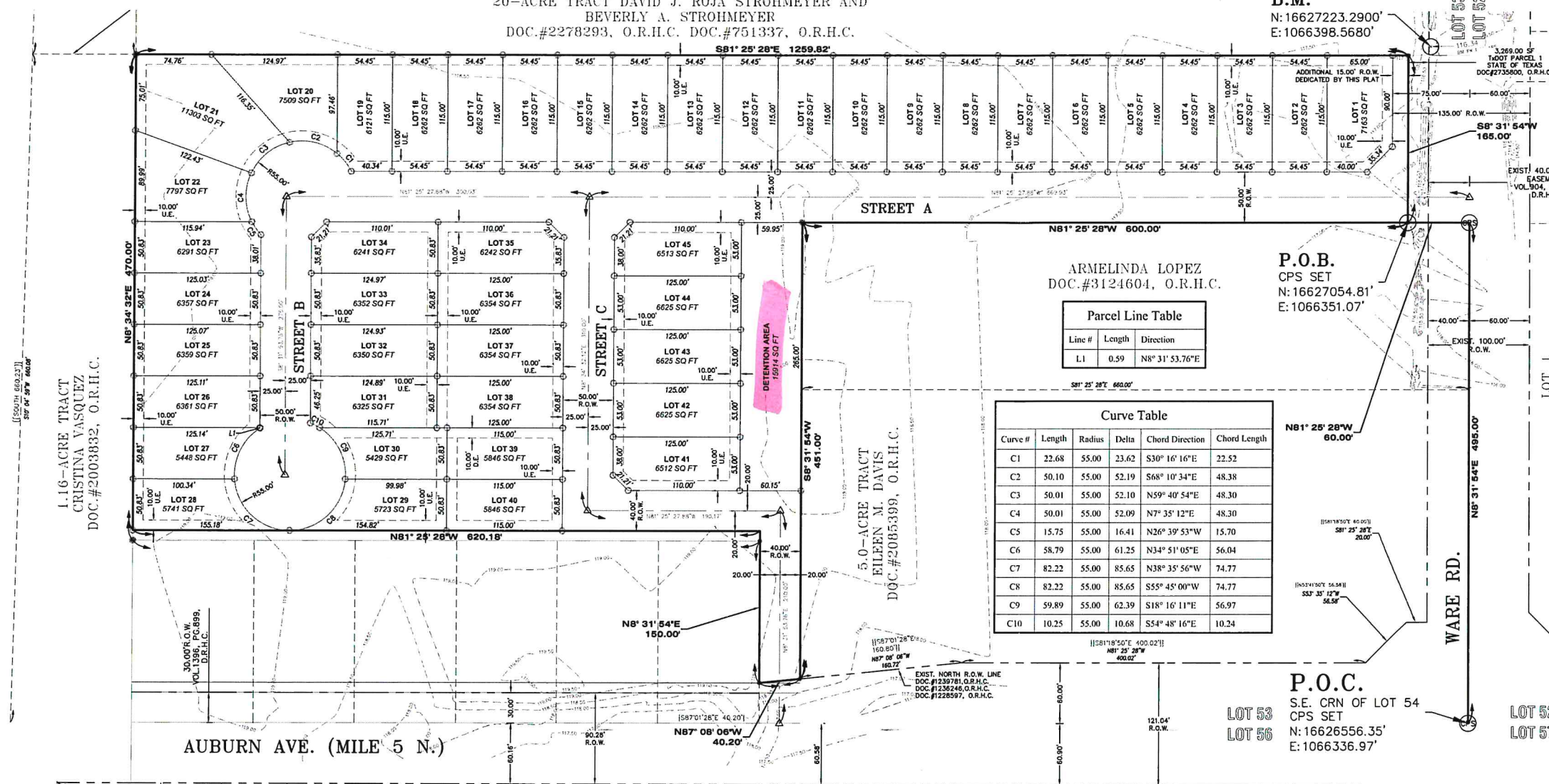
THENCE, N 0° 31' 54" E ALONG THE EAST BOUNDARY LINE OF THE SAID LOT 53, SAME BEING ALONG THE EAST BOUNDARY LINE OF A CALLED 1.1-ACRE TRACT OF LAND CONVEYED TO CRISTINA VASQUEZ, RECORDED IN DOCUMENT NUMBER 2003832, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, TO A POINT ON THE NORTH LINE OF THE SOUTH 20.00 ACRES OF THE SAID LOT 53, A DISTANCE OF 470.00 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 25' 28" E ACROSS THE SAID LOT 53, SAME BEING ALONG THE NORTH LINE OF THE SOUTH 20.00 ACRES OF THE SAID LOT 53, TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF WARE ROAD (I.M. ROAD 2220), A DISTANCE OF 125.82 FEET TO A 3/8-INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 0° 31' 54" E ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF WARE ROAD (I.M. ROAD 2220), A DISTANCE OF 165.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 9.53 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES:

- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.
- THE CORNER PINS ALONG AUBURN AVE. (MILE 5 NORTH) FOR LOTS 38, 39, 40, 71, 72, AND 73 ARE SET WITH AN OFF-SET OF 2 FT. INTO THE LOTS.
- THE CORNER PINS ALONG TAYLOR RD. FOR LOTS 1, 2, 3, 4, 117, 118, 119, 120 AND 121 ARE SET WITH AN OFF-SET OF 2 FT. INTO THE LOTS.
- THE CORNER PINS ALONG THE REAR SIDE FOR LOTS 4 THROUGH 38 ARE SET WITH AN OFF-SET OF 1 FT. INTO THE LOTS.
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT: 25 FT. OR GREATER FOR EASEMENTS, 20 FT. OR GREATER FOR EASEMENTS ONLY FOR LOTS 18, 20, 21, 36, 37, 74, 75, 115, 116, 117, AND 118.
REAR: 10 FT. OR GREATER FOR EASEMENTS.
INTERIOR SIDES: 5 FT. OR GREATER FOR EASEMENTS.
CORNER: 10 FT. OR GREATER FOR EASEMENTS.
GARAGE: 18 FT., EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- THE SUBDIVISION IS IN ZONE "H" (HO-HOME), AREAS DETERMINED OF MINIMAL FLOODING (NO SHADING) MAP COMMUNITY PANELS NO: 480334 0289 D MAP REVISED: JUNE 8, 2000.
- DRAINAGE DETENTION OF 166,800 OF OR 3.328 ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT BUDGET FOR THE DETENTION IN THE EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO.1 MISSION-MCALLEN LATERAL DRAIN DITCH.
- ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
- EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHOPS, TREES, AND OTHER PLANTINGS (EXCEPT LAWYER GROWN CORNER GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- THE CITY OF MCALLEN TO HAVE A 25'X25' SIDE OBSTRUCTION EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTERSECTION.
- 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG AUBURN AVENUE (5 MILE LINE ROAD) AND 4 FT. WIDE MINIMUM SIDEWALK ALONG NORTH TAYLOR ROAD, AND BOTH SIDES OF ALL INTERIOR STREETS.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG AUBURN AVENUE (5 MILE LINE ROAD) AND NORTH TAYLOR ROAD.
- CITY OF MCALLEN BENCHMARK (MCHT) A 30" ALUMINUM PIPE WITH A 3" BRASS MONUMENT CAP ON TOP, LOCATED APPROXIMATELY 29 FEET EAST FROM NORTH TAYLOR ROAD AND 650 FEET NORTH OF MILE 5, NORTHING:16828009.54221 EASTING:1081100.60350 NTRY=1140.02
- 6 FT. BUFFER REQUIRED FROM ADJACENT MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES ALONG AUBURN AVE. (5 MILE LINE ROAD) AND NORTH TAYLOR ROAD.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- ALL UTILITY AND DRAINAGE EASEMENTS TO BE LOCATED BY THIS PLAT, UNLESS STATED OTHERWISE.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- THIS SUBDIVISION IS SUBJECT TO A BLANKET EASEMENT RESERVATION IN FAVOR OF UNITED IRRIGATION DISTRICT AS SET FORTH IN DEED RECORDED IN DOCUMENTS 1915-490033, #1915-490281 & #1917-4609, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW CROSSING ANY IRRIGATION DISTRICT EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE, WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE UTILITY POLE, HOLE, WALL, FENCE, OPENING, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- DEVELOPER/OWNER'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 PRIVATE STREETS.
- AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SILVERADO MOON SUBDIVISION, RECORDS 003868, NEARLY ALL LOTS ARE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 OF THE SUBDIVISION ORDINANCE SHALL BE VOID.



ARMELINDA LOPEZ
DOC.#3124604, O.R.H.C.

Parcel Line Table

Line #	Length	Direction
L1	0.59	N8° 31' 53.76"E

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	22.68	55.00	23.62	S30° 16' 16"E	22.52
C2	50.10	55.00	52.19	S68° 10' 34"E	48.38
C3	50.01	55.00	52.10	N59° 40' 54"E	48.30
C4	50.01	55.00	52.09	N7° 35' 12"E	48.30
C5	15.75	55.00	16.41	N26° 39' 53"W	15.70
C6	58.79	55.00	61.25	N34° 51' 05"E	56.04
C7	82.22	55.00	85.65	N38° 35' 56"W	74.77
C8	82.22	55.00	85.65	S55° 45' 00"W	74.77
C9	59.89	55.00	62.39	S18° 16' 11"E	56.97
C10	10.25	55.00	10.68	S54° 48' 16"E	10.24

P.O.C.
S.E. CRN OF LOT 54
CPS SET
N:16626556.35'
E:1066336.97'

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE HAVEN HILL SUBDIVISION, DO HEREBY GRANT AN ACCESS AND EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREINAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, ALLEYS, AND EASEMENTS THEREON, SURFACE USE OF THE STREETS AND ALLEYS ARE RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, TO THE EMPLOYEES OF THE UTILITY OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

OMAR GARCIA (MANAGING MEMBER) DATE
FORTIS LAND COMPANY, LLC
222 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539

ROSEWOOD ESTATES
DOC.#3460007, M.R.H.C.

LIENHOLDER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND THE DESIGNATED HEREIN AS THE HAVEN HILL SUBDIVISION OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.

VICTOR SUSTAITA
LONE STAR NATIONAL BANK (ASSISTANT VICE-PRESIDENT)
500 E. HOLLANA AVENUE
MCALLEN, TEXAS 78504

**STATE OF TEXAS
UNITED IRRIGATION DISTRICT**

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS _____ DAY OF _____, 2024.

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

PRESIDENT _____ SECRETARY _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.21(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.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

**STATE OF TEXAS
COUNTY OF HIDALGO**

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

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

**STATE OF TEXAS
COUNTY OF HIDALGO**

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

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

**STATE OF TEXAS
COUNTY OF HIDALGO
MAYOR'S CERTIFICATE**

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

MAYOR, CITY OF MCALLEN DATE

STATE OF TEXAS - COUNTY OF HIDALGO

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

IVAN GARCIA P.E., R.P.L.S. DATE
REG. PROFESSIONAL ENGINEER No. 115662

SHARYLAND WATER SUPPLY CORPORATION

I, CARLOS LIMA, HEREBY CERTIFY THAT SHARYLAND WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER INFRASTRUCTURE FOR THE HAVEN HILL SUBDIVISION, LOCATED AT CITY OF MCALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DESIGN ENGINEER AND ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

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

CARLOS LIMA DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

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

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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

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, 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 MCALLEN AND HIDALGO COUNTY, TEXAS.

IVAN GARCIA P.E., R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR No. 6496
SURVEY FIRM No. 10194027

NAME	ADDRESS	PHONE & FAX
OWNER(S): FORTIS LAND COMPANY, LLC	222 W. UNIVERSITY DRIVE EDINBURG, TX. 78539	(956) 292-0008 (956) 292-0896
SURVEYOR: IVAN GARCIA	921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083

PLAT SHEET
HAVEN HILLS SUBDIVISION
CITY OF MCALLEN
HIDALGO COUNTY, TEXAS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON NOVEMBER 21, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

DATE: NOVEMBER 21, 2024
INSTRUMENT NUMBER: 308 24 028
FILED FOR RECORD IN HIDALGO COUNTY OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

IVAN GARCIA P.E., R.P.L.S. 115662
IVAN GARCIA P.E., R.P.L.S. 115662
H.G./Y.V. 11/21/24
SCALE: 1" = 60'
DATE: NOVEMBER 21, 2024
PROJECT: 308 24 028
REVISIONS:
PAGE NO: 1 OF 1

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

STATE OF TEXAS
COUNTY OF HIDALGO
PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO
MAYOR'S CERTIFICATE

STATE OF TEXAS - COUNTY OF HIDALGO

STATE OF TEXAS - COUNTY OF HIDALGO



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/12/2024

SUBDIVISION NAME: HAVEN HILL SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Ware Rd. (F.M. 2220) : Dedication as needed for 75 ft. from centerline for 150 ft. Total R.O.W.
 Paving: By the State Curb & gutter: By the State
 Revisions Needed:
 - Revise the Street name as shown above wherever applicable, prior to final.
 - Need to label the Total R.O.W., Existing R.O.W., etc. after accounting for any dedication. Use applicable arrow annotations to show this.
 - Need to label the width and dimensions of the TxDOT parcel acquisition to finalize R.O.W. dedication.
 - Need to label the Centerline (C.L.) of the road to determine the applicable R.O.W. dedication requirements, label these dimensions from Centerline, prior to final.
 - Include all applicable document numbers for R.O.W., easements, etc. on the plat and provide copies of these documents for staff review prior to final.
 **City of McAllen thoroughfare plan designates N. Ware Rd. as a High-Speed arterial with 150 ft. 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

Auburn Avenue (Mile 5 North): 60 ft. from centerline for 120 ft. ROW
 Paving: 65 ft. Curb & gutter: Both sides
 - Revise the Street name as shown above wherever applicable, prior to final.
 - Need to label the Total R.O.W., Existing R.O.W., etc. after accounting for any dedication. Use applicable arrow annotations to show this.
 - Need to label the Centerline (C.L.) of the road to determine the applicable R.O.W. dedication requirements, label these dimensions from Centerline, prior to final.
 - Include all applicable document numbers for R.O.W., easements, etc. on the plat and provide copies of these documents for staff review prior to final.
 - Disclaimer: R.O.W. varies on Auburn Ave.
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

Non-compliance

Internal Streets: 50 ft. ROW
 Paving: 32 ft. Curb & gutter: Both sides
 Revisions Needed:
 - Street names will need to be assigned prior to final approval.
 Disclaimer: Plat submitted on November 25, 2024 has the following streets labeled as streets A,B,C
 - Interior streets along lot 41 and South to Auburn Ave. only provide for 40 ft. of R.O.W. Revise plat to comply with minimum 50 ft. R.O.W.
 - On Street B, separate the Cul-De-Sac from the South boundary line.
 - Staff Reviewing requirement for N/S collector street. Revise plat as required to comply with requirement.
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

Non-compliance

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

<p>N/S 1/4 Mile Collector Street (West-Boundary) - Dedication as needed for 60 ft. of R.O.W. Paving: 40 ft. Curb & gutter: Both Sides - Staff reviewing requirement for N/S Collector Streets. Revise plat as required to comply with requirement. **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 1/4 Mile Collector Street (North-Boundary) - Dedication as needed for 60 ft. of R.O.W. Paving: 40 ft. Curb & gutter: Both Sides - Staff reviewing requirement for E/W Collector Street. Revise plat as required to comply with requirement. **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 - No stub-out streets provided to comply with the maximum block length requirements. **Subdivision Ordinance: Section 134-118</p>	<p>Non-compliance</p>
<p>* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118</p>	<p>Applied</p>
<p>* 600 ft. Maximum Cul-de-Sac Revisions Needed: - On Street B, separate Cul-De-Sac from the South Boundary line. - Staff reviewing Cul-De-Sac street as shown on plat submitted on November 25, 2024. - If Cul-De-Sac exceeds the 600 ft. Maximum length, must revise plat to comply with maximum length allowed. - If it exceeds the 600 ft. Maximum length and a variance is submitted, it will be subject to 40 ft. of paving. **Subdivision Ordinance: Section 134-105</p>	<p>Non-compliance</p>
<p>ALLEYS</p>	
<p>R.O.W.: 20 ft. Paving: 16 ft. *Disclaimer: As of plat submitted on November 25, 2024, Alleys are not being proposed. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106</p>	<p>NA</p>
<p>SETBACKS</p>	
<p>* Front: 25 ft. or greater for easements, whichever is greater applies. Revisions needed: - Include note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	<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. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Interior Sides: 6 ft. or greater for easements, whichever is greater applies. Revisions needed: - Include note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Side Corner: 10 ft. or greater for easements, whichever is greater applies. Revisions needed: Include note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	<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>

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

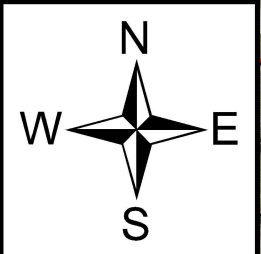
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p>SIDEWALKS</p>	
<p>* 4 ft. wide minimum sidewalk required on N. Ware Rd., Auburn Ave., & both sides of all interior streets. Also, both sides of Collector Streets as applicable. Revisions Needed: - Revise plat note #11 as shown above once finalized, prior to final. *Sidewalk requirement may increase to 5 ft. as 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.</p>	<p>Non-compliance</p>
<p>BUFFERS</p>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Ware Rd. Revisions needed: - Revise plat note # 14 as shown above once finalized, prior to final. - Other buffers may be required to comply with collector street requirements, 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>	<p>Non-compliance</p>
<p>NOTES</p>	
<p>* No curb cut, access, or lot frontage permitted along N. Ware Rd. Revisions needed: - Revise plat note #12 as shown above once finalized, prior to final. - Other streets may be included in restricting curb cuts once Collector Streets are abandoned, 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 streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 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</p>	<p>Non-compliance</p>
<p style="text-align: center;">These comments are for subdivision requirements only – additional requirements may apply at time of site plan review</p>	

LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area. Revisions needed: - All interior lots must be minimum 50 ft. wide except for corner lots. - Corner lots need to be minimum 54 ft. wide. Revise plat to be in compliance with width requirements. **Zoning Ordinance: Section 138-356	Applied
	Non-compliance
ZONING/CUP	
* Existing: AO (Agricultural and Open Space District) Proposed: R-1 (Single-Family Residential District) - Application for Zoning Change (REZ2024-0060) was submitted on November 15, 2024 and will be presented at the December 17, 2024 Planning & Zoning meeting. ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval. - Application for Zoning Change (REZ2024-0060) was submitted on November 15, 2024 and will be presented at the December 17, 2024 Planning & Zoning meeting. ***Zoning Ordinance: Article V	Applied
	Required
PARKS	
* Land dedication in lieu of fee. - Based on the application submitted on 11/25/2024, 45 single-family residential lots are proposed. A park fee of \$700 per dwelling unit (\$31,500 total) is required prior to recording. The park fee is subject to change if the number of dwelling units changes. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. - Based on the application submitted on 11/25/2024, 45 single-family residential lots are proposed. A park fee of \$700 per dwelling unit (\$31,500 total) is required prior to recording. The park fee is subject to change if the number of dwelling units changes. * Pending review by the Parkland Dedication Advisory Board and CC. - Based on the application submitted on 11/25/2024, 45 single-family residential lots are proposed. A park fee of \$700 per dwelling unit (\$31,500 total) is required prior to recording. The park fee is subject to change if the number of dwelling units changes.	Required
	Required
	Required
TRAFFIC	
* As per Traffic Department, Trip Generation is required to determine if TIA is required, prior to final plat. * Traffic Impact Analysis (TIA) required prior to final plat.	Non-compliance
	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"> - Subdivision Name on the application is specified as "Haven Hill Subdivision" however, the engineer's title block on the right side refers to the project name as "Haven Hills Subdivision." Need to verify that the subdivision name is consistent throughout all applications, reports, paperwork, etc. - On the Owner's acknowledgement signature block, the wording being used is the one used for 'Private' Subdivisions, please make sure the wording required for 'Public' Subdivisions. - On the Owner's acknowledgement wording, there is a misspelling of the word alleys, it currently says "Allys." - On the Vicinity Map, make sure that the North Arrow is clearly visible, perhaps move it more to the left side of the vicinity map to help with its clarity. - Plat notes refer to various lot #'s that are above the # of lots presented on the plat. (e.g. Plat note #3 mentions lots 74,75,115,etc.) - On the plat, provide the legal description of the properties located directly North of Auburn Ave. <p>*Disclaimer: Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat, must be done prior to final. *Must comply with City's Access Management Policy.</p>	<p>Non-compliance</p>
RECOMMENDATION	
<p>RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.</p>	<p>Applied</p>

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



LOCATION

PRIVATE DR PRIVATE DR

53

PROPOSED HAVEN HILL SUBDIVISION

AUBURN AVE

AUBURN AVE

5 MILE RD.

AUBURN AVE

N WARE RD

DETENTION AREA
1.6714

25 26 27 28 29 30 31 32 33 34 35 36 37 38 39

61 62 63 64 65 66 67 68 69 70 71 72 73

ROSEWOOD ESTATES
SUBDIVISION

60 59 58 57 56 55 54 53 52 51 50 49 48

19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

56



WESTWOOD ONE

40 41 50 51

N. WARE ROAD

SUB2024-0131

City of McAllen Planning Department

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

Project Information

Subdivision Name HIDDEN GROVE ESTATES SUBDIVISION

Legal Description 5.492 acres, being a part or portion out of Lots 11 & 12, Ebony Heights Citrus Groves Uni No. One, accoring to the plat thereof recorded in Vol 5, Page 39, H.C.M.R

Location West ROW of North 2nd Street; approximately 485.00' south of Northgate Lane

City Address or Block Number 8601 N. 2nd Street

Total No. of Lots 9 Total Dwelling Units 8 Gross Acres 5.492 Net Acres _____

Public Subdivision/ Private and Gated / Private but Not Gated within ETJ: Yes/ No ^{EC}

For Fee Purposes: Commercial (Acres)/ Residential (8 Lots) Replat: Yes/ No

Existing Zoning R-1 Proposed Zoning R-1 Applied for Rezoning No/ Yes: Date _____

Existing Land Use Vacant Proposed Land Use Single-Family Residential

Irrigation District # HCID#2 Water CCN: MPU/ Sharyland Water SC Other _____

Agricultural Exemption: Yes/ No Parcel # 162767

Estimated Rollback Tax Due 6,962.73 Tax Dept. Review APG

Owner

Name Millennial Bear Farms LLC Phone c/o (956) 381-0981

Address 7310 North Highway 281 E-mail: _____ ^{EC}

City Edinburg State TX Zip 78540

Developer

Name J&D Produce Inc Phone (c/o (956) 381-0981

Address PO Box 1548 E-mail: _____ ^{EC}

City Edinburg State TX Zip 78540

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

Engineer

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

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

City Edinburg State TX Zip 78541

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

Surveyor

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

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

City Edinburg State TX Zip 78541

RECEIVED
DEC 05 2024
BY OC

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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)

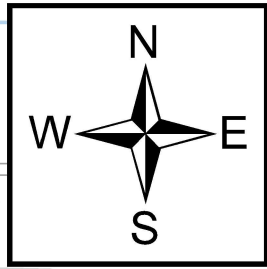
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 11.14.2024

Print Name Mario A Reyna, P.E.

Owner Authorized Agent

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



11

HOBBS RD.

HOBBS RD

12

LOCATION

LOT 1
CAROLINA
SUBDIVISION

3

NORTHGATE LN.

14

13

11

LOT 1
EBONY CENTER
SUBDIVISION
LOT 2

GROVES

PROPOSED HIDDEN
ESTATES SUBDIVISION

LIMAS
SUBDIVISION
LOT 1

THE ESTATES
AT ORANGEWOOD NORTH
SUBDIVISION

N 2ND ST

3

FRONTERA RD

FRONTERA

ORANGEWOOD NORTH
SUBDIVISION

SUBDIVISION

EMORY AVE.

VIA CANTERA

SUBDIVISION

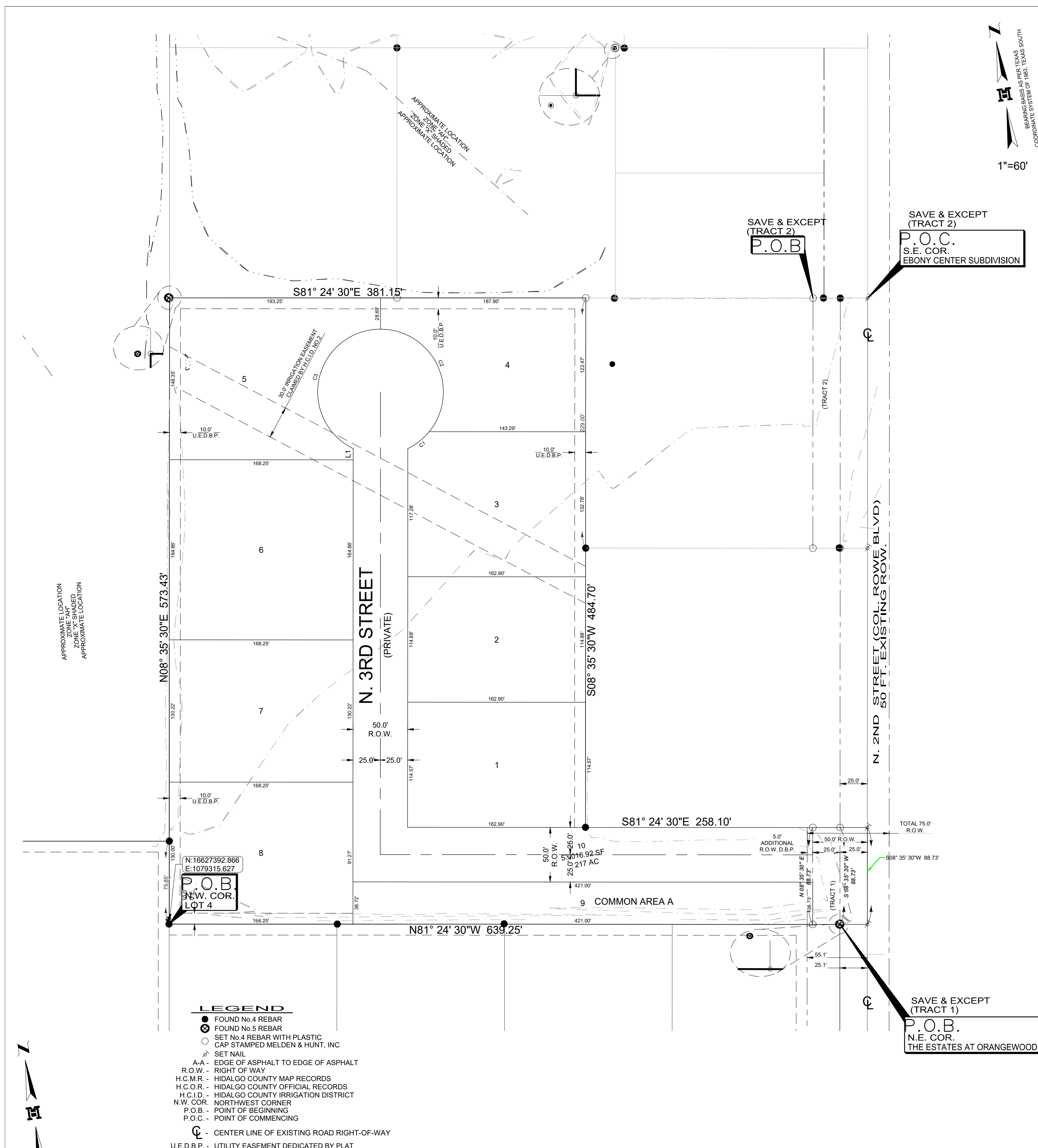
8

4

PLAT OF HIDDEN GROVE ESTATES SUBDIVISION (PRIVATE)

PLAT SHOWING
5.492 ACRES OUT OF LOTS 11 AND 12, EBONY HEIGHTS
CITRUS GROVES UNIT NO. ONE, VOLUME 5, PAGE 39,
H.C.M.R. CITY OF MCALLEN HIDALGO COUNTY, TEXAS

1"=60'
BARRINGTON & ASSOCIATES, INC. TEXAS
REGISTERED PROFESSIONAL SURVEYORS
COMMERCIAL DISTRICT OF H&M TEXAS 00714



METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 5.492 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOTS 11 AND 12, EBONY HEIGHTS CITRUS GROVES UNIT NO. ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 39, HIDALGO COUNTY MAP RECORDS, WHICH SAID 5.492 ACRES WERE CONVEYED TO MILLENNIAL BEAR FARMS, L.L.C. BY VIRTUE OF SPECIAL WARRANTY DEED WITH VENDORS LIEN RECORDED UNDER DOCUMENT NUMBER 3067851 AND DOCUMENT NUMBER 3067864, HIDALGO COUNTY OFFICIAL RECORDS, SAID 5.492 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND [NORTHING: 16627392.866, EASTING: 1079315.627] AT THE NORTHWEST CORNER OF LOT 4, THE ESTATES AT ORANGEWOOD NORTH, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2705403, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF THIS TRACT:

1. THENCE, N 08° 35' 30" E ALONG THE EAST LINE OF LOT 5 OF SAID THE ESTATES AT ORANGEWOOD NORTH, AT A DISTANCE OF 75.85 FEET PASS A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 5, CONTINUING A TOTAL DISTANCE OF 573.42 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 5 REBAR FOUND BEARS N 81° 24' 30" E A DISTANCE OF 0.80 FEET, FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 81° 24' 30" E A DISTANCE OF 381.15 FEET TO A NO. 4 REBAR SET, FOR THE NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 08° 35' 30" W AT A DISTANCE OF 229.00 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 484.70 FEET TO A NO. 4 REBAR FOUND, FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, S 81° 24' 30" E AT A DISTANCE OF 208.10 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. COLONEL ROWE BLVD.-N. 2ND STREET, AND BEING THE NORTHWEST CORNER OF A SAVE & EXCEPT TRACT CONVEYED TO THE CITY OF MCALLEN BY VIRTUE OF A WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 1598590, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 233.10 FEET PASS A NO. 4 REBAR SET AT THE NORTHEAST CORNER OF SAID SAVE & EXCEPT TRACT, CONTINUING A TOTAL DISTANCE OF 258.10 FEET TO A NAIL SET ON THE EAST LINE OF SAID LOT 11 AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF N. COLONEL ROWE BLVD.-N. 2ND STREET, FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, S 08° 35' 30" W ALONG THE EAST LINE OF SAID LOT 11 AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF N. COLONEL ROWE BLVD.-N. 2ND STREET, A DISTANCE OF 88.73 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
6. THENCE, N 81° 24' 30" W AT A DISTANCE OF 25.00 FEET PASS A NO. 4 REBAR SET AT THE SOUTHEAST CORNER OF SAID SAVE & EXCEPT TRACT AND THE NORTHEAST CORNER OF SAID THE ESTATES AT ORANGEWOOD NORTH FROM WHICH A NO. 5 REBAR FOUND BEARS N 22° 56' 42" W A DISTANCE OF 0.32 FEET, AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. COLONEL ROWE BLVD.-N. 2ND STREET, AND ON THE SOUTHWEST CORNER OF SAID SAVE & EXCEPT TRACT, CONTINUING A TOTAL DISTANCE OF 839.25 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.543 ACRES OF LAND, OF WHICH 0.051 OF ONE ACRE LIES WITHIN SAID SAVE AND EXCEPT TRACT, LEAVING THE 5.492 ACRES HEREIN DESCRIBED, OF WHICH 0.051 OF ONE ACRE LIES WITHIN THE PREVIOUS EXISTING RIGHT-OF-WAY OF N. COLONEL ROWE BLVD.-N. 2ND STREET, LEAVING AN EXISTING NET OF 5.441 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT:
A TRACT OF LAND CONTAINING 0.051 OF ONE ACRE SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 11, EBONY HEIGHTS CITRUS GROVES UNIT NO. ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 39, HIDALGO COUNTY MAP RECORDS, WHICH SAID 0.051 OF ONE ACRE OUT OF A CERTAIN TRACT CONVEYED TO THE CITY OF MCALLEN BY VIRTUE OF A WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 1598590, HIDALGO COUNTY OFFICIAL RECORDS, SAID 0.051 OF ONE ACRE ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND [NORTHING: 16627392.866, EASTING: 1079315.627] AT THE NORTHWEST CORNER OF LOT 4, THE ESTATES AT ORANGEWOOD NORTH, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2705403, HIDALGO COUNTY MAP RECORDS:

THENCE, S 81° 24' 30" E AT A DISTANCE OF 248.65 FEET PASS THE EAST LINE OF LOT 12 AND THE WEST LINE OF LOT 11 OF SAID EBONY HEIGHTS CITRUS GROVES UNIT NO. ONE, CONTINUING A TOTAL DISTANCE OF 589.25 FEET FOR THE SOUTHWEST CORNER OF THIS TRACT:

1. THENCE, N 08° 35' 30" E ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N. COLONEL ROWE BLVD.-2ND STREET, A DISTANCE OF 88.73 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 81° 24' 30" E A DISTANCE OF 25.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 08° 35' 30" W AT A DISTANCE OF 88.73 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 5 REBAR BEARS N 22° 56' 42" W A DISTANCE OF 0.32 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 81° 24' 30" W ALONG THE NORTH LINE OF SAID THE ESTATES AT ORANGEWOOD NORTH, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.051 OF ONE ACRE OF LAND, MORE OR LESS.

- LEGEND**
- FOUND NO. 4 REBAR
 - FOUND NO. 5 REBAR
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
 - SET NAIL
 - A-A - EDGE OF ASPHALT TO EDGE OF ASPHALT
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
 - N.W. COR. - NORTHWEST CORNER
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - ⊖ - CENTER LINE OF EXISTING ROAD RIGHT-OF-WAY
 - U.E.D.B.P. - UTILITY EASEMENT DEDICATED BY PLAT

Lot Area Table		
Lot #	SQ. FT.	Area
1	18664.20	0.428
2	18713.41	0.430
3	21454.39	0.493
4	18477.80	0.424
5	23312.48	0.535
6	27737.27	0.637
7	21909.09	0.503
8	21872.08	0.502
9	16303.22	0.374

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	25.20'	57.50'	025° 06' 24"	N60° 16' 01"E	25.00'	12.80
C2	129.58'	57.50'	129° 07' 18"	N16° 50' 51"W	103.85'	120.88
C3	154.78'	57.50'	154° 13' 43"	S21° 28' 39"W	112.10'	251.35

Lot Line Table		
Line #	Length	Direction
L1	10.38'	S08° 35' 30"W

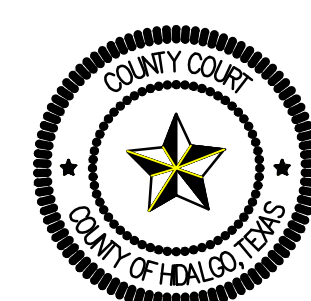


MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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

DRAWN BY: _____ A.A. DATE: 12-02-2024
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	MILLENNIAL BEAR FARM, L.L.C. JAMES V. BASSETTI	281 N. HIGHWAY	HIDALGO COUNTY, TX 7310		
ENGINEER:	MARIO A. REYNA P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839



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: 12/12/2024

SUBDIVISION NAME: HIDDEN GROVE ESTATES SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>N. 2nd Street (N. Col Rowe Blvd.): 60 ft. ROW required from centerline for 120 ft. total R.O.W. Paving: min. 65 ft. Curb & gutter: both sides Revisions needed: - Dedicating 55 ft. R.O.W. from centerline instead of the required 60 ft. R.O.W. Please clarify with staff. - Please provide staff with copy of existing R.O.W. documents for staff review prior to final. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not built prior to recording.</p>	Non-compliance
<p>Interior street: 50 ft. R.O.W. Paving: *40ft. Curb & gutter: both sides *40 ft. of pavement would be required. If variance is requested for Cul-De-Sac street exceeding the 600 ft. length, it would be subject to that 40 ft. of pavement. Revisions needed: - R.O.W. for gate area needs to be increased to 65 ft. to accommodate all gate and related improvements. - Knuckle to be provided on the internal street. - Need to label the Center Line (C.L.) of internal street. - Show the R.O.W. diameter at the Cul-De-Sacs and provide a paving layout for staff review prior to final. - Need to provide Gate Details for staff review prior to final. - Street name will be established prior to final. Finalize street name requirement prior to final **Disclaimer: H.C.I.D. No. 2 easement falls on top of the internal street. Abandonment cannot be done by plat, must be done by a separate document. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not built prior to recording.</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
<p>* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118</p>	NA

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

<p>* 600 ft. Maximum Cul-de-Sac. - Provide Cul-De-Sac details prior to final. - Provide Cul-De-Sac Radius width and length on the plat. - Subdivision layout does not appear to comply with the 600 ft. Cul-De-Sac block length requirement, please revise accordingly prior to final. If no changes please submit a variance request for 600 ft. maximum block length requirement. - If variance is requested for Cul-De-Sac street exceeding the 600 ft. length, if variance is approved it would be subject to that 40 ft. of pavement. **Subdivision Ordinance: Section 134-105</p>	<p>Non-compliance</p>
<p>ALLEYS</p>	
<p>ROW: 20 ft. Paving: 16 ft. *Disclaimer: As of plat submitted on December 5, 2024, Alleys are not being proposed. *Alley/service drive easement required for commercial properties. **Subdivision Ordinance: Section 134-106"</p>	<p>NA</p>
<p>SETBACKS</p>	
<p>* Front: 25 ft. or greater for easements, whichever is greater applies. Revisions needed: - Include note as shown above prior to final. *Zoning Ordinance: Section 138-356"</p>	<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. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Interior Sides: 6 ft. or greater for easements, whichever is greater applies. Revisions needed: - Include note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Side corner: 10 ft. or greater for easements, whichever is greater applies. Revisions needed: - Include note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Garage: 18 ft. except where a greater setback is required; greater setback applies. *Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p>SIDEWALKS</p>	
<p>* 4 ft. wide minimum sidewalk required on the west side of N. 2nd Street (Col. Rowe Blvd.) and both sides of all interior streets. Revisions needed: - Revise plat #6 as shown above prior to final. ***Sidewalk requirement may increase to 5 ft. as per Engineering Department 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>

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

BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. 2nd Street. Revisions Needed: - Revise plat note # 7, include note as shown above with wording to be finalized prior to final. *Landscaping Ordinance: Section 110-46.</p>	Non-compliance
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along N. 2nd Street. - Revisions Needed: - Revise note #10 as shown above prior to final. **As per Traffic Department, "No curb cuts will be allowed along N. 2nd street for any individual lots..." Contact traffic department for more details. **Must comply with City Access Management Policy.</p>	Non-compliance
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	NA
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions needed: - Revise plat note #9 as shown above, note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final. - For Lot 9/Common Area A, please clearly label the lot as lots may only one have one letter/number, revise the lot name prior to final.</p>	Non-compliance
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	NA
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revisions Needed: - Add a plat note as shown above prior to final. **Section 134-168 applies if private subdivision is proposed. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	Non-compliance
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Revisions needed: - HOA covenants would need to be submitted for staff review. - Need to add a plat note with a space to cross-reference the recorded HOA document number. **Section 134-168 applies if private subdivision is proposed. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	Required

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. Lot dedication min. 25 frontage on street. **Zoning Ordinance: Section 138-356	Required
ZONING/CUP	
* Existing: R-1 (Single-Family Residential District) Proposed: R-1 (Single-Family Residential District) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
As per plat submitted on December 5, 2024, plat depicts 8 residential lots, a request to pay park fees in lieu of land dedication for the Hidden Grove Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$2,800) are based on the \$350 per 8 proposed dwelling units, which is needed prior to recording, and \$350 per 8 dwelling units must be paid prior to building permit issuance . If the number of dwelling units increases, additional park fees will apply. Revisions Needed: - Need to provide a plat note to reflect the approved park fee variance needed, prior to final/recording.	TBD
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on December 5, 2024, plat depicts 8 residential lots, a request to pay park fees in lieu of land dedication for the Hidden Grove Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$2,800) are based on the \$350 per 8 proposed dwelling units, which is needed prior to recording, and \$350 per 8 dwelling units must be paid prior to building permit issuance . If the number of dwelling units increases, additional park fees will apply. Revisions Needed: - Need to provide a plat note to reflect the approved park fee variance needed, prior to final/recording.	TBD
* Pending review by the City Manager's Office. As per plat submitted on December 5, 2024, plat depicts 8 residential lots, a request to pay park fees in lieu of land dedication for the Hidden Grove Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$2,800) are based on the \$350 per 8 proposed dwelling units, which is needed prior to recording, and \$350 per 8 dwelling units must be paid prior to building permit issuance . If the number of dwelling units increases, additional park fees will apply. Revisions Needed: - Need to provide a plat note to reflect the approved park fee variance needed, prior to final/recording.	TBD
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - Trip Generation has been approved, no TIA required.	Applied

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

<p>* Traffic Impact Analysis (TIA) required prior to final plat. - Trip Generation has been approved, no TIA required.</p>	<p>NA</p>
<p>COMMENTS</p>	
<p>Comments: - Verify that the Metes & Bounds provided on the application match the bearings and distances labeled on the plat and plat boundary. - There are three distinct P.O.B. being shown on the plat, please clarify this so that it matches what was provided on the survey. - Contour lines on the plat are missing the elevations. - Application refers to subdivision name as "Hidden Grove Estates Subdivision" need to make sure that this subdivision title is reflected as such on all pertaining signature lines, reports, paperwork, etc. - Owner signature refers to the wording used for public subdivisions, but as per application and the plat shown, this subdivision will be for a private subdivision. Please clarify the wording to match for private subdivisions. *Disclaimer: Subdivision is labeled on the application as a private & gated subdivision. - Need to provide gate details for staff review prior to final. *Disclaimer: Additional R.O.W. may be required at the gate area to ensure gate standard requirements. - If owner is under an LLC, the most recent Secretary of State (SOS) Documents would need to be provided to verify the owner's signature. *If there are multiple owners on the LLC, owner's authorization letters would be required for each owner. - Need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, as it should read; _____ Chairman, Planning & Zoning Commission DATE - Disclaimer: Please verify, on the surveyor's signature line, there is a small misspelling on the surveyor's seal, it currently says "Registerd" - Please clarify with staff on the pertaining 30.0' Irrigation Easement claimed by the H.C.I.D. No. 2 - Any abandonments must be done by a separate instrument/document, cannot be abandoned by plat. - Ownership map of the surrounding properties needs to be provided for staff review prior to final, to ensure that no landlocked properties exist. - Needs to provide for a knuckle on the interior street by lot 8. - Please clarify with staff to determine how Lot 3 will be developed. - Disclaimer: Subdivision was previously processed as the Proposed Eagle's Nest Subdivision and was withdrawn by the Engineer on April 21, 2023. *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 & UTILITIES APPROVAL.</p>	<p>Applied</p>

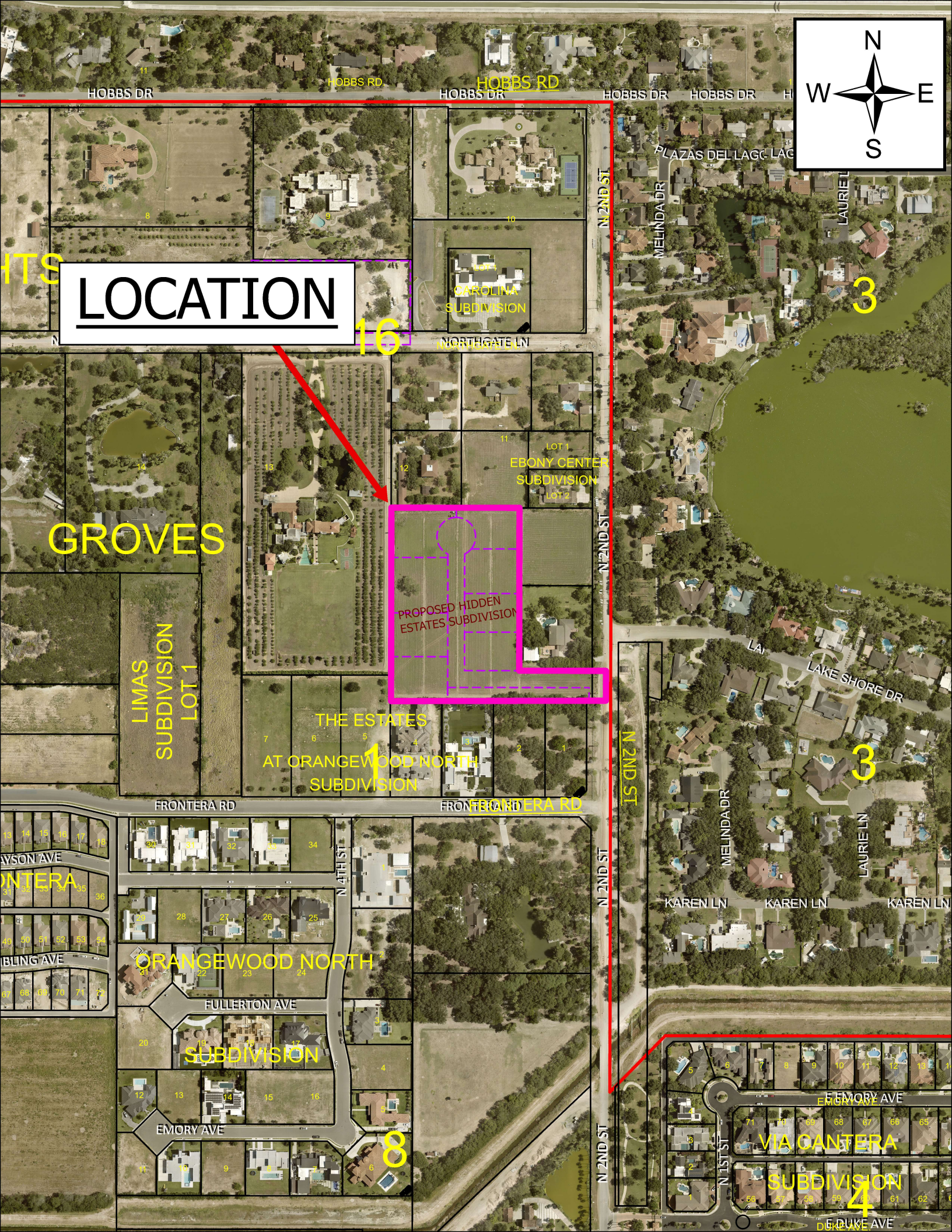
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review



LOCATION

GROVES

PROPOSED HIDDEN
ESTATES SUBDIVISION



HTS

16

3

1

3

8

4

SUB2024-0130

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>LOS ENCINOS ON TAYLOR</u>		
	Legal Description	<u>A 20.011 ACRE (871,672.32 SQ. FT) TRACT OF LAND, BEING OUT OF LOT 297 AND LOT 298, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS.</u>		
	Location	<u>EXISTING JOHN H. SHARY SUBDIVISION</u>		
	City Address or Block Number	<u>3324 North Taylor Road</u>		
	Total No. of Lots	<u>61</u>	Total Dwelling Units	<u>250</u>
		Gross Acres	<u>20</u>	Net Acres
	<input type="checkbox"/> Public Subdivision / <input checked="" type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated		within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial (<u> </u> Acres) / <input type="checkbox"/> Residential (<u>61</u> Lots)		Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	Existing Zoning	<u>R1 and R3T</u>	Proposed Zoning	<u>R-3A</u>
	Applied for Rezoning		<input checked="" type="checkbox"/> No / <input checked="" type="checkbox"/> Yes: Date <u>10/28/2024</u>	
Existing Land Use	<u>Vacant</u>	Proposed Land Use	<u>Multifamily Residential Apartments</u>	
Irrigation District #	<u>United Irrigation</u>	Water CCN:	<input checked="" type="checkbox"/> MPMU / <input type="checkbox"/> Sharyland Water SC / Other <u> </u>	
Agricultural Exemption:	<input type="checkbox"/> Yes / <input type="checkbox"/> No	Parcel #	<u> </u>	
Estimated Rollback Tax Due	<u> </u>	Tax Dept. Review	<u> </u>	
Owner	Name	<u>Jucame LLC</u>	Phone	<u>956-225-7595</u>
	Address	<u>2000 S. Main St</u>	E-mail	<u> </u>
	City	<u>McAllen</u>	State	<u>TX</u> Zip <u>78503</u>
Developer	Name	<u>Jorge Guerra</u>	Phone	<u>956-225-7595</u>
	Address	<u>2507 S. 41st Street</u>	E-mail	<u>jlgg64@hotmail.com</u>
	City	<u>McAllen</u>	State	<u>TX</u> Zip <u>78503</u>
	Contact Person	<u>Jorge Guerra</u>		
Engineer	Name	<u>BR Engineering PLLC</u>	Phone	<u>956-651-3637</u>
	Address	<u>813 N. Main Street, #626</u>	E-mail	<u>obautista@brengeeringcivil.com</u>
	City	<u>McAllen</u>	State	<u>TX</u> Zip <u>78501</u>
	Contact Person	<u>Oziel Bautista Reyna</u>		
Surveyor	Name	<u>Carrizales Land Surveying, LLC</u>	Phone	<u>956-567-2167</u>
	Address	<u>4807 Gondola Avenue</u>	E-mail	<u>jcarrizales@cls.land</u>
	City	<u>Edinburg</u>	State	<u>TX</u> Zip <u>78542</u>

AS

RECEIVED
 DEC 04 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.

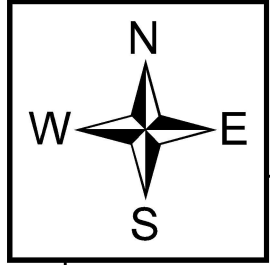
Signature _____ Date 12/4/24

Print Name JOSE GUEVIA

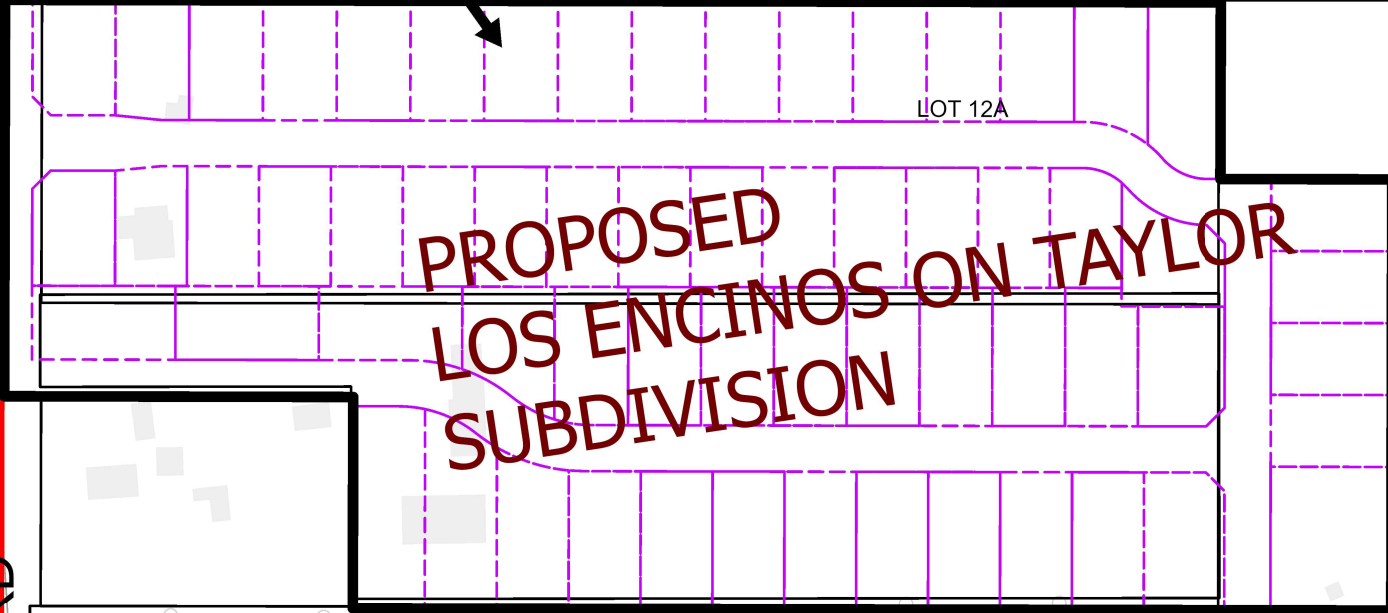
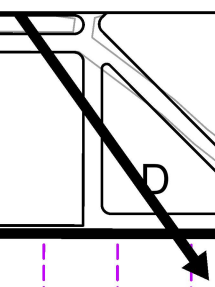
Owner Authorized Agent

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

307



LOCATION



**PROPOSED
LOS ENCINOS ON TAYLOR
SUBDIVISION**

297

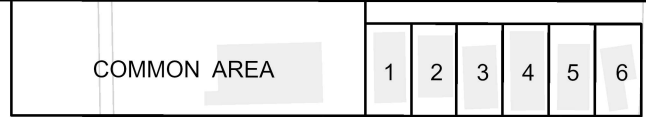
ADOBE WELLS MOBILE PARK

N TAYLOR RD

MILE 2 NORTH RD.

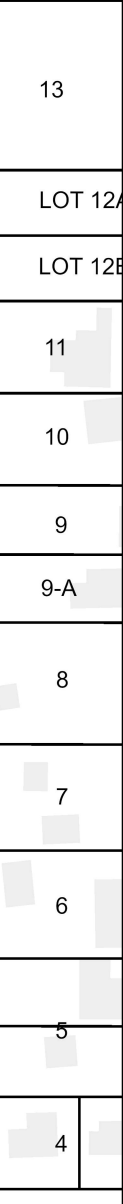


**LAS VILLAS DE CAMILA
SUBDIVISION**



COMMON AREA

CARNATION AVE.



13

LOT 12A

LOT 12B

11

10

9

9-A

8

7

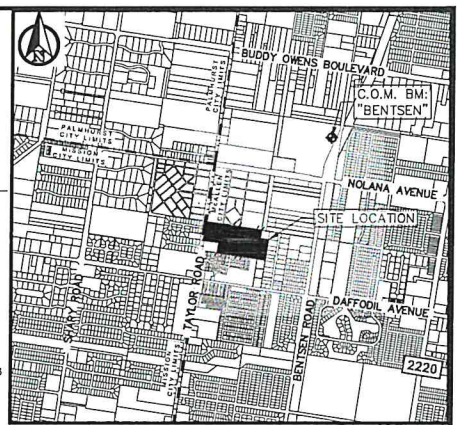
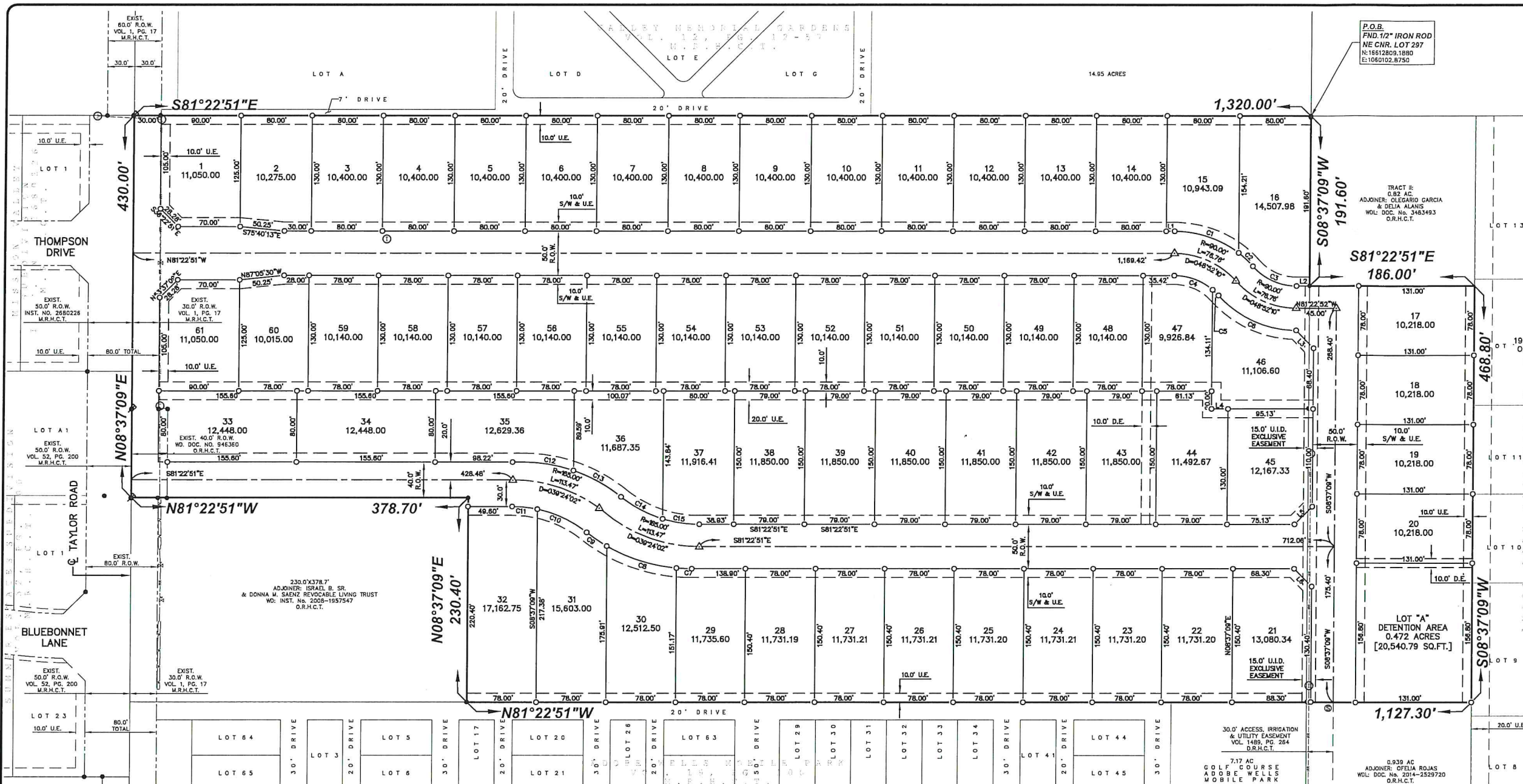
6

5

4

155

156



LOCATION MAP 1" = 2,000'
 MAP OF
LOS ENCINOS ON TAYLOR SUBDIVISION
 BEING A 20.01 ACRE [871,672.32 SQ.FT.] GROSS,
 19,692 ACRE [857,770.97 SQ.FT.] NET, TRACT OF LAND, BEING OUT
 OF LOT 297 AND LOT 298, JOHN H. SHARY SUBDIVISION, HIDALGO
 COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN
 VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BASIS OF BEARINGS:
 TEXAS STATE PLANE
 COORDINATE SYSTEM
 SOUTH ZONE 4205
 VERTICAL DATUM:
 NORTH AMERICAN
 VERTICAL DATUM 1988

GRAPHIC SCALE IN FEET: 1"=60'

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- LOT LINE
- ADJONER BOUNDARY 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 "CLS RPLS #6388"
- CALCULATED POINT
- POINT OF BEGINNING
- NORTH-EAST
- CORNER
- CORNER
- RIGHT OF WAY
- VOLUME
- PAGE
- DOCUMENT
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- SEWER & UTILITY EASEMENT
- EASEMENT
- GENERAL WARRANTY DEED
- WARRANTY DEED
- WARRANTY DEED W/ADJONER'S LIEN
- OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- MAP RECORDS HIDALGO COUNTY TEXAS
- DEED RECORDS HIDALGO COUNTY TEXAS
- UNITED IRRIGATION DISTRICT

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 ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF MCALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

MANUEL CARRIZALES
 TEXAS R.P.L.S. No. 8388
 TEXAS REG. SURVEYING FIRM No. 101194417

OWNER'S ACKNOWLEDGMENT
 STATE OF TEXAS
 COUNTY OF HIDALGO

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

JICAME LLC, CARLOS ALBERTO DEL VALLE, MEMBER
 2000 S. MAIN STREET
 MCALLEN, TEXAS 78503
 HIDALGO COUNTY

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 AND ZONING COMMISSION DATE

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

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: FLOOD ZONE "C" DESCRIBED AS "AREAS OF MINIMAL FLOODING" COMMUNITY-PANEL NUMBER 460334 0400 C EFFECTIVE DATE: NOVEMBER 16, 1989 MINIMUM BUILDING SETBACK LINES AS PER CITY OF MCALLEN ORDINANCE.
- FRONT: 25.00' OR GREATER FOR EASEMENTS OR SITE PLAN REAR: 10.00' OR GREATER FOR EASEMENTS OR SITE PLAN INTERIOR SIDES: 6.00' OR GREATER FOR EASEMENTS OR SITE PLAN SIDE CORNER: 10.00' OR GREATER FOR EASEMENTS OR SITE PLAN 18.00' EXCEPT WHEREVER 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: 30,000 C.F. (3.88 AC.FT.) BENCHMARK IS CITY OF MCALLEN BENCHMARK "SPRAGUE" MONUMENT: STAINLESS STEEL, 3/8", COVERED WITH AN ALUMINUM LOG CAP, LOCATED INSIDE THE WATER TREATMENT PLANT. [SEE LOCATION MAP FOR APPROXIMATE LOCATION]
- PUBLISHED DATA: CITY OF MCALLEN BENCHMARK "BENTSEN" ELEVATION = 123.99 COORDINATES: TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 83, US SURVEY FEET SRID: NAD83H19150858 E=1061694.219109
- 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG TAYLOR ROAD AT TIME OF SUBDIVISION CONSTRUCTION.
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS AT TIME OF BUILDING PERMIT STAGE.
- 6 FT. ORDAINE BUFFER REQUIRED BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG TAYLOR ROAD.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR UNDESIRABLE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

METES AND BOUNDS DESCRIPTION:

BEING A 20.011 ACRE [871,672.32 SQ.FT.] GROSS, 19,692 ACRE [857,770.97 SQ.FT.] NET, TRACT OF LAND, BEING OUT OF LOT 297 AND LOT 298, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, AS REFERRED AND CONVEYED TO JICAME, LLC, BY VIRTUE OF GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3599882 AND GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3599843, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 20.011 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A HALF (1/2)-INCH IRON ROD [N:18612809.1880, E:106102.8750] FOUND BEING THE NORTHWEST CORNER OF SAID LOT 297 AND THE NORTHWEST CORNER OF SAID LOT 298, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE SOUTH 08 DEGREES 37 MINUTES 09 SECONDS WEST ALONG THE COMMON LINE OF SAID LOT 297 AND LOT 298, A DISTANCE OF 1,320.00 FEET TO A HALF (1/2)-INCH IRON ROD WITH CAP STAMPED "WELDEN & HUNT" FOUND FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08 DEGREES 37 MINUTES 09 SECONDS WEST PARALLEL TO THE WEST LINE OF SAID LOT 298 A DISTANCE OF 468.80 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "CLS RPLS #6388" SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08 DEGREES 37 MINUTES 09 SECONDS WEST PARALLEL TO THE WEST LINE OF SAID LOT 298 A DISTANCE OF 30.00 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "CLS RPLS #6388" SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81 DEGREES 22 MINUTES 51 SECONDS WEST A DISTANCE OF 1,127.30 FEET TO A HALF (1/2)-INCH IRON ROD WITH CAP STAMPED "WELDEN & HUNT" FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 08 DEGREES 37 MINUTES 09 SECONDS EAST PARALLEL TO THE WEST LINE OF SAID LOT 297 A DISTANCE OF 230.40 FEET TO A HALF (1/2)-INCH IRON ROD WITH CAP STAMPED "WELDEN & HUNT" FOUND FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81 DEGREES 22 MINUTES 51 SECONDS WEST AT A DISTANCE OF 336.70 FEET TO A HALF (1/2)-INCH IRON ROD WITH CAP STAMPED "WELDEN & HUNT" FOUND AT THE EAST RIGHT OF WAY LINE OF SAID TAYLOR ROAD, AT A DISTANCE OF 348.70 FEET PASS A HALF (1/2)-INCH IRON ROD WITH CAP STAMPED "WELDEN & HUNT" FOUND AT THE EAST RIGHT OF WAY LINE OF SAID TAYLOR ROAD CONTINUING A TOTAL DISTANCE OF 374.70 FEET TO A MAG-NAIL FOUND ON THE WEST LINE OF SAID LOT 297 FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE NORTH 08 DEGREES 37 MINUTES 09 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 297 A DISTANCE OF 430.00 FEET TO THE POINT OF BEGINNING CONTAINING 20.011 ACRES [871,672.32 SQ. FT.] OF LAND, MORE OR LESS.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	9.42	S81°22'51"E
L2	15.00	S81°22'52"E
L3	28.28	S36°22'51"E
L4	17.87	N81°22'51"W
L5	28.28	S53°37'09"W
L6	28.28	N36°22'51"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	75.99'	115.00'	037°51'33"	S82°27'05"E	74.81'
C2	22.10'	115.00'	011°00'38"	S38°01'00"E	22.06'
C3	55.44'	65.00'	048°52'10"	S56°56'47"E	53.78'
C4	46.43'	65.00'	040°55'25"	N60°55'09"W	45.45'
C5	9.01'	65.00'	007°56'45"	S36°29'04"E	9.01'
C6	98.09'	115.00'	048°52'10"	S56°56'47"E	95.14'
C7	17.12'	190.00'	005°09'48"	N78°47'58"W	17.12'
C8	82.48'	190.00'	024°52'16"	N83°46'56"W	81.83'
C9	27.46'	190.00'	008°16'50"	N47°12'23"W	27.44'
C10	61.67'	135.00'	028°10'22"	N58°09'09"W	61.13'
C11	28.61'	135.00'	012°08'32"	N75°18'36"W	28.56'
C12	58.44'	178.50'	018°58'18"	S71°53'43"E	58.17'
C13	61.23'	178.50'	019°52'31"	S52°28'20"E	60.92'
C14	53.23'	140.00'	021°47'08"	S53°25'30"E	52.91'
C15	41.69'	140.00'	017°03'39"	S72°51'02"E	41.53'

STATE OF TEXAS
 COUNTY OF HIDALGO
 CERTIFICATION OF ENGINEER

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

OZEL BAUTISTA REYNA, PE
 TEXAS LICENSED PROFESSIONAL ENGINEER No. 144874

STATE OF TEXAS
 COUNTY OF HIDALGO

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

NOTARY PUBLIC

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

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: JICAME, LLC, CARLOS ALBERTO DEL VALLE & JUAN MANUEL GUERRA ELIZONDO	2000 S. MAIN STREET	MCALLEN, TX 78503	956.225.7595
ENGINEER: OZEL BAUTISTA REYNA, PE	913 N. MAIN STREET, #626	MCALLEN, TX 78501	956.651.3837
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVENUE	EDINBURG, TX 78542	956.567.2187

CERTIFICATE OF APPROVAL
 UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE _____ DAY OF _____, 20____.

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

ATTEST: _____ SECRETARY

STATE OF TEXAS
 COUNTY OF HIDALGO

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

NOTARY PUBLIC

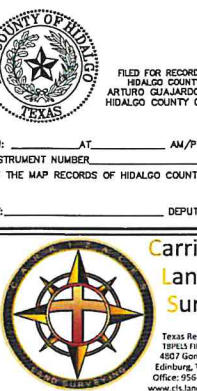
FILED FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUJARDO, JR.
 HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

DATE OF PREPARATION: 12.2.2024
 SHEET NO. 02
 PROJECT: 1042180

NO. DATE DESCRIPTION BY



Carrizales
 Land
 Surveying, LLC

Texas Registered Surveying Firm
 TPRLS#1904 No. 274950
 4507 Gondola Avenue
 Edinburg, TX 78542
 Office: 956-567-2187
 www.ctsland.com

McAllen, TX 78501
 Mobile: 556-651-3637

BR
 ENGINEERING

TPRLS#1904 No. 274950
 813 N. MAIN STREET, #626
 Edinburg, TX 78542
 Mobile: 556-651-3637



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/11/2024

SUBDIVISION NAME: LOS ENCINOS ON TAYLOR

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Taylor Rd: 40 ft. ROW dedication needed from centerline for 80 ft. Total ROW Paving: 52 ft. Curb & gutter: Both Sides
 Revisions Needed:
 - Revise the street name label from "Taylor Road" to "N. Taylor Road" prior to final.
 - Provide a copy of the referenced documents for the existing ROW for staff review prior to final.
 - After documents received, staff will review 10 ft. additional ROW dedication needed as shown above prior to final.
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to recording
 **COM Thoroughfare Plan

Non-compliance

N. 47th/N. 48th Street (N/S Quarter Mile Collector) (east subdivision boundary): Dedication as needed for 60 ft. total ROW
 Paving: 40 ft. Curb & gutter: both sides
 Revisions needed:
 - Dedicate the required ROW dedication as shown above for a N/S quarter mile collector prior to final.
 - Clarify if the N/S interior street on the east side of the subdivision is proposed to be the required quarter mile collector prior to final. The subdivision is proposed to be private; however, the quarter mile collector could not be private. finalize the ROW requirement prior to final.
 - Submit an ownership map for the properties in vicinity on the north and east side. Staff will review to see if the alignment of the N/S interior street would be accepted as the required quarter mile collector prior to final. Any realignment must be finalized prior to final.
 - Clarify and resolve the overlap of 15 ft. UID Exclusive easement on the ROW dedication prior to final. ROW dedication may not overlap an easement to an irrigation easement.
 - A temporary turn around on the south side of the N/S interior street may be required by Fire and/or Public Works Department and must be finalized prior to final.
 - Staff will finalize the name of the streets prior to final.
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to recording.
 **COM Thoroughfare Plan

Non-compliance

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

<p>E/W Quarter Mile Collector (north subdivision boundary): Dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: - Dedicate the required ROW dedication as shown above for a E/W quarter mile collector prior to final. - Clarify if the E/W interior street on the north side of the subdivision is proposed to be the required quarter mile collector prior to final. The subdivision is proposed to be private; however, the quarter mile collector could not be private. finalize the ROW requirement prior to final. - Staff will review to see if the alignment of the E/W interior street would be accepted as the required quarter mile collector prior to final. Any realignment must be finalized prior to final. - Staff will finalize the name of the streets prior to final. - Show the range of the ROW, if there is a range and submit gate details to finalize the ROW requirements prior to final. - Show Thompson Drive Centerline and the distance between that centerline and the proposed street centerline prior to final. Street jogs with centerline offsets of less than 125 feet shall be avoided. - Staff will review the proposed curvature proposed on Lots 15, 16, 47, and 48. The curvature may need to be modified and/or extended to more lots on the west, 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>Interior Streets: 60 ft. ROW dedication Paving: 40 ft. Curb & gutter: both sides Revisions needed: - The interior street on the south side shows only 40 ft. of ROW. If the street is proposed to be private, 60 ft. dedication will be needed prior to final. - Name of the interior streets will be finalized by staff prior to final. - If the streets are private, "(Private Street)" must be written under the name of the streets prior to final. - Show the range of the ROW, if there is a range and submit gate details to finalize the ROW requirements prior to final. - Show Centerline of the streets on the west side of N. Taylor Road and the distance between that centerline and the proposed E/W streets prior to final. Street jogs with centerline offsets of less than 125 feet shall be avoided. **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 - Revise the subdivision layout to comply with the block range requirement prior to final. **Subdivision Ordinance: Section 134-118</p>	<p>Non-compliance</p>
<p>* 900 ft. Block Length for R-3C and R-3T Zone Districts **Subdivision Ordinance: Section 134-118</p>	<p>Applied</p>
<p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	<p>NA</p>

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

ALLEYS	
ROW: 20 ft. Paving: 16 ft. - Revise the layout to provide alleys for trash collection prior to final. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: 20 ft. or greater for easements or approved site plan, whichever is greater applies - Clarify/revise the setback note as shown above prior to final. - Proposing: 25 ft. or greater for easements or site plan **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10 ft. or greater for easements or approved site plan, whichever is greater applies - Revise the setback note as shown above prior to final. - Proposing: 10 ft. or greater for easements or site plan **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In accordance with the zoning ordinance or greater for easements or approved site plan, whichever is greater applies - Clarify/revise the setback note as shown above prior to final. - Proposing: 6 ft. or greater for easements or site plan **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: 10 ft. or greater for easements or approved site plan, whichever is greater applies - Revise the setback note as shown above prior to final. - Proposing: 10 ft. or greater for easements or site plan **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 on N. Taylor Road, N. 47th/N. 48th Street, both sides of all interior streets, and any other street as applicable. - Finalize the ROW requirements to finalize the plat notes #7 and #8 prior to final. - Sidewalk requirement may increase to 5 ft. as per Engineering Department. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, along N. Taylor Road, and other streets as applicable. - Finalize the ROW requirements to finalize the plat note 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 - Add a plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied

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

NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along N Taylor Road and other streets as applicable. - Finalize the ROW requirements to finalize the plat note 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. * 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. 	Applied
<ul style="list-style-type: none"> * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners/HOA and not the City of McAllen. - Add a plat note as shown above prior to final. 	Non-compliance
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	NA
<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. - A plat note to cross reference HOA will be required prior to final. - 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 	Non-compliance
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - A plat note to cross reference the HOA will be required prior to final. - 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 	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public/private streets - If the subdivision is private, "(Private Street)" label will be required under the name of the streets prior to final; however, quarter mile collectors cannot be private. **Subdivision Ordinance: Section 134-1 	Required
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-3A Proposed: R-3A ***Zoning Ordinance: Article V 	Applied
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	NA

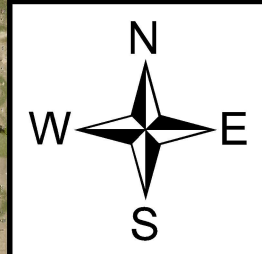
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

PARKS	
<p>* Land dedication in lieu of fee. - Based on the submitted application, 61 lots and 250 dwelling units are proposed. Clarify how many units on each lot is proposed prior to final. - Based on 250 dwelling units 3.975? acres of park land dedication will be needed prior to recording. If paying a park fee in lieu of land dedication is proposed, a variance letter addressing the Planning Director must be submitted and reviewed by the City Manger's Office. If the variance is approved, \$175,000 (250 x \$700) must be paid prior to recording.</p> <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. - Based on the submitted application, 61 lots and 250 dwelling units are proposed. Clarify how many units on each lot is proposed prior to final. - Based on 250 dwelling units 3.975? acres of park land dedication will be needed prior to recording. If paying a park fee in lieu of land dedication is proposed, a variance letter addressing the Planning Director must be submitted and reviewed by the City Manger's Office. If the variance is approved, \$175,000 (250 x \$700) must be paid prior to recording.</p> <p>* Pending review by City Manager's Office. - Based on the submitted application, 61 lots and 250 dwelling units are proposed. Clarify how many units on each lot is proposed prior to final. - Based on 250 dwelling units 3.975? acres of park land dedication will be needed prior to recording. If paying a park fee in lieu of land dedication is proposed, a variance letter addressing the Planning Director must be submitted and reviewed by the City Manger's Office. If the variance is approved, \$175,000 (250 x \$700) must be paid prior to recording.</p>	Required
	Applied
	TBD
TRAFFIC	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</p> <p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	Required
	TBD

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

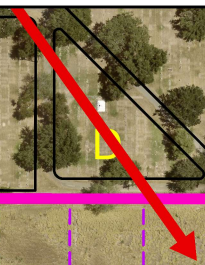
COMMENTS	
<p>Additional Comments:</p> <ul style="list-style-type: none"> - The submitted application fee is incorrect. The subdivision consists of 62 multifamily lots. An application fee of \$1,850 (\$300 base fee + \$25 per lot) is required and \$800 has been paid. Remaining balance of \$1,050 must be paid to continue the review process. - The submitted application proposes the subdivision to be private. Add "(Private Subdivision)" under the name of the subdivision in smaller font and "(Private Street)" under the name of the private Streets prior to final; however, quarter mile collectors cannot be private and must be public. - Clarify if the easements shown on the plat are existing or by a separate instrument. If they have been dedicated by a separate instrument, add the document number on the plat prior to final. - A plat note to reference that "all easements are dedicated by this plat unless stated otherwise" can be added in lieu of adding "by this plat" at the end of all easements dedicated by this plat. - Clarify if the 15 ft. UID Exclusive easement is existing or dedicated by this plat. If it is by a separate instrument, add the document number on the plat prior to final. - Clarify and resolve the overlap of 15 ft. UID Exclusive easement on the ROW dedication prior to final. - Any abandonment must be done by a separate instrument, not by plat. - Clarify if the 30 ft. Irrigation and utility easement shown on the south side of the subdivision extends to this subdivision or not prior to final. - Based on the submitted application, 61 lots and 250 dwelling units are proposed. Clarify how many units on each lot is proposed prior to final. - Legal Description of all adjacent lots on all sides, including the properties on the west side of N. Taylor Road, is needed prior to final. - Clarify the dashed line shown on the west side of Lot 33 prior to final. - Submit gate details prior to final. Additional ROW (65 ft.) may be needed to fit all gate details prior to final. - Clarify if no easements are proposed on the east side of Lot 16, north side of Lot 17, south side of Lot "A", etc. prior to final. - Show and label how many fee of easement is proposed on the south side of Lot 20 and north side of Lot "A" prior to final. <p>*Must comply with City's Access Management Policy.</p>	<p>Non-compliance</p>
RECOMMENDATION	
<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



307

LOCATION



**PROPOSED
LOS ENCINOS ON TAYLOR
SUBDIVISION**

297

ADOBE WELLS MOBILE PARK

N TAYLOR RD

N TAYLOR RD

N TAYLOR RD

4100 RD

MILE 2 NORTH RD.

CARNATION AVE.

**LAS VILLAS DE CAMILA
SUBDIVISION**

COMMON AREA



**UPDATE ON THE
ADOPTION OF THE
UNIFIED DEVELOPEMENT
CODE**

