

## **AGENDA**

### **PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, DECEMBER 19, 2023 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> FLOOR**

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

#### **CALL TO ORDER -**

#### **PLEDGE OF ALLEGIANCE -**

#### **INVOCATION -**

#### **1) MINUTES:**

- a) Approval/disapproval for the November 21, 2023 meeting
- b) Approval/disapproval for the December 5, 2023 minutes

#### **2) PUBLIC HEARING**

##### **a) CONDITIONAL USE PERMITS:**

1. Request of Jose A. Cordon, for a Conditional Use Permit, for one year, for a Portable Food Concession Stand (Charlie's Tasty Raspas) at Lot 1, All-In-One No. 4 Subdivision, Hidalgo County, Texas; 6221 N. 23rd Street **(CUP2023-0159)**.
2. Request of Eric Young, for a Conditional Use Permit, for one year, for a Portable Food Concession Stand (Young's Snow Wiz) at Lots 1-6, Block 1, La Lomita Terrace Subdivision, Hidalgo County, Texas; 1905 N. 23rd Street **(CUP2023-0162)**.
3. Request of Juan de Dios Hernandez, for a Conditional Use Permit, for one year, and adoption of an Ordinance for an Event Center at Lots 11 & 12, Spring Glen Subdivision, Hidalgo County, Texas, 628 North McColl Road **(CUP2023-0163)**
4. Request of Richard X. Perez, for a Conditional Use Permit, for one year, and adoption of an Ordinance for a smoke shop at Lot 1, Rooth Crossing Subdivision, Hidalgo County, Texas, 2825 Pecan Boulevard, Suite D. **(CUP2023-0165)**

##### **b) REZONING:**

1. Rezoning from A-O (agricultural and open space) District to R-3T (multifamily residential townhomes) District: 0.64 acre tract of land being out of Lot 10, Section 13, and 1.655 acre tract of land being out of Lot 10 and Lot 15, Section 13, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 7601 North 7th Street (East). **(REZ2023-0055)**
2. Rezone from C-3 (general business) District to C-4 (commercial-industrial) District: Lot 1, D. Castilla Subdivision, Hidalgo County, Texas; 1809 South 23rd Street. **(REZ2023-0057)**
3. Rezone from R-3A (multifamily residential apartment) District to C-4 (commercial-industrial) District: 2.781 acres out of Lot 150, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 4117 Highway 83 (rear). **(REZ2023-0054)**
4. Rezone from C-3 (general business) District to C-4 (commercial-industrial) District: 1.895 acres out of Lot 150, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 4117 Highway 83 (front). **(REZ2023-0058)**

c) SUBDIVISION:

1. Phares Subdivision Lot 5A, 2128 Cedar Avenue, Javier Martinez & Maria P. Hinojosa de Martinez **(SUB2023-0136) (FINAL) RDE**

3) CONSENT:

- a) Victoria's Oaks Subdivision, 2700 North Taylor Road, Victoria Alvarez **(SUB2023-0131) (FINAL) JHE**
- b) Nemont Estates Phase II Subdivision, 7100 Mile 6 Road, Nemont Estates II, LP **(SUB2022-0087) (REVISED FINAL) BIG**
- c) McAllen South Industrial Park Subdivision, 1501 Military Highway, MSIP Affiliates Ltd. **(SUB2021-0045) (REVISED FINAL) SEC**
- d) Fenix Estates Subdivision, 1000 East El Rancho Road, Mata G. Construction Inc. **(SUB2023-0109) (FINAL) OIME**

4) SUBDIVISIONS:

- a) Harvest Creek at Ware Phase I Subdivision, 2301 North Ware Road, Erickson Construction **(SUB2023-0011) (REVISED FINAL) M&H**
- b) Mayberry Hills Subdivision, 10400 North Mayberry Road, KABE Builders, LLC **(SUB2022-0053) (REVISED PRELIMINARY) MAS**
- c) Villas at Northgate Subdivision, 1701 Northgate Lane, Lourdes Gabriella Vela **(SUB2023-0087) (REVISED PRELIMINARY) (TABLED ON 11/21/2023 & 12/5/2023) RDE**
- d) Club Addition Subdivision, 135 Quince Avenue, Heir Fund LLC **(SUB2023-0135) (PRELIMINARY) AEC**



- e) Parke at Nolana Subdivision, 3200 Nolana Avenue, Corporate Asset Partners LLC  
**(SUB2022-0077) (REVISED PRELIMINARY SIX-MONTH EXTENSION) M&H**
- f) McAllen City Center Subdivision, 1300 South 10th Street, McAllen City Center, Ltd.  
**(SUB2023-0032) (REVISED PRELIMINARY) SEC**
- g) RGV Cold Storage Boralis Subdivision, 1100 Military Highway, St. John River Group  
**(SUB2023-0134) (PRELIMINARY) CHLH**
- h) McAllen Convention Center Lots 1B-1E Subdivision, 3400 Expressway 83, Palm Crossing  
II **(SUB2023-0137) (PRELIMINARY) KH**

**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.

Planning and Zoning Commission Regular Meeting

November 21, 2023

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CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday November 21, 2023, at 3:30p.m. at the McAllen City Hall, 3<sup>rd</sup> Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

Present:	Michael Fallek	Chairperson
	Marco Suarez	Member
	Emilio Santos Jr.	Member
	Jesse Ozuna	Member
Absent:	Gabriel Kamel	Vice Chairperson
	Reza Badiozzamani	Member
Staff Present:	Austin Stevenson	Assistant City Attorney III
	Omar Sotelo	Senior Planner
	Rodrigo Sanchez	Senior Planner
	Mario Escamilla	Planner III
	Kaveh Forghanparast	Planner III
	Samuel Nunez	Planner II
	Eduardo Garza	Planner II
	Natalie Moreno	Planner I
	Jacob Salazar	Planner Technician II
	Even Gonzalez	Development Engineer
	Magda Ramirez	Administrative Assistant

**CALL TO ORDER** – Chairperson Mr. Michael Fallek

**PLEDGE OF ALLEGIANCE**

**INVOCATION**-. Mr. Marco Suarez

**1) MINUTES:**

- a) Approval/Disapproval of minutes from the November 7, 2023 meeting.

The revised minutes for the regular meeting held on November 7, 2023, was approved by Mr. Jesse Ozuna. Seconding the motion was Mr. Emilio Santos Jr. which carried unanimously with four members present and voting.

**2) PUBLIC HEARING:**

- a) **CONDITIONAL USE PERMITS:**

- 1) Request of Felipe A. Gonzalez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an Automotive Service and Repair Shop (Auto Air Conditioning Service), at Lot 30, Block 2, Balboa Acres Subdivision, Hidalgo County, Texas; 4502 South 23rd Street. **(CUP2023-0150)**

Ms. Natalia Moreno stated that the property is located along the west side of South 23<sup>rd</sup> Street, between South 23<sup>rd</sup> and 24<sup>th</sup> Streets. It is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north, south and to the east across North 23<sup>rd</sup> Street. There is R-1 (single family residential) District to the west across South 24<sup>th</sup> Street. Surrounding land uses include Super Buy Tires & Wheels, M & A Paints and other various commercial uses and single-family residences to the west. An automotive service and repair shop is permitted in the C-3 district with a Conditional Use Permit and in compliance with requirements.

The applicant is proposing to operate an auto air conditioning service. The proposed hours of operation will be 8:00 a.m. to 5:00 p.m., Monday through Friday, 8:00 a.m. to 12:00 p.m. on Saturday; the business will be closed on Sundays. A submitted site plan shows a 2,700 sq. ft. concrete block building that will be used for the proposed business. Based on the 1,678 sq. ft. of work area, seven parking spaces are required and seven parking spaces are provided. The Fire Department approved inspection and advised the CUP process to continue. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The business must meet the requirements set forth in Section 138-281 of the Zoning Ordinance and specific requirements as follows:

- 1) A minimum lot size of 10,000 sq. ft. is required. The subject property is approximately 6,210 sq. ft.
- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. The applicant is proposing to perform all work inside the structure.
- 3) Outside storage of materials is prohibited.
- 4) The building where the work is to take place shall be at least 100 ft. from the nearest residence. The distance to a single-family residence is greater than 160 feet.
- 5) A 6 ft. opaque fence may be required to buffer residential uses or districts.
- 6) New buildings and conversions of existing buildings shall meet current building and fire code requirements concerning separation of high hazard uses from other occupancy use classifications.

Staff recommends disapproval of the request based on non-compliance with requirement #1 (minimum lot size square footage) of Section 138-281 of the Zoning Ordinance.

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

Being no discussion, Mr. Marco Suarez moved to disapprove with favorable recommendation. Mr. Jesse Ozuna seconded the motion, which was disapproved with favorable recommendation with four members present and voting.

- 2) Request of Umair A. Pariyani, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Vaporizer Store (Vape Store), at S 35.08'-Lot 1, 2 & E 9.82'-N 100.02'- Lot 2, All Lot 3 & 7.30IN- S 35.08' -Lot 9, East McAllen

Business District Subdivision, N130' of Lots 4, 5 & 6, Block 1, Best Courts Subdivision, Hidalgo County, Texas; 409 Business Highway 83, Suite A. **(CUP2023-0151)**

Ms. Natalie Moreno stated that the property is located at the southwest corner of Business Highway 83 and South 4<sup>th</sup> Street and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the west. There is also C-3 district to the north across Business 83 and to the east across South 4<sup>th</sup> Street. There is R-3A (multi family residential apartment) District to the south. Surrounding land uses include Outdoor Kitchens & Grill Store, South Texas Solar Systems and single family residential. A vaporizer store is permitted in the C-3 district with a Conditional Use Permit and in compliance with requirements of related general merchandise. There will be no customer seating inside the establishment. The proposed hours of operation will be 9:00 a.m. to 6:00 p.m., Monday through Saturday. The vape shop will be closed on Sundays.

The Fire Department approved inspection and advised the CUP process to continue. The Planning Department has received no calls or concerns regarding the proposed use. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The business must meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of a residential zone to the south and southeast.
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along Business Highway 83 and does not generate traffic into residential areas.
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. The proposed 2,311 sq. ft. commercial area requires six parking spaces.
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;

- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review process.

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

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

Being no discussion, Mr. Jesse Ozuna moved to disapprove with favorable recommendation. Mr. Emilio Santos Jr. seconded the motion, which was disapproved with favorable recommendation with four members present and voting.

- 3) Request of Jorge A. Richaud for a Conditional Use Permit, for a one year, and adoption of an ordinance, for an event center (Drive-in theater) at 9.08 acres out of the South 40 feet of Lot 74 and Lot 91 except the South 50.06 feet, C.E Hammond Subdivision, Hidalgo County, Texas; 3116 Ash Avenue.  
**(CUP2023-0153)**

Ms. Natalie Moreno stated that the subject property is located along the north side of Ash Avenue west of North 29<sup>th</sup> street. The tract has 330.45 feet of frontage along Ash Avenue and a depth of 1,206.61 feet at its deepest point for a Lot size of 9.08 acres.

The property is zoned I-1 (light industrial) District. The adjacent zoning is R-1 (single-family residential) District to the north and I-1 District to the east, south, and west. Surrounding land uses include single-family residences to the north, American Tire Distribution warehouse, Petro Gas, Wilkinson Ray Iron, Metal Recycling Center and Missouri Pacific Railroad. An event center is allowed in an I-1 District with a Conditional Use Permit and in compliance with requirements.

The existing main building located at the front of the property was previously used as an event center during 2014 and 2015. Since the event center was used for children only, subsequently the renewal of the CUP was not required. The initial Conditional Use Permit for a Drive-in theater was approved by the City Commission on November 22, 2021; however, the Drive-in theater did not begin operation. A new application for a conditional use permit to operate (Drive-in theater) on the rear of the property was submitted on October 17, 2023.

The applicant is proposing to set up an 80 feet by 36 feet screen on the north side of the property's parking lot. There will also be four portable buildings (two snack stand and two restrooms). The applicant stated that there are 500 striped parking spaces; however, he is planning to allow a maximum number of 200 cars for the drive-in theater. The hours of operation will be Monday through Sunday from 7 p.m. to 12 a.m. No loud speakers will be used and the customers will listen to the movie inside their cars.

The Fire Department and the Health Department has inspected the location and indicated the CUP

process may continue. 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 the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from residentially zoned properties to the north.
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 access to North 29<sup>th</sup> street and US Business 83 via Ash Avenue. The Traffic Department stacking requirements and the Fire Department service drive requirements must be in compliance. Any required access agreements have to be provided prior to building permit issuance;
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage and use of the existing building (event center), all of the rear parking area is available use by the proposed Drive-in theatre; however, the parking lot has to be maintained free of potholes according to Sec. 138-400 of the Zoning Ordinance;
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

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

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

Being no discussion, Mr. Marco Suarez moved to disapprove with favorable recommendation. Mr. Emilio Santos Jr. seconded the motion, which was disapproved with favorable recommendation with four members present and voting.

- 4) Request of Oscar I. Guerrero, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Vaporizer Store, at Lot 18A and 1.99% Common Area "A", Amended Map of Broadway North Subdivision, Hidalgo

County, Texas; 721 Dove Avenue. **(CUP2023-0154)**

Ms. Natalie Moreno stated that the property is located along the south side of Dove Avenue. It is zoned C-3 (general business) District. The adjacent zoning is C-1 (office building) district to the east, C-3 and R-1(single family residential) districts to the north. There is also R-1 district to the south. Surrounding land uses on the subject property are Pizza Hut, Casa Petrides, Helium Trampoline Park, Plant Based Cuisine restaurant, Holiday Wine & Liquor and various other commercial uses. A vaporizer store is allowed in a C-3 district with a Conditional Use Permit and in compliance with requirements.

This is the initial application for a Conditional Use Permit for a vaporizer store at this location. The location was formerly the site for "The Grill Proshop", a barbeque equipment store.

The applicant is proposing to operate a CBD and vaporizer store in a 1,660 square feet property as per Hidalgo County Appraisal District records. The store hours are proposed to be Monday through Sunday from 10 a.m. to 11 p.m. The applicant stated that no smoking will be allowed on the premises. This is strictly a retail operation.

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

- 1) The property line of the Lot of the above mentioned business must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from an R-1 (single family residential) property to the north and south.
- 2) The business must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has access to Dove Avenue.
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. The 1,660 sq. ft. vaporizer shop would require 7 parking spaces; there are 316 common parking spaces provided on site.
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having

taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

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

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

Being no discussion, Mr. Marco Suarez moved to disapprove with favorable recommendation. Mr. Jesse Ozuna seconded the motion, which was disapproved with favorable recommendation with four members present and voting.

b) REZONING:

- 1) Rezoning from C-4 (commercial-industrial) District to R-1 (single-family residential) District: 20.245 acres being a portion out of Section 232, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 4800 Town Lake Drive. **(REZ2023-0048)**

Mr. Eduardo Garza stated that the subject property is located on the north side of Tres Lagos Boulevard.

The applicant is proposing to rezone the property from C-4 (commercial-industrial) District to R-1 (single-family residential) District in order to continue to develop the tract of land for a single-family residential subdivision with 29 lots proposed. The subject property will be part of a proposed single-family residential subdivision under the name "Estancia at Tres Lagos Phase III".

The adjacent zoning is R-1 (single-family residential) District in all directions.

The northern portion of the subject property is currently vacant and the southern portion contains the Tres Lagos Community Center. Surrounding land uses include IDEA Tres Lagos, Tres Lagos facilities, and vacant land.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. The most appropriate type of development includes single-family detached homes, accessory uses to single-family residences, neighborhood-scale offices and retail, civic buildings, and parks and open space uses.

The development trend for this area is single-family residential, and parks and open space uses.

The property was annexed and initially zoned as R-1 (single-family residential) District on December 22, 2014. The property was rezoned to C-4 (commercial-industrial) District on February 23, 2015 as part of the Tres Lagos master planned community. It allowed the greatest commercial flexibility and a potential down zone in the future based upon the market. The requested rezoning is following the proposed zoning master plan submitted by the applicant in 2019. A subdivision review application was submitted on November 19, 2021 for a private subdivision under the name "Estancia at Tres Lagos



Phase III". The subdivision plat received approval in final form by the Planning and Zoning Commission on September 19, 2023. The Tres Lagos Public Improvement District Project Plan Map shows this area as the continuation of the Estancia at Tres Lagos Subdivision.

The requested zoning and proposed uses conforms to future land use designation on the Envision McAllen Future Land Use Plan. The request will also be in line with the existing uses and development trends in the area.

A recorded subdivision plat is required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

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

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

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

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

- 2) Rezoning from C-3 (general business) District to I-1 (light industrial)  
District: 3.953 acres out of Lot 3, Section 4, Hidalgo Canal Company's  
Subdivision, Hidalgo County, Texas; 1100 West Military Highway.  
**(REZ2023-0051)**

Chairperson Mr. Michael Fallek abstained from this item.

Mr. Samuel Nunez stated that the property is located along the north side of Military Highway, approximately 350 feet west of South 10<sup>th</sup> Street.

The applicant is proposing to rezone the property to I-1 (light industrial) District in order to develop the tract of land for a 36,930 square-foot cold-storage warehouse building. A proposed site plan has been submitted and is included in the case packet.

The adjacent zoning is I-1 District to the north and west, C-4 (commercial-industrial) District to the east, and also I District, C-3 District, and C-4 District to the south across Military Highway.

The subject property currently has a single-family dwelling and other structures used for storage in the rear yard. All structures in the subject property are proposed to be demolished in the future for a warehouse project. Surrounding land uses include commercial uses, a Stripes Convenience Store and Gas Station, and vacant land, with single-family residential uses.

The Envision McAllen Future Land Use Plan categorizes the future land use for this property as mixed-density complete neighborhood. Single-family detached homes, single-family accessory buildings, mixed-use urban and community scale commercial, civic, parks and open space uses are considered

most appropriate for this area.

The development trend along Military Highway is primarily industrial and commercial, with vacant lands zoned from C-4 District to I-2 (heavy industrial) District throughout.

The requested zoning does not conform to the Future Land Use Plan designation. However, the proposed zoning aligns with the existing developments and zoning districts along Military Highway. The proposed development over this location will be comparable to other similar warehouse developments in the area.

A recorded plat and an approved site plan review will be required prior to building permit issuance.

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

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

Board Member Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was none.

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

- 3) Rezoning from C-1 (office building) District to C-3L (light commercial) District: Lot 1, Iglesias Subdivision, Hidalgo County, Texas; 4400 Pecan Boulevard.(**REZ2023-0052**)

Mr. Samuel Nunez stated that the subject property is located at the northwest corner of Pecan Boulevard and North Bentsen Road.

The applicant is proposing to rezone the property to C-3L (light commercial) District in order to include retail uses into an existing multitenant office building.

The adjacent zoning is R-1 (single-family residential) District to the north.

The subject property was approved through the site plan review process for a two-story office building only. During the site plan review, the second story was approved for storage only due to parking requirements. The property owner recently proposed retail uses for apparel and accessories within the approved building, which require a C-3L District (at minimum). Surrounding land uses include single-family and multi-family residences, office uses, and vacant land.

The Envision McAllen Future Land Use Plan categorizes the future land use for this property as Complete Communities. Single-family residences and accessory uses, neighborhood-scale commercial uses, and civic and parks and open space uses are considered most appropriate for this area.

The development trend along North Bentsen Road is single-family residential uses. However, the development trend along this area of Pecan Boulevard includes a mix of multi-family residential and commercial uses.

The requested zoning does not conform to the Future Land Use Plan designation. In 2014 a request was made to rezone the property from A-O (agricultural and open space) District to C-1 District. A supermajority vote was triggered due to opposition to the request during the Planning and Zoning Commission meeting of November 4, 2014. City Commission, at their meeting of November 24, 2014, made a motion to approve the rezoning request, however the motion failed to carry forward due to the lack of a supermajority vote. The same rezoning request was made later in 2019 and was approved by City Commission at their meeting of September 23, 2019, this time with no opposition going on record.

The location must comply with required conditions under the approved site plan review (SPR2021-0017). If new additions, alterations, or constructions are proposed for the site, additional permits will be required, up to and including an amendment to the approved site plan review.

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

Staff recommends approval of the rezoning request to C-3L (light commercial) District since this zoning would allow for proposed retail uses at the location while prohibiting uses that will be at odds with single-family residential uses in the area.

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

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

- 4) Rezoning from R-1 (single-family residential) District to C-3 (general business) District: Lot 1, Faith Christian Center Subdivision, Hidalgo County, Texas; 432 South 33rd Street. **(REZ2023-0053)**

Mr. Samuel Nunez stated that the property is located along the west side of South 33<sup>rd</sup> Street, approximately 100 feet north of Erie Avenue.

The applicant is proposing to rezone the property to C-3 (general business) District in order to operate a therapy clinic. The owner would also like to have this zoning designation to host pop-up markets or special events that require a C-3 District as per ordinance requirements.

The adjacent zoning is C-3 District to the south, and east and west across South 33<sup>rd</sup> and 35<sup>th</sup> Streets. There is also A-O (agricultural and open space) District to the north, and two R-1 (single-family residential) District properties adjacent to the west: Lots 2 and 3 of Faith Christian Center Subdivision.

The subject property is currently used for a church with accessory structures. Surrounding land uses include McAllen's Convention Center, multi-family residential, hotels, commercial retail uses, and vacant land.

The Envision McAllen Future Land Use Plan categorizes the future land use for this property as public/semi-public. Civic and parks and open space uses are considered most appropriate for this area.

The development trend for this area is a mix of civic use buildings and open spaces, multi-family residential, hotel buildings, and community-scale shopping centers.

The requested zoning does not conform to the Future Land Use Plan designation. However, the proposed zoning and uses align with the existing commercial developments in the area.

If an institutional use (church) is to continue at the property, a Conditional Use Permit will be required. A Conditional Use Permit will also be required of any other uses that need such a permit to operate under a C-3 District (as per Sections 138-278 and 138-280 to 138-281).

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

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

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

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

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

### **3) SITE PLAN:**

- a) Site plan approval for LOT 1, Eagle Auto Plaza Phase II Subdivision, Hidalgo County, Texas; 11300 North 23rd Street. **(SPR2023-0040)**

Mr. Samuel Nunez stated that the subject property is located on the east side of North 23<sup>rd</sup> Street. The property is zoned C-4 (commercial-industrial) District. Adjacent properties are zoned C-4 District in all directions. Surrounding land uses include commercial retail and vacant land.

The applicant is proposing to construct a 12,634 square-foot building and operate a Dollar General Market Store.

Access to the site is from North 23<sup>rd</sup> Street. No alley exists or is proposed.

Based on 12,634 square feet that will be used for retail use, 35 parking spaces are required for the site. 38 parking spaces are proposed. Moreover, 2 of the proposed regular parking spaces must be accessible spaces, with 1 space for van accessibility with an 8-foot wide aisle. The applicant is meeting parking requirements for the new development.

7,448 square feet of green area is required for the new development. The tree requirement is as follows: 21 two-and-a half-inch-caliper trees, 11 four-inch caliper trees, 5 six-inch caliper trees, or 8 palm trees. A minimum 10 feet wide landscaped strip is required inside the front property line. Fifty percent of the required green area for the new development must be visible from the street or front property line, and

each parking space must be within 100 feet of a landscaped area with a tree. Finally, a 6-foot buffer is required around dumpsters/compactors if visible from the street. The applicant is meeting landscaping requirements for green area and trees.

There is a 60-foot front yard setback or greater for easements, and all other setbacks must be in accordance with the zoning ordinance minimum requirements for commercially zoned properties. 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 North 23<sup>rd</sup> Street. A 5-foot wide sidewalk is proposed.

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

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

Being no discussion, Mr. Marco Suarez moved to approve site plan request. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

- b) Site plan approval for LOTS 3A AND 4A, McAllen Produce Terminal Market Amended Subdivision, Hidalgo County, Texas; 2421 & 2401 West Military Highway. **(SPR2022-0049)**

Mr. Eduardo Garza stated that the subject property is located on the south side of West Military Highway. The property is zoned C-4 (commercial-industrial) District. Adjacent properties are zoned C-4 District in all directions. Surrounding land uses include McAllen Produce Terminal Market, commercial retail uses, and vacant land.

The applicant is proposing to construct a 32,000 square-foot building and operate a distribution warehouse.

Access to the site is from West Military Highway through an existing access drive.

Based on 28,251 square feet that will be used for warehouse use, 4,718 square feet for office use, and 1,050 square feet for retail use; 45 parking spaces are required. 46 parking spaces are proposed. Moreover, 2 of the proposed regular parking spaces must be accessible spaces, with 1 space for van accessibility with an 8-foot wide aisle. The applicant is meeting parking requirements for the new development.

7,801 square feet of green area is required for the new development. The tree requirement is as follows: 22 two-and-a half-inch-caliper trees, 11 four-inch caliper trees, 6 six-inch caliper trees, or 9 palm trees. A minimum 10 feet wide landscaped strip is required inside the front property line. Fifty percent of the required green area for the new development must be visible from the street or front property line, and each parking space must be within 100 feet of a landscaped area with a tree. Finally, a 6-foot buffer is required around dumpsters/compactors if visible from the street. The applicant is meeting landscaping requirements for green area and trees.

There is a 60-foot front yard setback along Military Highway, and all other setbacks must be in accordance with the zoning ordinance or greater as needed for easements or approved site plan. 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 West Military Highway. A 5-foot wide sidewalk is proposed.

The Building Permit Site Plan must comply with requirements noted on the Development Team Review sheet. The Site Plan must also comply with conditions and requirements set forth by the Utility and Fire Departments regarding fire hydrant location and connection to the water line.

Staff recommends approval of the site plan subject to the conditions noted, Utility and Fire Departments approval regarding fire hydrant location and connection to the water line, Building Permit requirements and the subdivision and zoning ordinances.

Being no discussion, Mr. Jesse Ozuna moved to approve site plan request. Mr. Marco Suarez seconded the motion, which was approved with four members present and voting.

#### **4) CONSENT:**

- a) Casa Corsica Subdivision, 3700 North Ware Road, Graco Real Estate (SUB2023-0089) (REVISED FINAL) KH**
- b) Georgetown Park Subdivision (Previously Rancho Valencia Subdivision), 1200 East El Rancho Road, Bona Fide RE, LLC (SUB2023-0090) (REVISED FINAL) MGE**
- c) Belterra at Tres Lagos Phase II Subdivision, 14401 North Shary Road, Belterra at Tres Lagos LLC (SUB2023-0127) (FINAL) M&H**
- d) CEH Addition Subdivision, 6321 South 23rd Street, Circle K (SUB2023-0114) (FINAL) MAE**
- e) Austin 495 Plaza Subdivision, 4101 Pecan Boulevard, Jinguo Liu (SUB2023-0120) (FINAL) TE**

Being no discussion, Mr. Marco Suarez moved to approve subdivision in consent form for Items 4a, 4b, 4c and 4d, and 4e. Mr. Jesse Ozuna seconded the motion, which was approved with four members present and voting.

#### **5) SUBDIVISIONS:**

- a) McAllen Palms Business Park Subdivision, 4900 South Old 10th Street, Megaware Corp. (SUB2023-0073) (FINAL) JHE**

Mr. Mario Escamilla stated that S. Old 10th Street: Proposing 20 ft. of additional ROW for 108.96' to 109.60' total ROW. Paving: 65 ft. Curb & gutter: Both sides Revisions needed: Revise street name as shown above were applicable, prior to recording/Mylar printing.(Plat, notes, etc.). Subdivision

Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not built prior to recording. Required Interior Streets : 70 ft. total ROW Paving: 44 ft. Curb & gutter: Both sides Pending items needed: Street names to be established prior to recording, finalize prior to recording/Mylar printing. Proposed S. Main Street stub out street cannot dead end, plat needs to be revised accordingly or provide for approved turnaround, prior to final. shown cannot dead end, revise accordingly prior to recording. Future streets/ stub outs must provide temporary turnaround within this subdivision boundary, finalize prior to recording. Proposed Paula Avenue exceeds the 1200 ft. in length. Plat needs to be revised or engineer needs to submit a variance letter. Engineer submitted a variance application on August 24th,2023,requesting a variance to the 1200ft. Block Length requirement. Under the authority and review of the Planning Director the Variance request to the block length was approved administratively. Proposed South 17th Street was proposed to extend south into Lots 14 & 15; revise plat accordingly or submit variance request prior to final. Engineer submitted variance request on August 24th ,2023 regarding N/S Quarter mile requirement, After review of the surrounding area due to the existing irrigation canal to the west and collector alignment, the N/S half mile collector street along the western boundary is not feasible. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not built prior to recording. N/S Half Mile Collector (Western boundary):Dedication as needed for 70ft. total ROW Paving:44 ft. Curb & gutter: Both sides Pending Items: -Clarify if previously referenced 40 ft. Easement provides for ROW dedication, prior to recording. Once clarified if dedication turns out to be ROW, additional requirements may apply to the development regarding perimeter streets, looping, etc. and the plat would have to revised accordingly, finalize prior to recording. If ROW, the plat must be revised to show ROW dedication and would require revised final approval by the Planning and Zoning Commission prior to recording. Subdivision requirements regarding street alignment, paving, escrows, etc. will have to be reviewed, once clarified. Finalize prior to recording. Please submit a copy of referenced Vol. Q, Pg. 177, H.C.M. R for staff review prior to recording. Any abandonments must be done by separate process, not by plat. Engineer submitted variance request on August 24th ,2023 regarding N/S Quarter mile requirement, After review of the surrounding area due to the existing irrigation canal to the west and collector alignment, the N/S half mile collector street along the western boundary is not feasible. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1,200 ft. Block Length. Revision needed: Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 1200 ft. maximum block length requirement. Engineer submitted a variance application on August 24th,2023,requesting a variance to the 1200ft. Block Length requirement. Under the authority and review of the Planning Director the Variance request to the block length was approved administratively. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac Revision needed: Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 600 ft. maximum block length requirement. Engineer submitted a Variance request on August 24th,2023 to the 600 ft. maximum cul-de sac length, should the variance be approved it should be subject to 60 ft. of ROW with 40 ft. of paving. The Planning and Zoning Commission considered the subdivision in revised preliminary form as well as the variances, at their meeting of October 17th, 2023. Following a short discussion, the Board unanimously approved the subdivision in revised preliminary form and recommended approval of the requested variance. At the City Commission meeting of October 23rd,2023 the Variance was approved as recommended and requested. In general, cul-de-sacs shall not exceed 600 feet in length, and shall have a turnaround of not less than 100 feet in diameter (right-of-way) with a pavement diameter of 80 feet in residential areas, and shall have a turnaround not less than 200 feet in diameter (right-of-way) with pavement diameter of 180 feet in commercial and industrial areas. Sec 134-105(g). Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial,

industrial, and multi-family properties. Revisions Needed: As per discussion with Engineer note to be included regarding service drive easement note requirements in lieu of alley, please include a note as follows :“A minimum 24 ft. private service drive easement will be established as part of the site plan and will be maintained by the lot owners and not the city of McAllen.” finalize prior to recording. Private Access Service Drive Easement must be minimum 24 ft. with 24 ft. of paving and in compliance with Fire and Public Works Department requirements. Subdivision Ordinance: Section 134-106. Required Front: In accordance with zoning ordinance, or greater for easements or approved site plan, for in line with average setback, whichever is greater applies. Revisions Needed: Clarify proposed note or revise plat note as shown above prior to recording. Proposing: 75 feet or greater for approved site plan or easements. Zoning Ordinance: Section 138-356,134-367 Required. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Revise note as shown above prior to recording. Proposing: As per zoning ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356 Required Interior Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Revise note as shown above prior to recording. Proposing: As per zoning ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Required Corner side: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Revise note as shown above prior to recording. Proposing: As per zoning ordinance or greater for approved site plan or easements. 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. Old 10th Street and 4 ft. sidewalk required on both sides of all interior streets. Revisions Needed: Revise note#7 as shown above prior to recording. 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 S. Old 10th Street. Revisions needed: Revise note as shown above, prior to recording. Remove note#15 as it is a requirements not a required plat note. 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 Required. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Required. No curb cut, access, or lot frontage permitted along S. Old 10th Street. Revisions Needed: Revise note#11 as shown above prior to recording. Must comply with City Access Management Policy Required. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common Areas, detention areas, and any Private Access's/Service Drives Easements must be maintained by the lot owners and not the City of McAllen Pending Items: Include note, finalize wording for note prior to recording. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Revisions Needed: Clarify ownership of Exclusive 26' Lateral G H.C.W.I.D No.3 R.O.W D as lot lines for lots 1-5 and 24-25 do not extend to subdivision boundary as previously shown, clarify and finalize prior to recording. Any changes to plat boundary's or lot lines would require revised final approval by the Planning and Zoning Commission prior to recording. 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, TIA waived. \* Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Trip Generation approved, TIA waived. Comments/Revisions needed: Finalize any secondary access requirements as applicable regarding Fire department requirements prior to recording. Note #17,22' Fire Department Access Drive ROW, must be labeled as "Private" on plat, and be gated. If public it should be a minimum of 24 ft. wide, with a minimum 24 ft. of paving, finalize



dedications and labeling prior to recording. Additional notes regarding maintenance of Secondary Access for Fire Department, must be finalized prior to recording. Any abandonments must be done by separate process, not by plat. Requirements subject to change once updated plat has been submitted and reviewed by staff. Subdivision approved in Preliminary form at the P&Z meeting of December 1, 2020. At the Planning & Zoning Commission meeting of February 7th, 2023, the board voted to approve the preliminary 6-month extension subject to conditions noted, drainage, and utility approvals. Must comply with City's Access Management Policy Required

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

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

- b) Northwood Trails Block II and Block III Subdivision, 3300 Freddy Gonzalez Drive, Red Rock Real Estate development Group, Ltd.  
**(SUB2022-0031) (REVISED PRELIMINARY) QHA**

Mr. Mario Escamilla stated that Freddy Gonzalez Dr.: 100 ft. ROW Paving: 65 ft. Curb & gutter: Both Sides Revisions Required: As per plat submitted on October 6th, 2022, dedication for Freddy Gonzalez Drive no longer present, reserve strip created, as per section 134-104 there shall be no reserve strips controlling access to land dedicated or intended to be dedicated to public use, please provide for dedication. As per plat submitted on October 26th, 2023 previously referenced reserve strip now being dedicated as ROW with round about design proposed, finalize any ROW requirements as applicable prior to final. Freddy Gonzalez Dr. alignment will be finalized prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. N. 33rd Street ( N/S 1/4 Mile collector): 60 ft. ROW Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: Engineer submitted a Variance request on October 18th, 2023 to the ROW requirements for N.33rd Street a 1/4 mile collector being utilized for a interior street to be reduced to 50 ft. of ROW with 32ft. paving with 10 ft. Utility and Sidewalk Easements on both sides. Development staff have reviewed the request and recommend compliance with requirements as noted above 60 ft. of ROW with 40 ft. of paving. Street names will be established once ROW dedication have finalized. Intersection of N. 33rd Street at Freddy Gonzalez Dr. and 33rd Street to the south being reviewed and may require redesign of the intersection prior to final As per plat submitted on October 26th, 2023 at intersection, round about design proposed, finalize any ROW requirements as applicable prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. University Avenue E/W collector (Boundary between Block II & III): 60 ft. ROW Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: Label ROW dedication for University Avenue along lot 39 and lots 40-47, prior to final, to ensure compliance with minimum requirements as noted above. As per conversation with engineer on January 4th, 2023, 257.77 feet of 50 ft. ROW dedication are proposed to be dedicated by this subdivision: the other 10 ft. will be dedicated when the property to the south develops. Between lots 1 and 24 Block III and lots 59-61 Block II, provide for a "knuckle" or redesign if the street will not cross the existing canal. As per plat submitted on October 6th, 2022 subdivision layout no longer presents University Avenue abutting existing canal. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Internal Streets for R-1(Block III): 50 ft. ROW Paving: 32 ft. Curb & gutter: Both Sides Revisions Needed: Submit any applicable gate details for staff to review prior to final. Gate details may increase ROW required prior to final. Secondary access required as per subdivision ordinance and Fire Department. As per plat submitted on October 6th, 2022, dedication for N.33rd Street as a internal street with Cul-De-Sac, please provide for N/S 1/4 Mile collector dedication along eastern plat boundary

prior to final. As per plat submitted on October 26th, 2023 North 33rd Street provides outlet to Freddy Gonzalez Dr. Cul-de-Sac no longer proposed. Street names will be established once ROW dedication have finalized. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Internal Streets for R-3A (Block II): 60 ft. ROW Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: Engineer submitted a Variance request on October 18th, 2023 to the ROW requirements for Block II to remain at 55 ft. of ROW. Development staff have reviewed the request and should the variance be approved it should be subject to 40 ft. of paving and 10 ft. Utility and Sidewalk easement dedications on both sides as currently shown on plat. Submit any applicable gate details for staff to review prior to final. Gate details may increase ROW required prior to final. Secondary access required as per subdivision ordinance and Fire Department. Street name will be assigned prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 900 ft. Block Length for R-3 Zone Districts. Subdivision layout for Block II does not comply with block length requirement, please revise accordingly prior to final. Engineer submitted a Variance request on October 18th, 2023 to the 900 ft. block length requirements for Block III. Under the authority and review of the Planning Director the Variance request to the block length was approved. Subdivision Ordinance: Section 134-118. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118 Compliance. 600 ft. Maximum Cul-de-Sac Revisions Needed: As per plat submitted on October 6th, 2022 subdivision layout for block III along lots 23-39 does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 600 ft. maximum block length requirement for Cul-de Sac's. Review and finalize prior to final. As per plat submitted on October 26th, 2023 North 33rd Street provides outlet to Freddy Gonzalez Dr. Cul-de-Sac no longer proposed. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Revisions needed: Must comply with Public Works Department requirements within multifamily residential zoning districts prior to final. Please submit updated plans with approved dumpster enclosure details, must comply with public works department requirements prior to final. Alley/service drive easement required for commercial properties and multi-family properties. Subdivision Ordinance: Section 134-106. Front: Block II (multifamily lots): 20 ft. or greater for easements Revisions Needed: Engineer submitted a variance application on October 18th, 2023 requesting a front setback of 20 feet except 10 feet for unclosed carports only for block II. Wording for front setback notes must be finalized given the outcome of the request prior to final. Front: Block III (single family lots): 25 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along Freddy Gonzalez Dr., and both sides of University Avenue, North 33rd Street, and all interior streets. Revisions Needed: Please revise plat note #9 as shown above prior to final, note subject to change once ROW requirements for Freddy Gonzalez Dr. have been established. 5 ft. sidewalk might be required on both sides of Freddy Gonzalez Dr. by Engineering Department once ROW requirements have finalized. Subdivision Ordinance: Section 134-120 Non-compliance. Perimeter sidewalks must be built or money escrowed if not built at this time. Revisions Needed: Please remove reference from plat note #9, as it is a requirement but not as a plat note. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along Freddy Gonzalez Dr., and University 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. No curb cut,

access, or lot frontage permitted along Freddy Gonzalez Dr. and University Avenue. Revisions Needed: As per conversation with Engineering Department, curb cut access along N.33rd Street to be limited, finalize wording for note prior to final. Must comply with City Access Management Policy. 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 note #10 as shown above 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 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Minimum lot width and lot area. All lots must comply with minimum 50 ft. lot width and corner lots must be 4 ft. wider. Revisions Needed: Lots 53 and 68 do not comply with minimum lot frontage requirements for corner lots review and revise accordingly and verify all other lots are in compliance with frontage and minimum lot square footage requirements prior to final. Zoning Ordinance: Section 138-356. Lots fronting public streets Revisions Needed: Provide for frontage for Lot "B" detention pod, minimum 25 ft., review and revise prior to final. As per plat submitted on October 26th, 2023, Lot B detention pond presents frontage along round about verify with engineering regarding lot frontage requirements prior to final. Subdivision Ordinance: Section 134-1. Existing: R-1 (Single-Family Residential) District and R-3A (Multifamily Residential) District Proposed: R-1 (Single-Family Residential) District and R-3A (Multifamily Residential). Zoning Ordinance: Article V Compliance. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per plat submitted on October 6th, 2022, the combination of single family homes and four-plexes equals to 314 dwelling units. This amount of units will trigger a review by City Manager's office. In accordance with McAllen's Park Land Dedication and Parks Development Fees Ordinance if a development's land dedication is less than 99 acres then City Manager has the authority to accept land dedication, or to refuse the same, and to require payment of the applicable park development fee, in lieu of land. In this case land dedication is 4.99 acres and fees in lieu of land amount to \$219,800.  $314 \text{ dwellings} \times \$700 = \$219,800$  Fees are payable prior to plat recording. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on October 6th, 2022, the combination of single family homes and four-plexes equals to 314 dwelling units. This amount of units will trigger a review by City Manager's office. In accordance with McAllen's Park Land Dedication and Parks Development Fees Ordinance if a development's land dedication is less than 99 acres then City Manager has the authority to accept land dedication, or to refuse the same, and to require payment of the applicable park development fee, in lieu of land. In this case land dedication is 4.99 acres and fees in lieu of land amount to \$219,800.  $314 \text{ dwellings} \times \$700 = \$219,800$  Fees are payable prior to plat recording. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. Pending review by the City Managers Office. As per plat submitted on October 6th, 2022, the combination of single family homes and four-plexes equals to 314 dwelling units. This amount of units will trigger a review by City Manager's office. In accordance with McAllen's Park Land Dedication and Parks Development Fees Ordinance if a development's land dedication is less than 99 acres then City Manager has the authority to accept land dedication, or to refuse the same, and to require payment of the applicable park development fee, in lieu of land. In this case land dedication is 4.99 acres and fees in lieu of land amount to \$219,800.  $314 \text{ dwellings} \times \$700 = \$219,800$  Fees are

payable prior to plat recording. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. 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. As per plat submitted October 6th, 2022 no proposed secondary accesses provided for Blocks II & III, please revise layout to comply with secondary access requirements. As per plat submitted on October 26th, 2023 North 33rd Street provides outlet to Freddy Gonzalez Dr. Cul-de-Sac no longer proposed. Finalize ROW requirements as noted prior to final. Subdivision was approved in preliminary form at the Planning and Zoning meeting of April 5, 2022. Must comply with Public Works Department requirements within multifamily residential zoning districts prior to final. Please submit updated plans with approved dumpster enclosure details, must comply with public works department requirements prior to final.

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

After a brief discussion, Mr. Marco Suarez moved to approve in revised preliminary form, subject to the conditions noted, drainage, and utilities approval and clarification of the requested variances. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

- c) El Dorado at Thousand Oaks I, II, III, IV Phase 2 Subdivision, 13100 North 38th Street, Red Rock Real Estate development Group, Ltd.  
**(SUB2023-0071) (REVISED PRELIMINARY) QHA**

Mr. Mario Escamilla stated North Ware Road: Dedication as needed for 150 ft. Total ROW. Paving: by the state Curb & gutter: by the state Revisions Needed: Provide a copy of existing dedication for staff review, prior to final. Label Centerline, existing ROW dedications, from centerline, total, etc. on both sides, as to ensure compliance with dedication requirements as noted above, prior to final. Clarify any acquisitions by the state and existing dedications prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. North 34th Lane: 60 Total ROW. Paving : 40 ft. Curb & gutter Both Sides. Revisions Needed: Provide Existing ROW details along with document number for existing dedications, prior to final. North 34th Lane along Blocks II, III and IV, dedicated by Eldorado at Thousand Oaks I, II, and III recorded plat. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Non-compliance 8 1/2 Mile Road: Dedication as needed for 100 ft. Total ROW Paving: 65 ft. Curb & gutter: Both sides Revisions Needed: Provide Existing ROW details along with document number for existing dedications, prior to final. Portion of 8 1/2 Mile Road along Block IV, dedicated by Eldorado at Thousand Oaks I, II, and III recorded plat. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1. Block I and Block II: 50 ft. ROW ( Zoned R-1) (Block I Private Streets and Block II Public Streets) Paving: 32 ft. Curb & gutter: Both sides Revisions Needed: Subdivision layout must be revised as to provide for street looping or extension and not dead end any existing streets as shown on the north side of Block I and II and SW Corner of Block IV dedicated by Vineyards Estates Subdivision Phase 1A , should the streets not be looped or extended, a Cul-de-Sac with paving diameter 96 ft. paving diameter face-to-face with appropriate ROW of 10 ft. back of curb within the boundaries of this development will be required. (Rear of Lots 73 and 59 Block I and Lot 117 Block II). As per plat submitted on November 14th, 2023 turnarounds proposed, layout is under review ROW subject to increase and a Auto-Turn study may be required to determine if in compliance maneuverability requirements of Fire and Public Works

department. Finalize turnaround requirements prior to final. For Block I, provide gate details prior to final. Gate details will have to be approved by staff prior to final. Increase in ROW widths required as needed to accommodate gate detail requirements, sidewalks, and pedestrian gates, finalize prior to final. For Block II, provide paving details for area along lots 93 and 117 to ensure adequate maneuverability through street curvature, finalize prior to final. Street names will be established prior to final. Finalize street name requirement prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 2. Block III: 60 ft. ROW( Zoned R3-A) (Private Streets) Paving 40 ft. Curb & gutter: Both sides Revisions Needed: ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to final. As per Fire Department requirements, 96 ft. of paving face to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. For Block III, provide gate details prior to final. Gate details will have to be approved by staff prior to final. Increase in ROW widths required as needed to accommodate gate detail requirements, sidewalks, and pedestrian gates, finalize prior to final. Street names will be established prior to final. Finalize street name requirement prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 3. Block IV: 50 ft. ROW ( Zoned R-1) (Private Streets) Paving: 32 ft. Curb & gutter: Both sides Revisions Needed: ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to final. As per Fire Department requirements, 96 ft. of paving face to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. For Block III, provide gate details prior to final. Gate details will have to be approved by staff prior to final. Increase in ROW widths required as needed to accommodate gate detail requirements, sidewalks, and pedestrian gates, finalize prior to final. Street names will be established prior to final. Finalize street name requirement prior to final. Must escrow monies if improvements are not built at this time, prior to recording. Barricade and/or temporary turnaround at the north end of streets as needed. 1,200 ft. Block Length. Pending Items: Subdivision layout for Block I(Lots 58-73) does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 1200ft. maximum block length requirement. Engineer submitted a Variance request on October 18th,2023 to the 1200 ft. block length requirements for Block I. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Revisions Needed: Subdivision layout for Block III(Lots 123-135) does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 900ft. maximum block length requirement. Engineer submitted a Variance request on October 18th,2023 to the 900 ft. block length requirements for Block III. Under the authority and review of the Planning Director the Variance request to the block length was approved administratively. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Pending Items: For Block IV subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 600 ft. maximum block length requirement. Should a variance be approved ROW requirements subject to increase to 60 ft. of ROW with 40 ft. of paving. Engineer submitted a Variance request on October 18th,2023 to the 600ft. Cul-de-Sac length requirements for Block IV and updated letter submitted on November 14th,2023 the developer is requesting 50 ft. of ROW with 32 ft. of paving. Development staff have reviewed the request and should the variance be approved it should be subject to 50 ft. of ROW with 10 ft. Utility and Sidewalk easement dedications on both sides with 40 ft. of paving. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. Provide "Cul-De Sac" details prior to final. Auto Turn Study may be required to verify compliance with maneuvering space needed at "Cul-De Sac", "Knuckle's", and curvatures, prior to final. Subdivision Ordinance: Section 134-105 Non-compliance. ROW: 20 ft. Paving: 16ft. Revisions needed: Must comply with Public Works Department requirements within multifamily residential zoning districts prior to final.

Please submit updated plans with approved dumpster enclosure details, must comply with public works department requirements prior to final. Alley/service drive easement required for commercial and multi-family properties. Subdivision Ordinance: Section 134-106. Front: 25.00 ft. Blocks I, II, & IV or greater for easements. Front: 20.00 ft. Block III or greater for easements. Revisions Needed: Engineer submitted a variance application on October 18th, 2023 requesting a front setback of 20 feet except 10 feet for unclosed carports only, for block III only. Wording for front setback notes must be finalized given the outcome of the request prior to final. For Blocks I, II, & IV revise setback as shown above, prior to final. Proposing: 25.00 ft. Blocks I, II, & IV 20.00 ft. Block III except 10 feet for unclosed carport only or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. or greater for easements 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. A 4 ft. wide minimum sidewalk required on both sides of 8 1/2 Mile Road, North 34th Lane, and all interior streets. A 5 ft. wide minimum sidewalk required along North Ware Road (F.M.2220). Revisions Needed: Revise note #9 as shown above, finalize wording for note prior to final. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Required 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Ware Road, North 34th Lane, 8 1/2 Mile Road for Block IV and Lots 116-123 Block III. Revisions Needed: Revise note #17 as shown above, finalize wording for note prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North Ware Road (F.M.2220), 8 1/2 Mile Road for Block IV and Lots 116-123 Block III, North 34th Lane, North 38th Street for Block IV. Revisions Needed: Revise note #10 as shown above, finalize wording for note prior to final. Must comply with City Access Management Policy Non-compliance For Block III, as applicable: Site plan must be approved by the Planning and Development Departments prior to building permit issuance for 5 or more dwelling units on each lot if applicable. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. Zoning Ordinance: Section 138-210. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Proposing: Common areas must be maintained by the Lot Owners, HOA, and not the City of McAllen. Note subject to change once subdivision requirements have been finalized. Finalize wording for 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 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Revisions needed: Developer/Homeowner's Association/Owner notes must be revised to include all blocks, finalize note wording prior to final. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168 Required. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168 Required. Lots fronting public streets. Subdivision Ordinance: Section

134-1. Minimum lot width and lot area. Proposed subdivision layout is compliant with proposed zoning requirements, lot width and area compliance to finalized once zoning requirements have been established, finalize prior to final. Planning and Zoning Commission recommended approval of the request from R-1 to R-3A for Block III portion of this development at their meeting of July 12, 2023. and was approved by the City Commission at their meeting of August 14, 2023. Zoning Ordinance: Section 138-356. Existing R-1 (Single-Family Residential) District (Blocks I,II, & IV) and R-3A (Multi-family Residential) District (Block III) District Proposed : R-1 (Single-Family Residential) District (Blocks I,II, & IV) and R-3A (Multi-family Residential) District (Block III). Planning and Zoning Commission recommended approval of the request from R-1 to R-3A for Block III portion of this development at their meeting of July 12, 2023. and was approved by the City Commission at their meeting of August 14, 2023. Engineer must continue to verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Planning and Zoning Commission recommended approval of the request from R-1 to R-3A for Block III portion of this development at their meeting of July 12, 2023. and was approved by the City Commission at their meeting of August 14, 2023. Engineer must continue to verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Please provide number of lots/dwelling units prior to final. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Please provide number of lots/dwelling units prior to final. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. Pending review by City Managers Office. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. As per Traffic Department, Master Trip Generation for both Phase I and II has been approved. Master TIA has been approved with conditions. As per Traffic Department, Master Trip Generation for both Phase I and II has been approved. Master TIA has been approved with conditions. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording. Clarify proposed use of Lot B, subdivision requirements subject to change and additional notes may be required as applicable, once clarified.

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

After a lengthy discussion and clarification on variances, Mr. Jesse Ozuan moved to approve in revised preliminary form, subject to the conditions noted, drainage, and utilities approval and clarification of the requested variances Mr. Marco Suarez seconded the motion, which was approved with four members present and voting.

- d) Bentsen Village Subdivision, 420 South Bentsen Road, Argo  
Construction **(SUB2022-0083) (REVISED PRELIMINARY) M&H**

Mr. Mario Escamilla stated S. Bentsen Road: Proposing 40 ft. dedication for 120 ft. total ROW Paving: 65 ft. Curb & gutter: both sides Revisions Needed: City of McAllen thoroughfare plan designates S. Bentsen Road, as a Minor arterial with 100 ft. of ROW. Clarify proposed dedications, as they exceed current requirements of 30ft of additional dedication for 50 ft. from centerline for 100 ft. Total ROW, finalize prior to final. Ensure that Centerline is presented correctly, review and revise as applicable prior to final. Staff is reviewing ROW requirements clarify the proposal shown prior to final. Remove "prop" from ROW labeling, prior to final. Remove reference to 65.3' B-B, prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan \*\*Monies must be escrowed if improvements are not constructed prior to recording. Erie Avenue (Interior Street): 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides Pending items: Proposing 50 ft.-60 ft. of ROW; Engineer submitted application March 02,2023, requesting that the ROW be reduced from 60 ft. to 50 ft., the Engineer has indicated that the paving width will remain at 40 ft., and will have an additional 10 ft. Utility and Sidewalk Easement on either side. Development staff has reviewed the request and indicated that if approved that a 10 ft. U.E and Sidewalk Easement be dedicated along the front of the lots as applicable. Need to submit an ownership map to assure no landlocked property exists, or if additional streets are required to provide street frontage to adjacent properties, prior to final. If additional streets are required or extension of proposed Erie Avenue, requirements will be applied accordingly and plat will have to be adjusted accordingly. Ensure that parcel of land at the end of Erie Avenue provides for 50 ft. of frontage, finalize prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Pending Items: -Provide Cul-de-Sac details on plat, prior to final. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. Provide distance from S. Bentsen Rd. ROW to the back of Cul-De-Sac to verify compliance with 600 ft. block length requirements for Cul-de-Sacs, finalize prior to final. Detail may be provided on separate exhibit, finalize prior to final. Engineer submitted application March 02,2023, requesting a variance to the Cul-De Sac requirements and proposing hammer head. As per plat submitted on March 17th, 2023, Cul-de-Sac being proposed, clarify proposed plat layout as it does not correspond to the submitted variance, clarify prior to final. As per updated plats submitted plat no longer presents hammer head turn around. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. ROW: 20 ft. Paving: 16 ft. Revisions needed: Must comply with Public Works Department requirements within multifamily residential zoning districts prior to final. Please submit updated plans with approved dumpster enclosure details, must comply with public works department requirements prior to final. As per Public Works Department requirements subdivision being processed with centralized location. Subdivision Ordinance: Section 134-106. Front: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Corner: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Garage: 18ft. 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 along S. Bentsen Road and Both sides of all interior Streets. Revisions needed: Revise note #7 as shown above prior to final. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. Please finalize plat note prior to final. Subdivision Ordinance: Section 134-120. 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 S. Bentsen Road. Landscaping Ordinance: Section 110-46. 8ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along S. Bentsen 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 138-21. Proposing: Common areas, and detention pond must be maintained by lot owners and not the City of McAllen. Revisions Needed: Finalize wording for note once subdivision requirements have been finalized. Finalize 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 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Pending Items: Need to submit an ownership map to assure no landlocked property exists, or if additional streets are required to provide street frontage to adjacent properties, prior to final. If additional streets are required, additional requirements will be applied accordingly. Ensure that parcel of land at the end of Erie Avenue provides for 50 ft. of frontage, finalize prior to final. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R3-T (Townhouse Residential) District Proposed: R3-T (Townhouse Residential) District. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per R3-T plat submitted on March 17th, 2023 there are 28 total lots proposed, lots 27 and 28 to be used for detention. In accordance with McAllen's Park Land Dedication and Parks Development Fees Ordinance, Park fees apply at rate of \$700 per dwelling unit and payable prior to plat recording. In this case fees amount to \$18,200. (26 X \$700). Fees are dependent on the number of units, so fees can go up or down. As per Traffic Department, Trip generation for 29 lot townhomes will be waived. Must comply with City's Access Management Policy. Need to submit an ownership map to assure no landlocked property exists, or if additional streets are required to provide street frontage to adjacent properties, prior to final. If additional streets are required, additional requirements will be applied accordingly.

Staff recommends approval of the subdivision in revised preliminary form subject to conditions noted and clarification of the requested variance for the interior street row.

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

- e) Villas at Northgate Subdivision, 1701 Northgate Lane, Lourdes Gabriella Vela **(SUB2023-0087) (REVISED PRELIMINARY) RDE**

Mr. Mario Escamilla stated the engineer requested that the item be tabled.

Mr. Marco Suarez moved to table item. Mr. Jesse Ozuna seconded the motion, which was tabled with four members present and voting.

f) Phares Subdivision Lot 5A, 2128 Cedar Avenue, Javier Martinez & Maria P. Hinojosa De Martinez **(SUB2023-0121) (PRELIMINARY) RDE**

Mr. Mario Escamilla stated N. 22nd Street: Dedication for 25 ft. from centerline for 50 ft. total ROW. Paving: 32 ft. Curb & gutter: Both Sides Revisions Needed: Reference the document number on the plat for the existing ROW, adjacent to the subdivision boundary, and provide a copy for staff review prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. Cedar Avenue: Dedication for 25 ft. from centerline for 50 ft. total ROW. Paving: 32 ft. Curb & gutter: Both Sides Revisions Needed: Revise street name as shown above were applicable, plat notes, etc. prior to final. Reference the document number on the plat for the existing ROW, adjacent to the subdivision boundary, and provide a copy for staff review prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. As per application dated November 03, 2023, proposed land use is single-family, service drive requirements will have to be reviewed as applicable if use changes. Alley/service drive easement required for commercial and multi-family properties. Subdivision Ordinance: Section 134-106. Front: Proposing: 25 ft. or greater for easements. Revisions needed: Clarify proposed setback, 20 feet is required as per Zoning Ordinance. Note should include reference to in line with average setbacks of existing structures once finalized. Finalize wording for note prior to final. Zoning Ordinance: Section 138-356, 138-367. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Revisions needed: Revise front setback as shown above or clarify proposed setback prior to final. Proposing: 6 ft. except 10 ft. for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Cedar Avenue and N. 22nd Street. Revisions Needed: Revise note #8 as shown above, prior to final. Side walk requirements may increase to 5 ft. as per Engineering Department requirements, finalize wording for note prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Required 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: Revise plat note #11 as shown above prior to final and clarify reference to N. 22nd Street. 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. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-2 (Duplex-Fourplex) District Proposed: R-2 (Duplex-Fourplex) District. As per application dated November 03, 2023, proposed land use is single-family, additional requirements regarding zoning and subdivision may be required if use changes. 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. In accordance with McAllen's Park Land Dedication and Parks Development Fees Ordinance, Park fees apply at rate of \$700 per lot/dwelling unit and payable prior to plat recording. In this case fees amount to \$700 (1X \$700). Fees are dependent on the number of lots/dwelling units, so fees can go up or down. As per Traffic Department, Trip Generation is waived for 1 single family residential. Completed. Traffic Impact Analysis (TIA) required prior to final plat. As

per Traffic Department, Trip Generation is waived for 1 single family residential. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. As per application dated November 03, 2023, proposed land use is single-family, additional requirements regarding zoning and subdivision may be required if use changes. Public hearing needed for residential replat.

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

Being no discussion, Mr. Jose Ozuna moved to approve in preliminary form, subject to conditions noted, drainage, & utility approvals. Mr. Marco Suarez seconded the motion, which was approved with four members present and voting.

g) **M.J. Terrace Subdivision, 9318 North Bentsen Road, Michelle Scurlock  
(SUB2023-0125) (PRELIMINARY) QHA**

Mr. Mario Escamilla stated North Bentsen Road: 20 ft. dedication for 50 ft. from centerline for 100 ft. of total ROW Paving: 65 ft. Curb & gutter: Both sides Revisions Needed: Revise street name as shown above, prior to final. -On plat clarify if additional ROW is being "dedicated by this plat", prior to final -Label Total ROW after accounting for dedication prior to final. Clarify if there are any existing dedications along this plat boundary done by separate instrument, prior to final. Any existing dedication should be reference by document number on plat with a copy provided for staff review prior to final. Once clarified ROW requirements will have to be reviewed as to ensure compliance with requirement as noted above. Please submit ownership map of surrounding properties, to verify that no landlocked properties exist or will be created and if additional streets should be required as applicable, finalize prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1,200ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Subdivision currently ETJ if annexed, service street requirements will have to be reviewed and may apply to this development. Service Street: In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; If rear garbage pickup and/or rear access are not available to such lot, there shall be placed a service street, in addition to the planting area described in subsection (d)a.1., between the front lot line of such lot, and such planting area. Such service street shall also be at least 20 feet wide, and built to city plans and specifications by the developer, finalize service street requirements prior to final. Subdivision Ordinance: Section 134-106. Front: 45.00 ft. or in line with average setbacks of existing structures or greater for easements, whichever is greater applies. Revisions Needed: Revise note as shown above, prior to final. Proposing: 25ft. or greater for easements, whichever is greater applies. Subdivision Ordinance: Section 134-106. Zoning Ordinance: Section 138-356, 138-367. Rear: 10.00 ft. or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: 6.00 ft. or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Corner: 10.00 ft. or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Garage: 18.00 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 North Bentsen Road. Revisions needed: Include sidewalk note as shown above, prior to final. Sidewalk requirements may increase to 5 ft. prior to final per Engineering

Department requirements, finalize wording for note prior to final. Subdivision Ordinance: Section 134-120. 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. Revisions needed: Include note as shown above, prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions needed: Include note as shown above, prior to final. Landscaping Ordinance: Section 110-46 Non-compliance. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: (Extraterritorial jurisdiction) Proposed:(Extraterritorial jurisdiction). As per application dated November 8th,2023 proposed land use is single-family. Pending Items: Engineer must clarify annexation status as zoning requirements must be finalized prior to final. Subdivision requirements subject to change once zoning requirements are finalized. Zoning Ordinance: Article V Required. Rezoning Needed Before Final Approval Pending Items: Engineer must clarify annexation status as zoning requirements must be finalized prior to final. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, per application dated November 8th,2023 proposed one lot single-family subdivision is not within City limits,(ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, per application dated November 8th,2023 proposed one lot single-family subdivision is not within City limits,(ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status prior to final. Pending review by the City Manager's Office. As per Parks Department, per application dated November 8th,2023 proposed one lot single-family subdivision is not within City limits,(ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status prior to final. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. Engineer must clarify annexation status as zoning requirements must be finalized prior to final. Subdivision requirements subject to change once zoning requirements are finalized. Please submit ownership map of surrounding properties, to verify that no landlocked properties exist or will be created and if additional streets should be required as applicable, finalize prior to final.

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

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

- h) Dos Lobos I Subdivision, 1721 Trenton Road, Dos Lobos Una  
Meta, LLC **(SUB2023-0122) (PRELIMINARY) RDE**

Mr. Kaveh Forghanparast stated Trenton Road: Dedication as required for 60 ft. from centerline for 120 ft. total ROW Paving: 65-85 ft. Curb & gutter: both sides Revisions needed: If 100 ft. is the existing ROW label it accordingly prior to final. Provide a copy of the referenced documents for staff review

prior to final. Clarify how a portion of the 0.03 acres road, street, highway, and utility easement has been shown as part of Lot 1. Review and revised as applicable prior to final. Any abandonment must be done by a separate instrument and referenced on the plat. 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. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties Revisions needed: Revise plat note 13 as follows: A minimum 24 ft. wide private service drive easement will be established as part of the site plan and will be maintained by the lot owner and not the City of McAllen. Subdivision Ordinance: Section 134-106. Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater. Zoning Ordinance: Section 138-356 & Sec 138-367. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater. Zoning Ordinance: Section 138-356. Corner (proposed): In accordance with the Zoning Ordinance or greater for easements or in line with existing structures, or approved site plan, whichever is greater. Clarify/remove the corner setback written on the plat as the property does not seems to be a corner lot. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. ft. wide minimum sidewalk required on Trenton Avenue. Proposed: 5 ft. wide minimum sidewalk required along Trenton Revisions needed: Add "Avenue" at the end of plat note #8 prior to final. Clarify if 5 ft. wide sidewalk is required by the Engineering Department prior to final. Engineering Department may require 5 ft. wide minimum sidewalk prior to final. Subdivision Ordinance: Section 134-120 Non-compliance. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy Applied. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. 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-1 Proposed: C-1. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Required. Traffic Impact Analysis (TIA) required prior to final plat. Provide a copy of the referenced documents for staff review prior to final. Clarify how a portion of the 0.03 acres road, street, highway, and utility easement has been shown as part of Lot 1. Review and revised as applicable prior to final. Any abandonment must be done by a separate instrument and referenced on the plat. The dimensions and bearings on the metes and bounds, survey, and plat do not match. Review and revise as applicable prior to final. The closing arrows on the south side of the subdivision do not match the written dimension. Review and revise prior to final. The subdivision boundary must show the whole subdivision dimension. The east boundary does not show the fill dimension. Review and revise the dimension and closing arrows prior to final. Add the legal description of all adjacent lots on all sides prior to final, including the lots on the north side of Trenton Road (Lots numbers and subdivision name needed). The legend is not complete. Review and add any missing symbols on it prior to final. Clarify the dashed line at the entrance of N. 17th Street prior to final. On vicinity map, clarify/remove the bold line along N. Bicentennial Blvd. prior to recording. Owner's signature block references private subdivision and

Auburn Ave. Review and revise prior to recording. All signature blocks must comply with Sec. 134-61 of the subdivision ordinance prior to recording. Must comply with City's Access Management Policy. Staff recommends approval of the subdivision in preliminary form, subject to the conditions noted, drainage, and utilities approval.

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

i) **Bright Woods Subdivision, 2700 Sprague Road, Star Trail Holdings, LLC (SUB2023-0084) (REVISED PRELIMINARY) S2E**

Mr. Kaveh Forghanparast stated Sprague Road: Dedication as required for 40 ft. from centerline for 80ft. total ROW Paving: 52 ft. Curb & gutter: both sides Revisions needed: Show and label centerline to establish ROW dedication requirement prior to final. Show and label the total existing ROW and ROW on both sides of centerline to finalize the ROW dedication requirements prior to final. Show the document number on the plat for the existing ROW and provide a copy for staff review prior to final. If 80 ft. is total ROW after ROW dedication, label it as "Total ROW" prior to final. All ROW requirements must be finalized prior to final approval. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. E/W Quarter Mile Collector (north boundary): dedication required for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: Show ROW dedication for an E/W quarter mile collector on the north side prior to final. Clarify if the E/W interior street is proposed in lieu of the northern boundary prior to final. If so, a temporary stub out to be extended to the west will be reviewed by staff prior to final. A temporary turn around may be required and must be finalized prior to final. Submit a vicinity map showing the distance between the E/W interior street centerline and Guadalupe Ave. centerline to review the temporary stub out prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Interior Streets: Dedication as required for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: Clarify if the subdivision is proposed to be public or private and submit gate details if proposed to be private to verify compliance. A temporary turnaround at the east end of street fronting Lots 33 to 36 will be required on the plat, if layout remains as shown. Money must be escrowed prior to recording to remove the turnaround when the street is extended to the east, if layout remains as shown. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. The Block length on the west side is more than 1,200 ft. Submit a revised layout to comply with block length requirement or a variance request prior to final. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Revise the plat to show alley/service drive easement prior to final. Alley/service drive easement required for commercial and multifamily properties. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements or approved site plan. Clarify proposed setback/Revise setback plat note #3 as shown above prior to final. Proposed: Front: 20 ft. or greater for easements. Front Setback for Lots 38, 44, 45, 51, 52, and 58 shall be lot line facing street. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Interior Sides: 6 ft. or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements or approved site plan. Clarify proposed note/Revise it as shown above prior to final. Proposed: Corner: 10 ft. or greater for easements or

approved site plan. Corner setbacks for Lots 38, 44, 45, 51, 52, and 58 shall be 20 ft. Zoning Ordinance: Section 138-356. Garage: 18 ft. except wherever 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 Sprague Road, both sides of all interior streets, and along quarter mile collector if collector street is required. Finalize the quarter mile collector requirement to finalize the sidewalk note requirement prior to final. Engineering Department may require 5 ft. sidewalk prior to final. Proposed: 5 ft. wide minimum sidewalk required along the north side of Sprague Road, and 4ft. wide minimum sidewalk required along both sides of all interior streets. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, Sprague Road, and quarter mile collector if collector street is required. Finalize the quarter mile collector requirement to finalize the buffer note requirement prior to final. Landscaping Ordinance: Section 110-46. 8ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46 \*Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Sprague Road, and quarter mile collector. Finalize the quarter mile collector requirement to finalize the note requirement 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 for any lots with more than 4 dwelling units. 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 public or private to finalize the plat note requirement 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 public subdivision is proposed. Clarify if the subdivision is public or private to finalize the respective Section of the ordinance prior to final. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Clarify if the subdivision is public or private to finalize the Section of the code prior to final. Submit the draft HOA document for staff review prior to getting signatures. Signed HOA is required prior to recording. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Required. Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Clarify the frontage of Lot 21. It seems that there is curve line which is not labeled. Review and revise as applicable prior to final. Zoning Ordinance: Section 138-356. Existing: R-3A Proposed: R-3A. Zoning Ordinance: Article V. An annexation and initial zoning to R-3A was approved by the City Commission on March 28, 2023. Land dedication in lieu of fee. Based on the application submitted on August 8, 2023, 99 lots are proposed for a duplex on each lot. A revise plat submitted on November 8, 2023, shows 96 lots. A clarification by the engineer is needed if the total proposed number of units is 192 to finalize the park land dedication requirement prior to final. The originally submitted application must be revised to match the total number of lots and dwelling units prior to final. Park Fee of \$700 per dwelling unit to be paid prior to recording (if requested by the applicant and approved by City Manager's Office). Based on the application submitted on August 8, 2023, 99 lots are proposed for a duplex on each lot. A revise plat submitted on November 8, 2023, shows 96 lots. A clarification by the engineer is needed if the total proposed number of units is 192 to finalize the park land dedication requirement prior to final. The originally submitted application must be revised to match the total number of lots and dwelling units prior to final. If park fee in lieu of land dedication is needed, a request must be submitted and approved by the City Manager's Office (If approved, based on 192 dwelling units, \$134,400 will be required).

Review and approval by the City Manager's Office is required, if paying park fee in lieu of park land dedication is requested by the applicant. Based on the application submitted on August 8, 2023, 99 lots are proposed for a duplex on each lot. A revise plat submitted on November 8, 2023, shows 96 lots. A clarification by the engineer is needed if the total proposed number of units is 192 to finalize the park land dedication requirement prior to final. The originally submitted application must be revised to match the total number of lots and dwelling units prior to final. If park fee in lieu of land dedication is needed, a request must be submitted and approved by the City Manager's Office (If approved, based on 192 dwelling units, \$134,400 will be required). 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. Provide a copy of the referenced documents for staff review prior to final. Use a bold line for the original subdivision boundary prior to final. Clarify the discrepancy between the south side bearing of the subdivision and the survey prior to final. Label the common lots (e.g. Lot A, Lot B, etc.) and add a plat note to clarify prior to final. The proposed trash bin easements must be approved by all departments including Public Works and Utilities prior to final. It seems that the trash bin easements do not extend all the way to the lot lines along the street ROW. Clarify/revise layout prior to final. Some lots dimensions and information are overlapped with other texts or lines, review and revise as applicable prior to final. Clarify and provide a copy of the referenced document referenced as "30 ft. Save and Except to Hidalgo County Irrigation District No. 1 Vol 24 Pages 168-171 Doc. 2880111" and clarify the overlap on a "proposed 20 ft. easement to Hidalgo Country Irrigation District No 1" and proposed 10 ft. U.E. Remove any wording referencing "proposed" (e.g. Prop. 10 ft. U.E.) and change it to "By This Plat" if it is dedicated by this plat. Any abandonment must be done by separate instrument and referenced on the plat prior to final/recording. Signature blocks complying with Sec. 134-61 of the subdivision ordinance is required prior to final. Legal description of all adjacent lots on all sides are required prior to final. Clarify if the subdivision is public or private prior to final. Submit gate details if private to finalize ROW and plat note requirements prior to final. It seems that the contour lines are missing elevation data. Review and revise as applicable. Must comply with City's Access Management Policy.

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

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

**ADJOURNMENT:**

There being no further business to come before the Planning & Zoning Commission, Mr. Marco Suarez adjourned the meeting at 4:35p.m. with Mr. Emilio Santos Jr. seconding the motion with four members present and voting.

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Chairperson Michael Fallek

ATTEST: \_\_\_\_\_  
Magda Ramirez, Administrative Assistant



The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday December 5, 2023, at 3:30p.m. at the McAllen City Hall, 3<sup>rd</sup> Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

<b>Present:</b>	<b>Michael Fallek Gabriel Kamel Emilio Santos Jr. Jose Saldana Jesse Ozuna Reza Badiozzamani</b>	<b>Chairperson Vice Chairperson Member Member Member Member</b>
<b>Absent:</b>	<b>Marco Suarez</b>	<b>Member</b>
<b>Staff Present:</b>	<b>Evaristo Garcia Edgar Garcia Omar Sotelo Rodrigo Sanchez Mario Escamilla Samuel Nunez Adriana Solis Samantha Trevino Jacob Salazar Florencio De la Cruz Magda Ramirez</b>	<b>Assistant City Attorney III Planning Director Senior Planner Senior Planner Planner III Planner II Planner II Planner I Planner Technician II Designer/Subdivision Coordinator Administrative Assistant</b>

**CALL TO ORDER** – Chairperson Mr. Michael Fallek

**PLEDGE OF ALLEGIANCE**

**INVOCATION**-. Mr. Jesse Ozuna

**1) MINUTES:**

- a) Approval/Disapproval of minutes from the November 21, 2023 meeting.

Minutes for the November 21, 2023 meeting were not available until the December 5, 2023 meeting. No action was taken.

**2) PUBLIC HEARING:**

- a) **CONDITIONAL USE PERMITS:**

- 1) Request of Jorge G. Martinez, for a Conditional Use Permit, for two years, and adoption of an Ordinance for an Event Center at Lot 5A, Kingwood Estates Subdivision Phase II, Hidalgo County, Texas, 5245 North 23<sup>rd</sup> Street.(CUP2023-0156)

Ms. Samantha Trevino stated that the property is located on the west side of North 23<sup>rd</sup> Street, North of Zinnia Avenue and is zoned C-3 (general business) District. The adjacent zoning is R-1 (single-family residential) District to the west. There is I-1 (light industrial) District to the east across North 23<sup>rd</sup>

Street and R-3A (multifamily residential apartment) District to the south across Zinnia Avenue. Surrounding land uses include commercial businesses, restaurants, apartments, and single family residences. An event center is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The initial application for an event center at this location was submitted and approved in February of 2022.

The applicant is proposing to continue operating an event center from the approximately 2,229 square foot building. The proposed days and hours of operation are to be from 8:00 AM to 10:00 PM Monday through Sunday.

The Fire Department and Health Department have conducted their inspections of the premises and have approved for the CUP process to continue.

The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from the nearest residentially zoned property and apartment zoned area.
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 Zinnia Avenue and 23<sup>rd</sup> Street and does not generate traffic into residential areas;
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage and use of the building, 22 parking spaces are required one of which should be for persons with disability. The parking lot is common area and should be clear of potholes and properly striped.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

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

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

Being no discussion, Mr. Jesse Ozuna moved to approve as presented (2years). Mr. Emilio Santos Jr. seconded the motion, which was approved with six members present and voting.

- 2) Request of Jessica Aguilar on behalf of Fern Corporation C/O W. D. Moschel, for a Conditional Use Permit, for one year, and adoption of an Ordinance for a bar (Thirsty Monkey) at North 20 feet of Lot 1 & all of Lot 2 excluding the Northwest 225 feet by 240 feet of Lot 2, Plaza Del Norte Subdivision, Hidalgo County, Texas, 3424 North 10<sup>th</sup> Street. (CUP2023-0158)

The property is located on the east side of North 10<sup>th</sup> Street and south of Jonquil Avenue with frontage on both streets. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north, south and west, R-3T (multifamily-residential townhouse) District to the east and R-1(single-family residential) District to the northeast. Surrounding land uses include retail stores, restaurants, multifamily residences, and single-family residences. A bar is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The initial Conditional Use Permit for a bar by the name of Love Buzz was submitted March 31, 2021 and was approved by City Commission on May 24, 2021. The CUP for the establishment has been renewed annually. The current application for a Conditional Use Permit for a bar was submitted October 31, 2023 with the name of the establishment as Thirsty Monkey.

The applicant is proposing to operate a bar (Thirsty Monkey) from an existing 3,850 square foot building. The proposed days and hours of operation are Monday-Sunday from 12:00 PM to 2:00 AM.

The Fire department has not yet conducted their inspection of the premises. The Health Department has conducted their inspection and have approved for the Conditional Use Permit process to continue. The police activity report for service calls from November 2022-present is attached. The Planning Department has received no complaints regarding the present use as a bar. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must comply with requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the above mentioned 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 disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 PM. The establishment is less than 400 feet of a residential zone/use, to the northeast and east of the subject property
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has access from North 10th Street.

- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. The bar requires 39 parking spaces based on square footage of the building and additional 3 parking spaces for the existing outside seating area (3 benches) for a total of 41 parking spaces
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official, and Planning Director.

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

Staff is recommending disapproval of the request due to noncompliance with requirement #1 (distance to a residentially zoned property) of Section 138-118(a)(4)(a) of the Zoning Ordinance.

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

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

b) REZONING:

- 1) Rezoning from R-3A (multifamily residential apartments) District to R-3T (multifamily residential townhomes) District: 1.27 acre tract of land being out of Lot 10, Section 13, and 4.974 acre tract of land being out of Lot 10 and Lot 15, Section 13, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 7601 North 7th Street (West). **(REZ2023-0042)**

Ms. Adriana Solis stated that the subject properties are located at south of Wisconsin Road and east of North 10<sup>th</sup> Street. Tract 1 is made up of approximately 1.27 acres, tract 2 is approximately 4.974 acres – both properties are zoned R-3A (apartments) District. Both tracts belong to two larger tracts, seeking to rezone to R-3T (townhomes).

The applicant is proposing to rezone the property to R-3T District in order to construct townhomes on both properties.

The adjacent zoning to the north and south is R-3A District. The adjacent zoning is C-3 (general business) District to the west. The adjacent zoning is A-O (agricultural and open space) District to the east – a request has been made to rezone from A-O to R-3T.

The subject property is vacant, alongside a canal. Surrounding land uses include a target, commercial plazas, single family residences and vacant land.

The Envision McAllen Future Land Use Plan categorizes the future land use for this property as mixed used nodes. Multi-family residences, commercial uses, and civic/parks and open space uses are considered most appropriate for this area.

The development trend along Wisconsin Road is commercial uses and single-family residential uses.

The requested zoning does conform to the Future Land Use Plan designation.

The proposed development area to the north would have 1.91 acres. Based on the maximum density per gross acres in the R-3T District: 20 dwelling units per gross acre are allowed, approximately 39 dwelling units are allowed per 1.91 gross acres.

The proposed development area to the south would have 6.629 acres. Based on the maximum density per gross acres in the R-3T District: 20 dwelling units per gross acre are allowed, approximately 133 dwelling units are allowed per 6.629 gross acres.

Two thousand square feet represents the minimum lot area for R-3T multifamily residential district use.

Must comply with all Zoning, landscaping, buffer, parking and maneuvering.

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

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

Staff recommends approval of the rezoning request to R-3T (townhomes) District as the future land use does allow for multi-family residential uses in the area.

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

Being no discussion, Mr. Jose Saldana moved to approve the rezoning request. Mr. Reza Badiozzamani seconded the motion, which was approved with six members present and voting.

- 2) Rezoning from A-O (agricultural and open space) District to R-3T (multifamily residential townhomes) District: 0.64 acre tract of land being out of Lot 10, Section 13, and 1.655 acre tract of land being out of Lot 10 and Lot 15, Section 13, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 7601 North 7th Street (East). **(REZ2023-0055)**

Ms. Adriana Solis stated the item will need to be re-advertised and requested the item be tabled.

Being no discussion, Mr. Jesse Ozuna moved to table the rezoning request. Mr. Jose Saldana seconded the motion, which was tabled with six members present and voting.

- 3) Rezone from R-4 (mobile home and modular home) District to R-3T (multifamily residential townhouse) District: 6.59 acres more or less, consisting of the South 5 acres out of Lot 187, John H. Shary Subdivision and 1.59 acres being the North 52.5 feet of abandoned canal right-of-way between Lots 177 and 187, John H. Shary Subdivision, Hidalgo County, Texas; 1301 South Taylor Road. **(REZ2023-0056)**

Mr. Eduardo Garza stated that the subject property is located on the east side of South Taylor Road approximately 660 feet north of West Expressway 83.

The applicant is proposing to rezone the property from R-4 (mobile home and modular home) District to R-3T (multifamily residential townhouse) District in order to develop the tract of land for multifamily residential townhouses. No feasibility plan or site plan have been submitted for the proposal. The adjacent zoning is C-3 (general business) District and C-4 (commercial-industrial) District to the north, A-O (agricultural and open space) District to the east, C-3 to the south, and to the west is outside city limits.

The subject property was being used as a mobile home park. Surrounding land uses include commercial retail uses.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Regional Commercial. The most appropriate type of development includes shopping centers neighborhood and community scale, civic buildings, and parks and open space uses.

The development trend for this area is neighborhood scale shopping centers and multi-family residential.

The requested zoning does not conform to the Future Land Use Plan designation. However, the request constitutes a downzoning that is similar to residential land use further to the north.

The proposed development area would have 6.59 acres (287,060.40 square feet). The maximum density in R-3T District is 20 dwelling units per gross acre. Therefore, the maximum of number of dwelling units for the subject property is approximately 131 townhouses.

A recorded subdivision plat is required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

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

Staff recommends approval of the rezoning request to R-3T (multifamily residential townhouse) as it constitutes a downsizing and would allow for more diverse housing options.

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

Being no discussion, Mr. Jesse Ozuna moved to approve the rezoning request. Mr. Jose Saldana seconded the motion, which was approved with six members present and voting.

### **3) CONSENT:**

#### **a) Santoy Subdivision, 3321 Highway 83, Juan F. Santoy (SUB2023-0129) (FINAL) SEC**

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve subdivision in consent form for Items 3a. Mr. Emilio Santos Jr. seconded the motion, which was approved with six members present and voting.

### **4) SUBDIVISIONS:**

#### **a) Garden Rose Subdivision, 1200 East Yuma Avenue, Edgar Escobedo (SUB2023-0020) (REVISED PRELIMINARY) MAS**

Mr. Mario Escamilla stated E. Yuma Avenue: Dedication as needed for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. - 65 ft. Curb & gutter: both sides. Revisions needed: Please provide how existing ROW was dedicated on plat and a copy of any referenced document for staff review, prior to final. Remove prop from ROW dedications, prior to final. 70' Existing ROW labeling must be revised to Total ROW, prior to final. Provide document number for Easement along street and ensure there are no issues with overlap, dedication, etc. with the Irrigation company, finalize prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Interior Streets: 60ft. Total ROW. Paving 40 ft. Curb & gutter: Both Sides Revisions needed: Proposed Interior dedications range from 50-60 ft. of ROW, Engineer submitted application November 20, 2023, requesting that the ROW be reduced from 60 ft. to 50 ft., the Engineer has indicated that the paving width will remain at 40 ft., and will have an additional 10 ft. Utility Easement on either side. Development staff has reviewed the request and indicated that if approved that a 10 ft. U.E and Sidewalk Easement be dedicated along the front of the lots as applicable. Street names will be established prior to final and plat will need to be revised accordingly. Clarify if subdivision is proposed to be private as gate details are required and ROW are subject to increase for gate areas, finalize prior to final and submit gate details as applicable. As per plat submitted on November 17th, 2023 subdivision proposed to be private ROW is subject to increase based on the gate details prior to final. Gated details must be submitted prior to final. Boulevard islands are proposed 20ft. of paving from face to face is required on both sides. Gate mechanisms, pedestrian gates, sidewalks, etc. must be located within ROW, gate areas must be revised to provide for such, and plat will need to be revised accordingly, finalize gate requirements/ROW, prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. N/S collector (western boundary): Dedication as needed for 60 ft. Total ROW. Paving: 40 ft. Curb & gutter: Both Sides Pending Items: Engineer submitted a variance application on November 20, 2023 in reference to the ROW dedication requirements for the N/S collector (1/4 Mile Collector) along the Western Boundary the engineer has indicated that the street would not be able to extend south as there are existing established developments around this subdivision. After review of the area, due to the developed properties to the west and south, the N/S collector street along the western boundary is not feasible. Please provide

ownership map to verify that no landlocked properties exist or will be created. Street alignment and R.O.W being reviewed and plat would need to be revised accordingly prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac Pending Items: Engineer submitted a Variance request on November 20th, 2023 to the 600ft. Cul-de-Sac length requirements. Development staff have reviewed the request and should the variance be approved it should be subject to 40 ft. of paving as noted in the interior street paving requirements. Provide "Cul-De-Sac" and "Knuckle" details prior to final. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. Finalize Public Works department requirements as may be applicable prior to final. Subdivision Ordinance: Section 134-106. Front: 10 ft. or greater for easements, whichever is greater applies. Pending Items: Setbacks requirements subject to change once zoning requirements have been finalized. Clarify Zoning Status for lot 31 as 45 ft. or in line with average setbacks of existing structures or greater for easements, whichever is greater applies. required for existing R-1 Zone along E. Yuma Avenue, finalize prior to final. Note Subject to change once zoning status has been clarified. Zoning Ordinance: Section 138-356, 367, 134-106 Non-compliance. Rear: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required E. Yuma Avenue and both sides of interior streets. Revisions needed: Revise note #5 as shown above prior to final. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize prior to final. Subdivision Ordinance: Section 134-120 Non-compliance. Perimeter sidewalks must be built or money escrowed if not built at this time. Required. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along E. Yuma Avenue. Revisions Needed: Revise note #7 as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along E. Yuma Avenue. Revisions Needed: Finalize wording for note prior to final. Wording for note subject to change once lot frontage requirements have been established, finalize wording for note prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. Zoning Ordinance: Section 138-210. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Note subject to change once subdivision requirements have been finalized. Finalize 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 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with



document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Revisions required: Common area C and Detention area, currently fronts E. Yuma Avenue, lot may require frontage within interior street finalize frontage requirements as may be applicable prior to final. Lot 31 exhibits 30 ft. of frontage, review and revise as applicable as a non-conforming lot is being created under current zoning. Clarify zoning status for lot 31 as 50 ft. of frontage minimum required in the R-1(Single-Family Residential) District. As per updated plat submitted on November 17th,2023 lot 31 now exhibits 50 ft. of frontage. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Clarify zoning status for lot 31 as 50 ft. of frontage minimum required in the R-1(Single-Family Residential) District. Compliance with lot requirement to be determined once zoning has been clarified/ finalized, prior to final. As per updated plat submitted on November 17th,2023 lot 31 now exhibits 50 ft. of frontage. Zoning Ordinance: Section 138-356. Existing:R-1(single-family)Residential District and R3-T(Townhouse residential) District Proposed: R3-T(Townhouse residential) District. Rezoning to R3-T approved at the City commission meeting of April 10, 2023, however lot 31 not included as part of rezoning approval. Pending Items: Engineer must clarify verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval Pending Items: Any rezoning process must be finalized before final plat approval Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on June 10,2023 a total of 31 lots proposed park fees total to \$21,700 (\$700 X31 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. As per Traffic Department, Trip Generation approved, no TIA required. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Trip Generation approved, no TIA required. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. Clarify if subdivision is proposed to be public or private, as additional requirements may be triggered. As per plat submitted on November 17th,2023 subdivision proposed to be Private. Engineer must submit gate details prior to final. Clarify proposed zoning on application as it exhibits R-1 and R3-T. At the Planning and Zoning Commission meeting of March 7, 2023, the board voted to approve the subdivision in preliminary form subject to conditions noted, drainage and utility approvals as a 37 lot townhouse development. As per plat submitted on June 10th, 2023 31 lots proposed with additional acreage. Engineer must update provided information on submitted application prior to final.

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

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

- b) Lumen Palace Subdivision, 3401 La Lomita Road, Ahmad Gorabi  
**(SUB2023-0133) (PRELIMINARY) SEC RDE**

Mr. Mario Escamilla stated La Lomita (Mile 6 1/2) Road: 40 ft. ROW dedication required from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides Proposed: 10 ft. additional street ROW

dedication for 30 ft. ROW from centerline Revisions required: Revise the street name label to "La Lomita (Mile 6 1/2) Road" prior to final. Show ROW dedication as required or submit a variance request for staff review and commission action prior to final. Show the document number on the plat for the existing ROW and provide a copy for staff review prior to final. If 50 ft. is total ROW after the ROW dedication, label it as "Total ROW" prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. N. La Lomita Road (N/S Quarter Mile Collector) (west boundary): 40 ft. ROW dedication required from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: Both Sides Revisions required: Revise the label to "N. La Lomita Road" prior to final. Reference the document number for the existing ROW on plat and provide a copy for staff review prior to final. Clarify the label shown as "20 ft. dedicated ROW abandoned by City ordinance No. "prior to final. Any abandonment must be done by a separate process, not by plat. Show the required ROW dedication as shown above or submit a variance request with an ownership map for staff review and possible commission action prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. N. 33rd Street (N/S Quarter Mile Collector) (east boundary): 30-35 ft. ROW dedication required from centerline for 60-70 ft. total ROW Paving: 40-44 ft. Curb & gutter: both sides Revisions required: Submit an ownership map to finalize ROW dedication requirement prior to final. After the ownership map is reviewed by staff and ROW dedication is required, the layout must be revised or a variance request must be submitted and approved prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Proposed block length: 1,320 ft. Revise the layout to comply with the requirement or submit a variance request for staff review and possible commission action. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial & multifamily properties. Revise the layout to show alley/service drive easement prior to final. If a private service drive easement is proposed, it must be at least 24 ft. wide, may not be dead-end, and must show the proposed access easements for curb cut locations. Subdivision Ordinance: Section 134-106. Front: 40 ft. or greater for easements or in line with average existing structures, whichever is greater Proposed: 20 ft. or greater for easements. Clarify/Revise the plat note as shown above prior to final. Proposed: 20 ft. or greater for easements. Clarify/revise the landscape buffer shown as 15 ft. prior to final. Based on Sec. 134-106: In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; Zoning Ordinance: Sections 138-356 & 138-367. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements. Clarify/revise the setback note as shown above prior to final. Proposed: 20 ft. or greater for easements Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Finalize the ROW dedication requirements for N/S collector streets to finalize the corner setback requirement prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Add a note as shown above prior to final. Zoning Ordinance: Section 138-356 Non-compliance. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on La Lomita (Mile 6 1/2) Road, and N/S Collector streets if applicable. Finalize the ROW dedication for collector streets to finalize the plat note requirement prior to final. Engineering Department may require 5 ft. wide minimum sidewalk prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Required 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial,

and industrial zones/uses and along collector streets if applicable. Finalize the ROW dedication requirements to finalize the note 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. Required. No curb cut, access, or lot frontage permitted along Finalize the ROW dedication for N/S collector streets to finalize the note prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments for any lots with more than 4 dwelling units prior to building permit issuance. Submit a site plan to clarify the number of units for each lot prior to final. 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 or public and submit the gate details if applicable to finalize the 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 public subdivision is proposed. Add a plat note as shown above prior to final referencing the correct section based on being public or private prior to final. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. Submit a draft HOA document for staff review prior to getting signatures prior to final. Signed HOA is required after being reviewed by staff before recording. Add a plat note prior to final to cross reference the HOA document at time of recording and leave the document number blank. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Clarify the detention area access for maintenance prior to final. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area Submit a revised plat showing the lot areas to determine compliance prior to final. Zoning Ordinance: Section 138-356. Existing: R-3A Proposed: R-3A. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. A rezoning request (REZ2023-0044) to for the property from R-1 to R-3A District was approved by the City Commission on September 25, 2023. Zoning Ordinance: Article V. Land dedication in lieu of fee. Based on the submitted application on November 21, 2023, 44 dwelling units are proposed which requires \$30,800 park fees to be paid prior to recording. The park fee is subject to change if the number of dwelling units changes prior to recording. Contact staff and revise the application for any change in dwelling units. Park Fee of \$700 per dwelling unit to be paid prior to recording. Based on the submitted application on November 21, 2023, 44 dwelling units are proposed which requires \$30,800 park fees to be paid prior to recording. The park fee is subject to change if the number of dwelling units changes prior to recording. Contact staff and revise the application for any change in dwelling units. Required. Pending review by the City Manager's Office. Based on the submitted application on November 21, 2023, 44 dwelling units are proposed which requires \$30,800 park fees to be paid prior to recording. The park fee is subject to change if the number of dwelling units changes prior to recording. Contact staff and revise the application for any change in dwelling units. Any variance request must be submitted to the Planning Director and requires approval by the City Manager's Office. 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. Submit the site plan to determine access to lots and any alley/service drive easement requirements prior to final. Any abandonment must be done by a separate instrument, not by the plat. Must comply with City's Access Management Policy.

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

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

- c) Villas at Northgate Subdivision, 1701 Northgate Lane, Lourdes Gabriella Vela **(SUB2023-0087) (REVISED PRELIMINARY) (TABLED ON 11/21/2023) RDE**

Mr. Mario Escamilla requested the item to remain tabled. No action required.

**ADJOURNMENT:**

There being no further business to come before the Planning & Zoning Commission, Vice Chairperson Mr. Gabriel Kamel adjourned the meeting at 3:47p.m. with Mr. Jose Saldana. seconding the motion with six members present and voting.

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Chairperson Michael Fallek

ATTEST: \_\_\_\_\_  
Magda Ramirez, Administrative Assistant

## Memo

**TO:** Planning and Zoning Commission

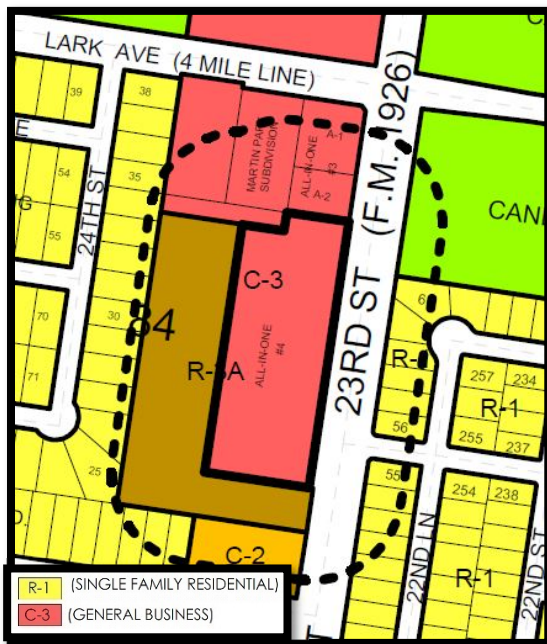
**FROM:** Planning Staff

**DATE:** December 11, 2023

**SUBJECT:** REQUEST OF JOSE A. CORDON, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE FOOD CONCESSION STAND (CHARLIE'S TASTY RASPAS) AT LOT 1, ALL-IN-ONE NO. 4 SUBDIVISION, HIDALGO COUNTY, TEXAS; 6221 N. 23<sup>RD</sup> STREET (CUP2023-0159).

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**BRIEF DESCRIPTION:** The subject property is located along the west side of North 23<sup>rd</sup> Street, approximately 250 feet south of Lark Avenue. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north and R-3A (multi-family residential apartments) District to the south and west of the subject property. A portable food concession stand is allowed in a C-3 District with a conditional use permit and in compliance with requirements.



**HISTORY:** The initial application was submitted in July, 2010. It has been renewed throughout the years since then. The most recent approval for the conditional use permit was on August 2, 2022 and has lapsed.

**REQUEST/ANALYSIS:** The business is undergoing a change of business ownership. The new applicant is proposing to operate a portable food concession stand on the subject property for a snow cone stand. The portable food concession stand is already in place and will be maintaining its current footprint. Based on the submitted site plan, four parking spaces are required and four are provided on the subject property. The proposed days and hours of operation are 9 a.m. to 9 p.m. Monday through Sunday.

The portable building must also meet the requirements set forth in Section 138-118(a)(9) of the Zoning Ordinance and specific requirements as follows:

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

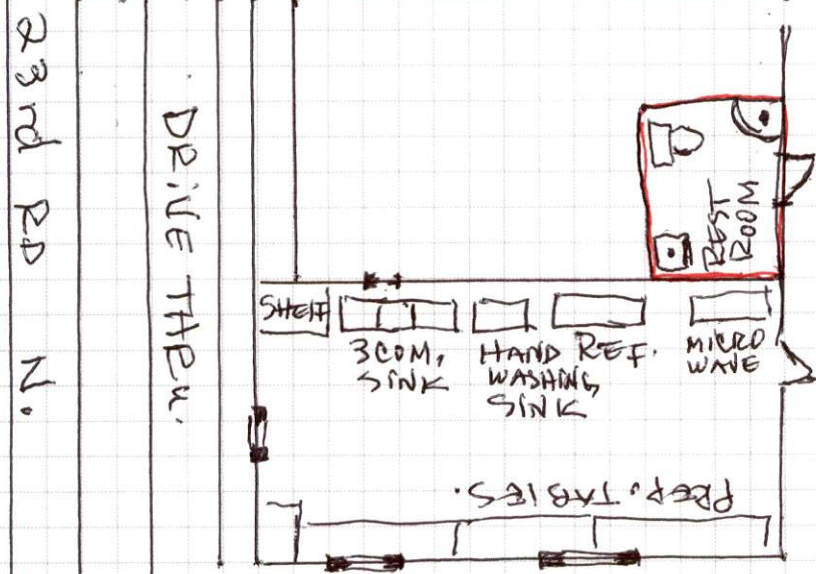
The Planning Department has not received any phone calls, letters or emails in opposition of the Conditional Use Permit request.

**RECOMMENDATION:** Staff recommends approval of the Conditional Use Permit request since this is an established business that has previously been in operation (under different ownership) for several years.



LARK  
CITY PARK  
DRAFT

2"X4"X8'  
PLAYWOOD  
DRYWALL  
COMMERCIAL GRADE  
LENOLEUM FLOOR  
EXTERIOR DOOR.



**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](mailto:BLDGPERMITS@MCALLEN.NET)



no changes  
& shelves  
no changes  
Lark  
plaza

Parking  
space  
Garbage

Car wash

even cleaner  
parking  
area

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parking lot

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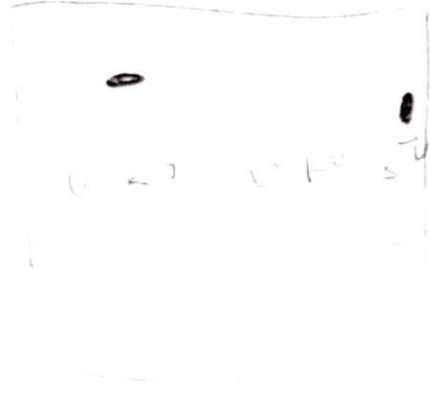
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Little Caesars

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NOTICE  
PORTABLE FOOD  
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CUP2023-0159



## Memo

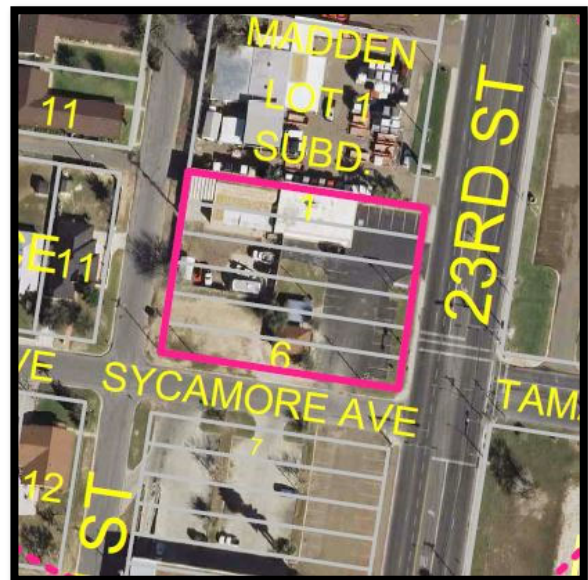
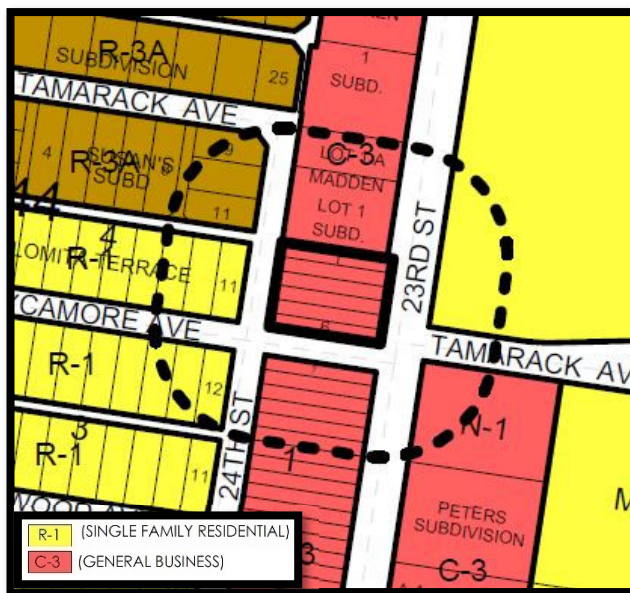
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** December 12, 2023

**SUBJECT:** REQUEST OF ERIC YOUNG, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE FOOD CONCESSION STAND (YOUNG'S SNOW WIZ) AT LOTS 1-6, BLOCK 1, LA LOMITA TERRACE SUBDIVISION, HIDALGO COUNTY, TEXAS; 1905 N. 23<sup>RD</sup> STREET (CUP2023-0162).

**BRIEF DESCRIPTION:** The subject property is located at the northwest corner of North 23<sup>rd</sup> Street and Sycamore Avenue. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 (general business) District to the north and south and R-1(single family) District to the east and west of the subject property. A portable food concession stand is allowed in a C-3 District with a Conditional Use Permit (CUP) and in compliance with requirements.



**HISTORY:** The initial conditional use permit on file was submitted in November, 2005 and has been renewed since then. The previous Conditional Use Permit at this location was approved on October 4, 2022. The applicant is following the standard approval process for a new Conditional Use Permit since the most recent permit has lapsed and the new submitted site plan shows an expansion for the existing building.

**REQUEST/ANALYSIS:** The applicant is proposing to operate a portable food concession stand on the property for a business under the name of Young's Snow Wiz. The portable food concession stand is existing however, there is a proposed 12 by 16 feet addition for storage area for the business. An application for a building permit has been submitted and is pending approval of the Conditional Use Permit. Also, since the previous Conditional Use Permit lapsed, it will be considered by the Planning and Zoning Commission as a new request. Proposed hours of operation will be from 12:00 p.m. through 9:00 p.m., Monday thru Sunday.

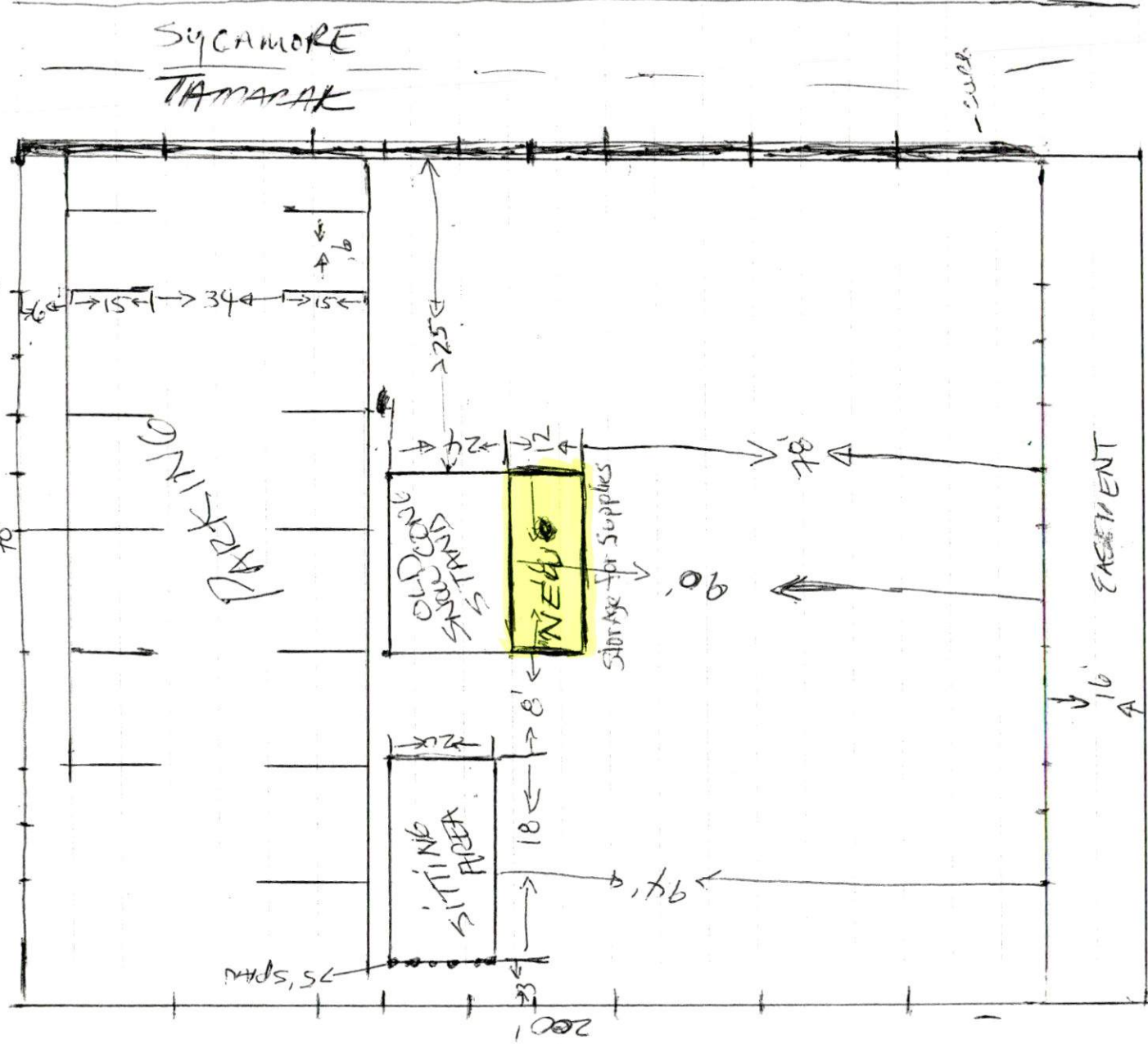
The portable building must also meet the requirements set forth in Section 138-118(a)(9) of the Zoning Ordinance and specific requirements as follows:

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

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

**RECOMMENDATION:** Staff recommends approval of the Conditional Use Permit request since this is an established business use and proposes to continue operating with an expanded building area.

23rd



RECEIVED  
NOV 10 2023  
By *DM*









**Curley's**  
TOWING SERVICE LLC  
24 HRS. SERVICE  
856 687 4795



**NOTICE  
PORTABLE  
FOOD  
FOR  
THIS PROPERTY  
CUP2023-0162**

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





## Memo

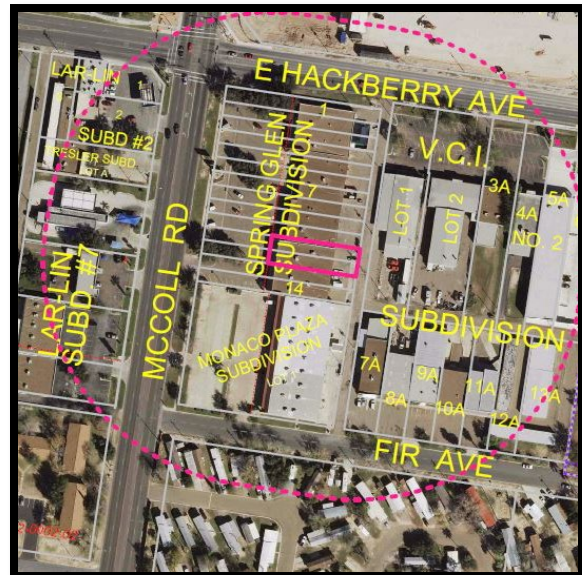
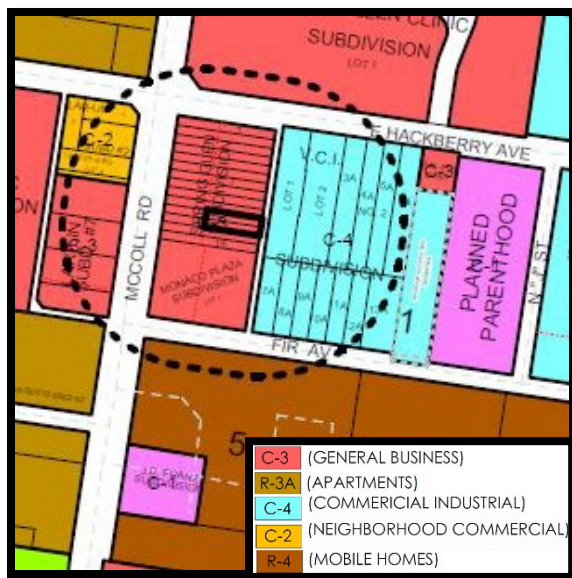
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** December 4, 2023

**SUBJECT: REQUEST OF JUAN DE DIOS HERNANDEZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR AN EVENT CENTER AT LOTS 11 & 12, SPRING GLEN SUBDIVISION, HIDALGO COUNTY, TEXAS, 628 NORTH MCCOLL ROAD (CUP2023-0163)**

**BRIEF DESCRIPTION:** The subject property is located along the east side of North McColl Road, south of East Hackberry Avenue. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions except to the east there is C-4 (commercial industrial) District. An Event Center is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



**HISTORY:** This is the initial Conditional Use Permit request for an Event Center at this location by this applicant.

**SUMMARY/ANALYSIS:** The applicant is proposing to operate an event center from the 3,880 square foot building. Proposed days and hours of operation will be Tuesday through Sunday, 6 PM to 2 AM, or by appointment.

The Fire department has not yet conducted their inspection of the premises. The Health

Department has conducted their inspection and have approved for the Conditional Use Permit process to continue. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must comply with requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the Lot of the above mentioned business must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 PM. The establishment is less than 400 feet to a residential zone/use to the south, and from publically owned property to the northwest.
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has access from East Hackberry, and North McColl Road.
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. The event center requires 38 parking spaces based on square footage of the building.
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official, and Planning Director.

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

There have been no phone call, letters, or emails, in oppositions to the request.

**RECOMMENDATION:** Staff recommends disapproval of the request due to noncompliance with requirement listed above as #1 (distance to a residentially zoned property/or publically owned property) of Section 138-118(a)(4)(a) of the Zoning Ordinance.



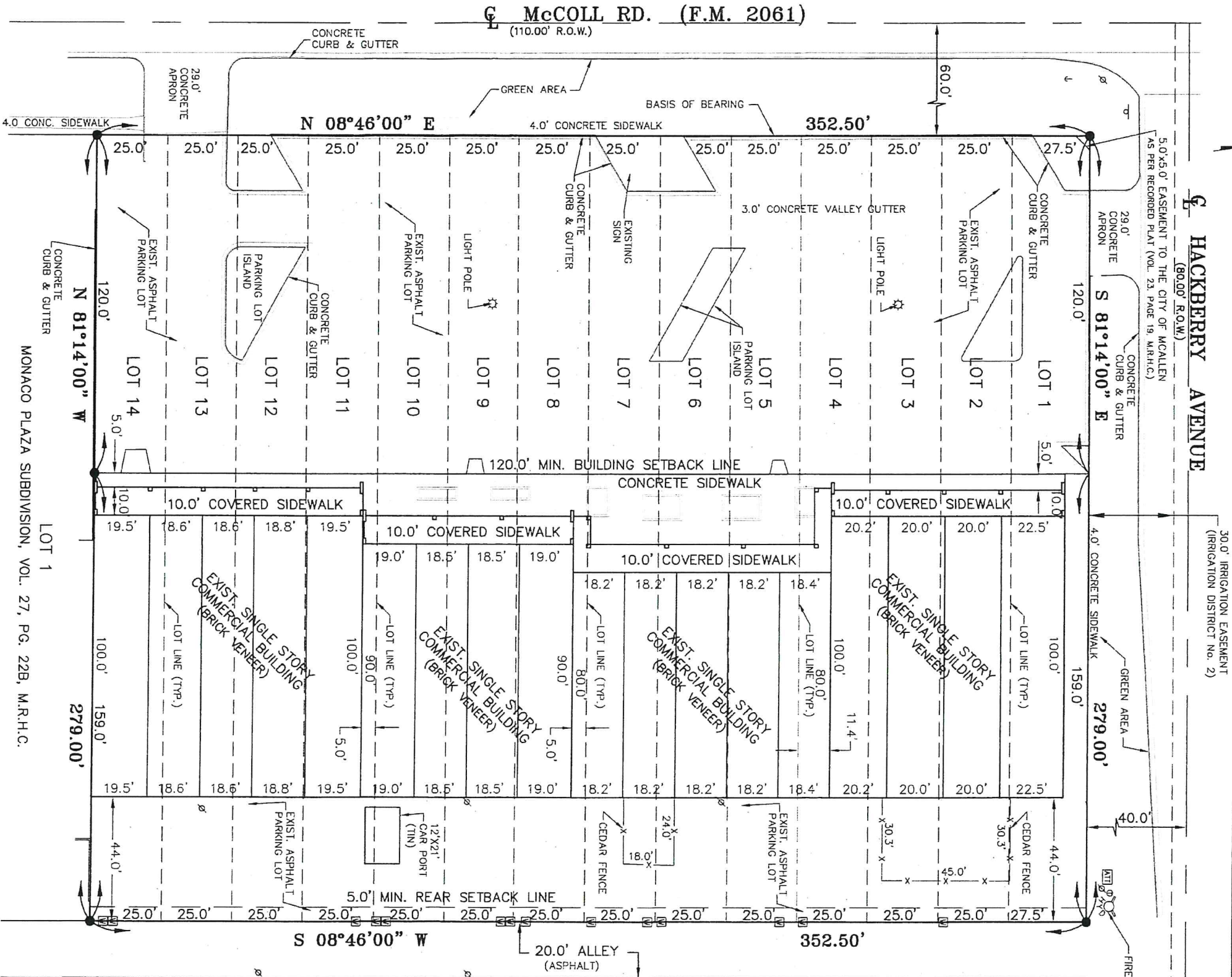
SCALE: 1"=40'



**PABLO SOTO, JR. P.E.**  
CIVIL ENGINEER & LAND SURVEYOR  
1208 S. IRONWOOD, PHARR, TEXAS - 78677  
(TEL) 956-460-1605 (FAX) 956-782-8277

LEGEND	
●	RD. 1/2" IRON ROD
⊕	ATT. PEDESTAL
⊕	POWER POLE
⊕	LIGHT POLE
⊕	GUY WIRE
⊕	WATER METER
⊕	TEL. PEDESTAL
⊕	WATER VALVE
⊕	GAS MARKER
⊕	CEDAR FENCE

RECEIVED  
NOV 13 2023  
By *mr*



**PLAT SHOWING**

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, AND 14,  
SPRING GLEN SUBDIVISION, AN ADDITION TO THE CITY  
OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP  
RECORDED IN VOLUME 23, PAGE 19, MAP RECORDS OF  
HIDALGO COUNTY, TEXAS.

GF No.: 937188

PROPERTY ADDRESS: 700 N McCOLL RD.  
MCALLEN, TEXAS

SURVEYED: SEPTEMBER 01, 2021

PROPOSED BORROWER: VELMEJ INVESTMENTS LLC

FLOOD ZONE DESIGNATION: ZONE "B"

COMMUNITY-PANEL NUMBER: 480343 0005 C

MAP REVISED: NOVEMBER 2, 1982

JOB NUMBER

**SUR 21 111**



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

PABLO SOTO, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4541

DATE

*Revised 9/27/2021*

1. BASIS OF BEARING: WEST LINE OF LOTS 1-14, SPRING GLEN SUBDIVISION, VOLUME 23, PAGE 19, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE RESOURCES GUARANTY COMPANY, GF No. 937188, EFFECTIVE DATE: JULY 23, 2021, ISSUED AUGUST 11, 2021, 12:00 AM.
3. ONLY EASEMENTS AND DOCUMENTS LISTED IN ITEM 10 OF SCHEDULE B WERE ANALYZED IN PREPARATION OF THIS SURVEY.
4. 10J. EASEMENTS AND RESTRICTIONS AS STATED IN THE "GENERAL NOTES" AS SHOWN ON THE MAP OF SPRING GLEN SUBDIVISION RECORDED IN VOLUME 23, PAGE 19, MAP RECORDS, HIDALGO COUNTY, TEXAS.
5. 10K. MINIMUM BUILDING SET-BACK LINE: APPARENT EASEMENT FOR EXISTING IRRIGATION LINE: 30.00-FOOT IRRIGATION EASEMENT, IRRIGATION DISTRICT No. 2, AS PER MAP OR PLAT RECORDED IN VOLUME 23, PAGE 19, MAP RECORDS, HIDALGO COUNTY, TEXAS.
6. 10L. EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT No. 2.

LOT 1  
VCI SUBDIVISION, VOL. 27, PG. 63A, M.R.H.C.





RECEIVED  
NOV 13 2023  
BY *[Signature]*







**HOLDEN**  
SECURITY & STORM SHUTTERS  
holdenshutters.com

**HOLDEN**  
SECURITY & STORM SHUTTERS

**YETI**  
SHUTTERS & MORE

956-73  
**BRAIN BOOST**

ADA SIGNAGE  
**DTF**  
TEXTURED  
3D PRINT

RENA CARE

TSL

ACCO





NOTICE  
EVENT CENTER  
FOR  
THIS PROPERTY  
CUP 2023-0163



## Memo

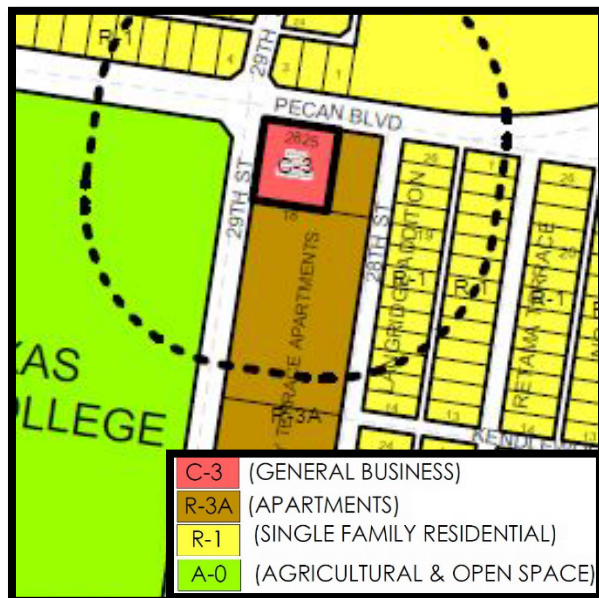
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** December 4, 2023

**SUBJECT: REQUEST OF RICHARD X. PEREZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A SMOKE SHOP AT LOT 1, ROTH CROSSING SUBDIVISION, HIDALGO COUNTY, TEXAS, 2825 PECAN BOULEVARD, SUITE D. (CUP2023-0165)**

**BRIEF DESCRIPTION:** The subject property is located at the southeast corner of Pecan Boulevard and North 29<sup>th</sup> Street with frontage along both streets. The property is zoned C-3 (general business) District. The adjacent zoning is R-1 (single family residential) District to the north, R-3A (multifamily residential apartments) District to the south and east, and A-O (agriculture and open space) District to the west. A smoke shop is allowed in a C-3 District with a Conditional Use Permit and in compliance with conditions.



**HISTORY:** This is the initial Conditional Use Permit request by this applicant for a smoke shop at this location.

**SUMMARY/ANALYSIS:** The applicant is proposing to operate a smoke shop from the approximately 728 square feet suite. The proposed hours of operation will be Monday through Sunday from 10 AM to 12 AM.

The Fire Department has not yet conducted their inspection of the premises. The Health Department has conducted their inspection and have approved for the CUP process to continue. The establishment must comply with requirements set forth in Section 138



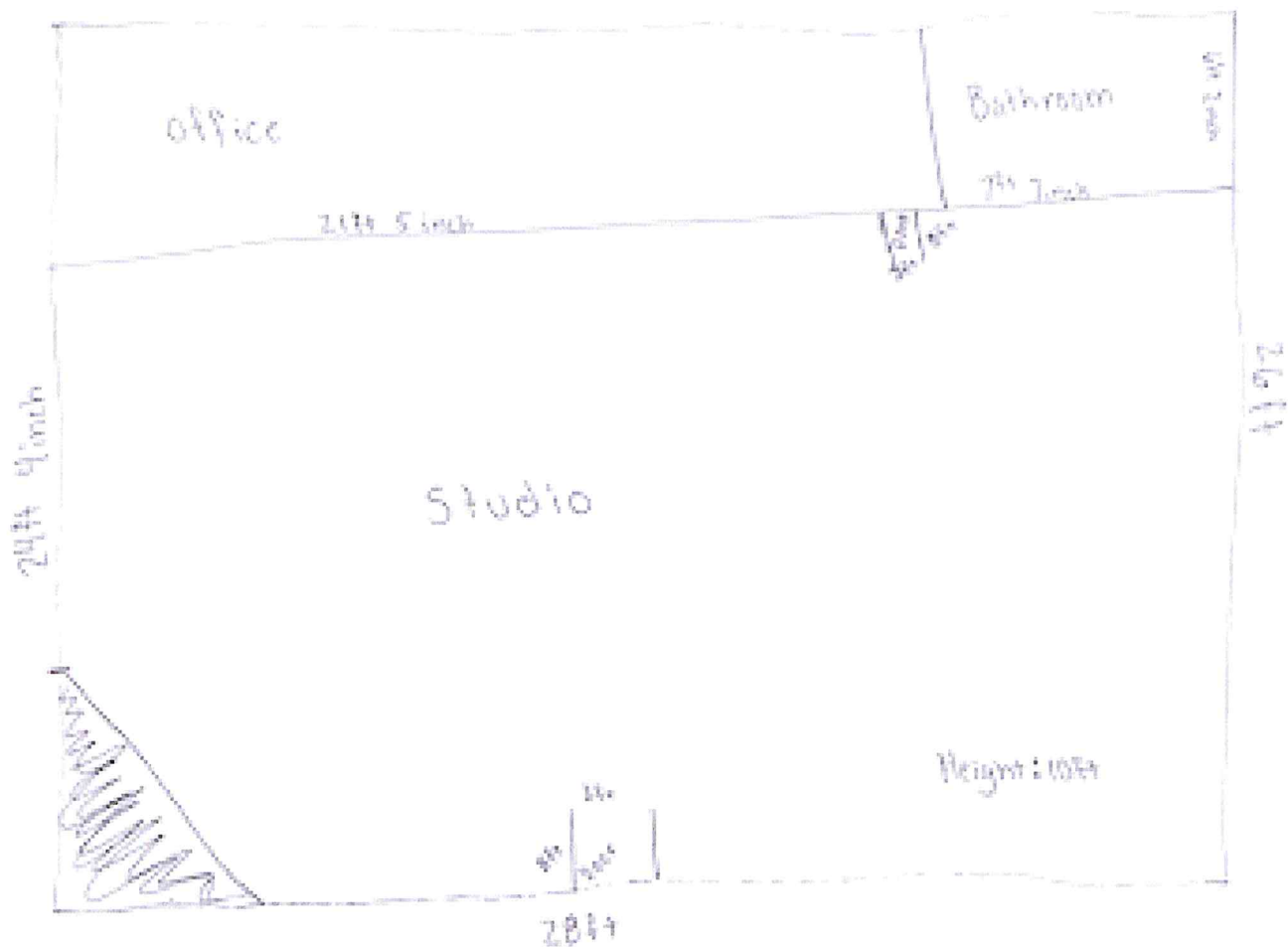
118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- a) The property line of the lot of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zones and uses;
- b) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to Pecan Boulevard;
- c) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Currently there is a multi-tenant commercial building on the property. The proposed smoke shop shall require 9 parking spaces; parking spaces are proposed to be provided on the front and side of the building. For the parking spaces of the common parking area, 1 accessible parking space is required and provided on site, as per section 138-400(a) of the Off-Street Parking and Loading requirements, all off-street parking must be clearly striped and free of potholes;
- d) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- e) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- f) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- g) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building Inspection Department as part of the building permit review process.

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

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

**RECOMMENDATION:** Staff recommends disapproval of the request due to noncompliance with requirements (distance to a residentially zoned property, and/or distance to publicly owned property) of Section 138-118(a)(4)(a) of the Zoning Ordinance.



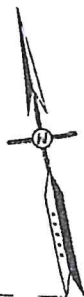
MONICA GONZALEZ

*[Handwritten signature]*



11/15/23

A.C. Air Conditioning Unit  
 C.C.D.R. Common County Deed Records  
 C.C.D.R. Common County Official Records  
 C.C.M.R. Common County Map Records  
 Fnd. Found  
 L.R. Lien  
 Man. Manicure  
 Pg. Page  
 Vol. Volume  
 P.P. Power Pole  
 F.H. Fire Hydrant  
 L.P. Light Pole  
 T.P. Telephone Pedestal  
 E.M. Electrical Meter  
 E.J.B. Electrical Junction Box  
 W.M. Water Meter  
 W.V. Water Valve



SURVEYED FOR:  
 EDUARDO ALBERTO GOMEZ AND  
 MONICA ELISSE GONZALEZ

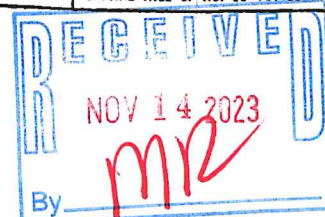
PROPERTY ADDRESS:  
 2825 PECAN BOULEVARD  
 McALLEN, TEXAS 78501.

#### NOTES:

1. THIS AREA LIES IN FLOOD ZONE "0" (AREA OF MINIMAL FLOOD HAZARD), AS SCALED PER FIRM COMMUNITY PANEL NUMBER: 480343000SC, EFFECTIVE DATE: OCTOBER 02, 1992.
2. ALL BEARINGS ARE BASED ON THE MAP OF ROOTH CROSSING SUBDIVISION, AS RECORDED IN VOLUME 53, PAGE 159 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.
3. THIS LOT IS SUBJECT TO RESTRICTIONS RECORDED IN VOLUME 53, PAGE 159, MAP RECORDS, HIDALGO COUNTY, TEXAS.
4. STATUTORY RIGHTS, RULES AND REGULATIONS IN FAVOR OF HIDALGO COUNTY DRAINAGE DISTRICT No. 1.(BLANKET)
5. BUILDING SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING ORDINANCE.

MAP OF SURVEY  
 LOT 1, ROOTH CROSSING SUBDIVISION, AN ADDITION TO  
 THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS,  
 ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME  
 53, PAGE 159, MAP RECORDS OF HIDALGO COUNTY,  
 TEXAS.

CAPITAL TITLE OF NO. 22-701133-MI











 **DONATION  
STATION**

NOTICE  
SMOKE  
SHOP  
FOR  
THIS PROPERTY  
CUP2023-0165

T  
478



## Planning Department

### Memo

**TO:** Planning and Zoning Commission

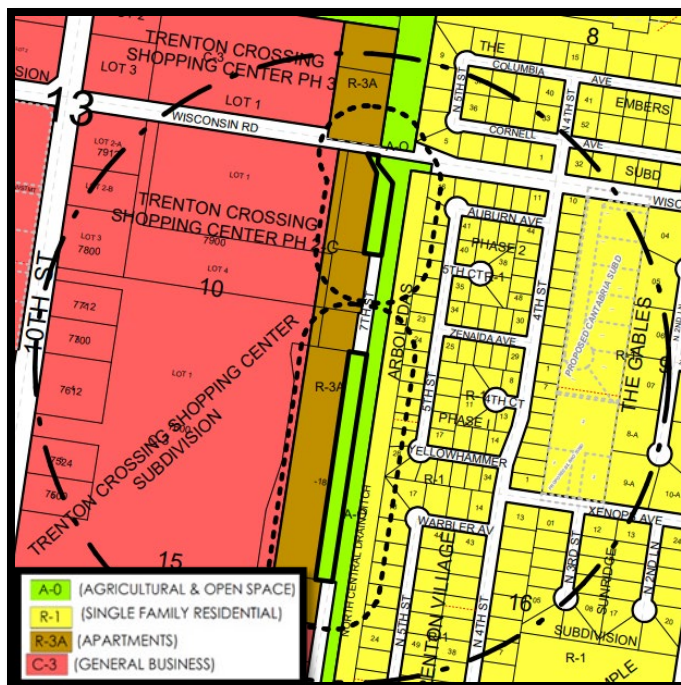
**FROM:** Planning Staff

**DATE:** November 20, 2023

**SUBJECT:** REZONING FROM A-O (AGRICULTURAL AND OPEN SPACE) DISTRICT TO R-3T (MULTIFAMILY RESIDENTIAL TOWNHOMES) DISTRICT: 0.64 ACRE TRACT OF LAND BEING OUT OF LOT 10, SECTION 13, AND 1.655 ACRE TRACT OF LAND BEING OUT OF LOT 10 AND LOT 15, SECTION 13, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 7601 NORTH 7<sup>TH</sup> STREET (EAST). (REZ2023-0055)

**LOCATION:** The subject properties are located at south of Wisconsin Road and east of North 10<sup>th</sup> Street. Tract 1 is made up of approximately 0.64 acres, tract 2 is approximately 1.655 acres – both properties are zoned A-O (agricultural and open space) District. Both tracts belong to two larger tracts, seeking to rezone to R-3T (townhomes).

**PROPOSAL:** The applicant is proposing to rezone the property to R-3T District in order to construct townhomes on both properties.



**ADJACENT ZONING:** The adjacent zoning to the north and south is A-O District. The adjacent zoning is R-3A (apartments) District to the west – a request has been made to rezone from R-3A to R-3T. The adjacent zoning is R-1 (single-family residential) District to the east.

**LAND USE:** The subject property is vacant, alongside a canal. Surrounding land uses include a target, commercial plazas, single family residences and vacant land.

**FUTURE LAND USE PLAN:** The Envision McAllen Future Land Use Plan categorizes the future land use for this property as mixed used nodes. Multi-family residences, commercial uses, and civic/parks and open space uses are considered most appropriate for this area.

**DEVELOPMENT TRENDS:** The development trend along Wisconsin Road is commercial uses and single-family residential uses.

**ANALYSIS:** The requested zoning does conform to the Future Land Use Plan designation.

The proposed development area to the north would have 1.91 acres. Based on the maximum density per gross acres in the R-3T District: 20 dwelling units per gross acre are allowed, approximately 39 dwelling units are allowed per 1.91 gross acres.

The proposed development area to the south would have 6.629 acres. Based on the maximum density per gross acres in the R-3T District: 20 dwelling units per gross acre are allowed, approximately 133 dwelling units are allowed per 6.629 gross acres.

Two thousand square feet represents the minimum lot area for R-3T multifamily residential district use.

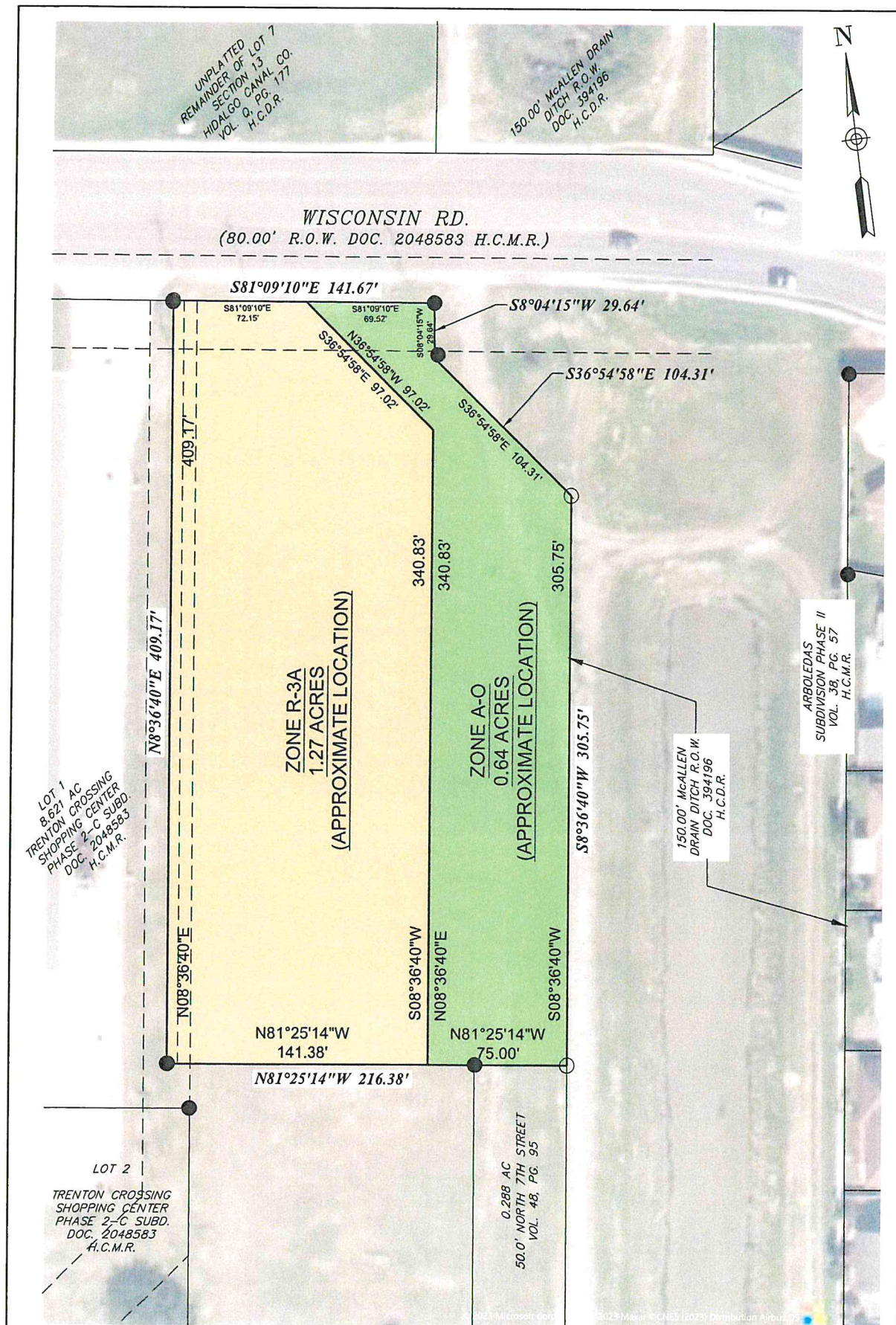
Must comply with all Zoning, landscaping, buffer, parking and maneuvering.

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

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

**RECOMMENDATION:** Staff recommends approval of the rezoning request to R-3T (townhomes) District as the future land use does allow for multi-family residential uses in the area.





BEING A 1.917 ACRE TRACT OF LAND OUT OF LOT 10, SECTION 13, HIDALGO CANAL COMPANY SUBDIVISION, AS PER MAP RECORDED IN VOLUME Q, PAGE 177, D.R.H.C., TEXAS.

TBPE F-22858

TBPELS F-10194796



2020 GRIFFIN PKWY  
MISSION TEXAS, 78574  
PHONE (956) 403-9787

**S2 ENGINEERING, PLLC**  
CIVIL ENGINEERING & LAND SURVEYING  
TBPE F-22858 TBL5 10194796





**S2 ENGINEERING, PLLC**  
CIVIL ENGINEERING & LAND SURVEYING  
TBPE F-22858 TBLs 10194796

**METES AND BOUNDS**



**STATE OF TEXAS}**  
**COUNTY OF HIDALGO}**  
**0.64 ACRES**

BEING A 0.64 ACRE TRACT OF LAND BEING OUT OF LOT 10, SECTION 13, HIDALGO COUNTY CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 0.64 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD FOUND WITH CAP, FOR THE NORTHERN NORTHEAST CORNER OF LOT 4, TRENTON CROSSING SHOPPING CENTER PHASE - 2C SUBDIVISION, RECORDED IN DOCUMENT No. 2048583, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF LOT 1, OF SAID TRENTON CROSSING SHOPPING CENTER PHASE - 2C SUBDIVISION, THENCE, SOUTH 81°09'10" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF WISCONSIN ROAD (80.00 FOOT RIGHT-OF-WAY), AT A DISTANCE OF 844.83 FEET TO A IRON ROD SET WITH CAP, FOR A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WISCONSIN ROAD, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF HEREIN DESCRIBED TRACT;

THENCE, SOUTH 81°09'10" EAST, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WISCONSIN ROAD, A DISTANCE OF 69.52 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP, FOR A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WISCONSIN ROAD, SAME BEING ON THE WEST RIGHT-OF-WAY LINE OF A 150.00 FOOT CITY OF McALLEN DRAIN DITCH RIGHT-OF-WAY RECORDED IN DOCUMENT No. 394196 DEED RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHERN NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08°04'15" WEST, ALONG THE WEST LINE OF SAID 150.00 FOOT CITY OF McALLEN DRAIN DITCH RIGHT-OF-WAY, A DISTANCE OF 29.64 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP, FOR AN OUTSIDE CORNER OF SAID 150 FOOT CITY OF McALLEN DRAIN DITCH RIGHT-OF-WAY, SAME BEING AN INSIDE CORNER OF HEREIN DESCRIBED TRACT.

THENCE, SOUTH 36°54'58" EAST, CONTINUING ALONG THE WEST LINE OF SAID 150.00 FOOT CITY OF McALLEN DRAIN DITCH RIGHT-OF-WAY, A DISTANCE OF 104.31 FEET TO A 1/2 INCH IRON ROD SET WITH CAP ON THE INTERIOR CORNER OF THE SAID 150.00 FOOT CITY OF McALLEN DRAIN DITCH RIGHT-OF-WAY, SAME BEING AN OUTSIDE CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND THAT BEARS SOUTH 31°23'00"EAST, AT A DISTANCE OF 1.99' FROM THE AFOREMENTION OUTSIDE CORNER;



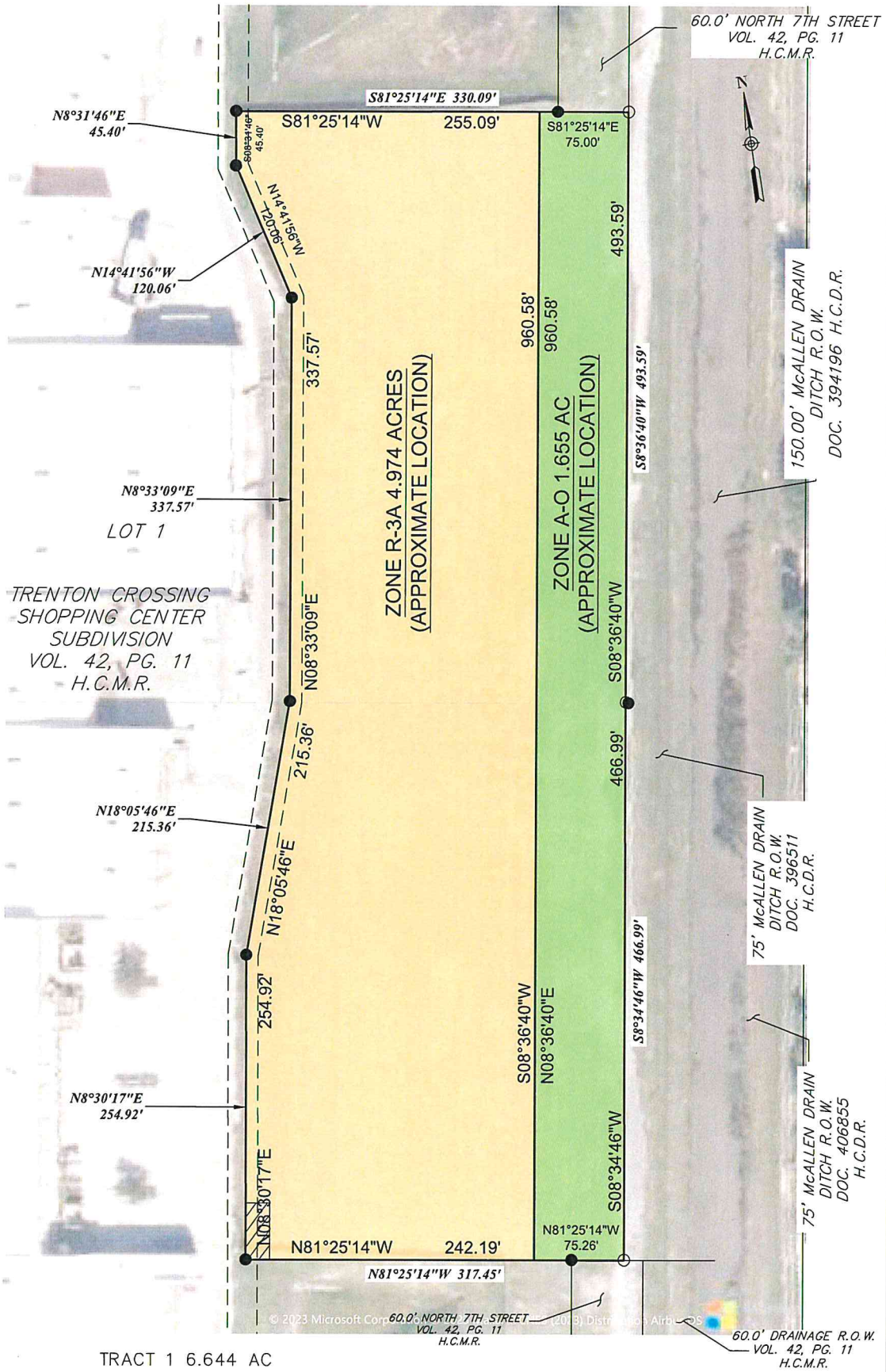
THENCE, SOUTH 08°36'40" WEST, CONTINUING ALONG THE WEST LINE OF SAID 150.00 FOOT CITY OF McALLEN DRAIN DITCH RIGHT-OF-WAY, A DISTANCE OF 305.75 FEET TO A 1/2 INCH IRON ROD SET WITH CAP, ALONG THE WEST LINE OF SAID 150.00 FOOT CITY OF McALLEN DRAIN DITCH RIGHT-OF-WAY, SAME BEING THE NORTHEAST CORNER OF A 0.288 ACRE TRACT (50 FOOT ROAD RIGHT-OF-WAY) DEDICATED TO THE CITY OF McALLEN RECORDED IN VOLUME 48, PAGE 95 (TRENTON CROSSING SHOPPING CENTER PHASE 2 SUBDIVISION) MAP RECORDS HIDALGO COUNTY TEXAS, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, NORTH 81°25'14" WEST, A DISTANCE OF 49.08 FEET PASSING A 1/2 INCH IRON ROD FOUND ALONG THE NORTH LINE OF SAID 0.288 ACRE TRACT OF LAND, SAME BEING THE SOUTHERN NORTH LINE OF SAID LOT 1, TRENTON CROSSING SHOPPING CENTER, PHASE 2-C SUBDIVISION, A TOTAL DISTANCE OF 75.0 FEET TO A POINT, FOR AN INSIDE CORNER OF SAID LOT 1, TRENTON CROSSING SHOPPING CENTER, PHASE 2-C SUBDIVISION, SAME BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, NORTH 08°36'40" EAST, A DISTANCE OF 340.83 FEET TO A POINT FOR AN INSIDE CORNER OF HEREIN DESCRIBE TRACT

THENCE, NORTH 36°54'58" WEST, A DISTANCE OF 97.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.64 ACRES OF LAND, MORE OR LESS.





TRACT 1 6.644 AC

DK3 INVESTMENT GROUP, LLC, A  
TEXAS LIMITS LIABILITY  
COMPANY  
BY WARRANTY DEED WITH  
VENDOR'S LIEN  
DATED: APRIL 20, 2023  
DOCUMENT NO. 3441866  
H.C.O.R.



2020 GRIFFIN PKWY  
MISSION TEXAS, 78574  
PHONE (956) 403-9787

**S2 ENGINEERING, PLLC**  
CIVIL ENGINEERING & LAND SURVEYING  
TBPE F-22858 TBLS 10194796





METES AND BOUNDS  
OF  
**1.655Acre Tract Boundary Survey**

BEING A 1.655 ACRE TRACT OF LAND OUT OF LOT 10 AND LOT 15, SECTION 13, HIDALGO CANAL COMPANY SUBDIVISION, AS PER MAP OR PLAT VOLUME Q, PAGE 177, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND ALSO BEING A PART OF A 6.644 ACRE TRACT, AS CONVEYED TO DK3 INVESTMENT GROUP, LLC, A TEXAS LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED DATED ON APRIL 20, 2023, AS PER DOCUMENT NO. 3441866, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, AT A 1/2 INCH IRON ROD FOUND, AT THE NORTHEAST CORNER OF A 60.00 FOOT ROAD RIGHT-OF-WAY NORTH 7<sup>TH</sup> STREET, AS SHOWN IN MAP OR PLAT OF TRENTON CROSSING SHOPPING CENTER SUBDIVISION, RECORDED IN VOLUME 42, PAGE 11, MAP RECORDS OF HIDALGO COUNTY TEXAS, SAME BEING THE SOUTHEAST CORNER OF A 50.00 FOOT ROAD RIGHT-OF-WAY NORTH 7<sup>TH</sup> STREET, AS SHOWN IN MAP OR PLAT OF TRENTON CROSSING SHOPPING CENTER PHASE 2 SUBDIVISION, RECORDED IN VOLUME 48, PAGE 95, MAP RECORDS OF HIDALGO COUNTY TEXAS, SAME BEING ON THE WEST LINE OF A 150.00 FOOT CITY OF MCALLEN DRAIN DITCH RIGHT-OF-WAY, RECORDED IN DOCUMENT NO. 394196, DEED RECORDS OF HIDALGO COUNTY, TEXAS, **THENCE**, S08°36'40"W, ALONG THE EAST LINE OF SAID 60.00 FOOT ROAD RIGHT-OF-WAY, SAME BEING THE WEST LINE OF SAID 150.00 FOOT CITY OF MCALLEN DRAIN DITCH RIGHT-OF-WAY, A DISTANCE OF 165.89 FEET, TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED S2 10194796, FOR THE SOUTHEAST CORNER OF SAID 60.00 FOOT ROAD RIGHT-OF-WAY, FOR THE NORTHEAST CORNER OF THIS TRACT AND **POINT OF BEGINNING**;

**THENCE**, S08°36'40"W, ALONG THE WEST LINE OF SAID 150.00 FOOT CITY OF MCALLEN DRAIN DITCH RIGHT-OF-WAY, A DISTANCE OF 493.59 FEET TO A 1/2 INCH IRON ROD SET, FOR A POINT OF INTERSECTION OF THIS TRACT, ALSO A REFERENCE 1/2 INCH IRON ROD FOUND, THAT BEARS S64°13'57"E, A DISTANCE OF 2.30 FEET FROM THE SAID POINT OF INTERSECTION;

**THENCE**, S08°34'46"W, CONTINUING ALONG THE WEST LINE OF A 75.00 FOOT CITY OF MCALLEN DRAIN DITCH RIGHT-OF-WAY, RECORDED IN DOCUMENT NO. 396511, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 466.99 FEET, TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED S2 10194796, ON THE NORTH LINE OF 60.00 FOOT ROAD RIGHT-OF-WAY NORTH 7<sup>TH</sup> STREET, AS SHOWN IN MAP OR PLAT OF SAID TRENTON CROSSING SHOPPING CENTER SUBDIVISION, FOR THE SOUTHEAST CORNER OF THIS TRACT;

**THENCE**, N81°25'14"W, ALONG THE NORTH LINE OF SAID 60.00 FOOT ROAD RIGHT-OF-WAY NORTH 7<sup>TH</sup> STREET, AT A PASSING DISTANCE OF 43.62 FEET, TO A 1/2 INCH IRON ROD FOUND WITH BPI CAP, FOR THE NORTHWEST CORNER OF SAID 60.00 FOOT ROAD RIGHT-OF-WAY NORTH 7<sup>TH</sup> STREET, AND CONTINUING ALONG THE INSIDE LINE OF LOT 1 OF SAID TRENTON CROSSING



SHOPPING CENTER SUBDIVISION, A TOTAL DISTANCE OF 75.26 FEET, TO A TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT.

**THENCE**, N08°36'40"E, A DISTANCE OF 960.58 FEET TO A POINT, FOR THE NORTHWEST CORNER OF THIS TRACT.

**THENCE**, S81°25'14"E, ALONG THE INSIDE LINE OF LOT 1 OF SAID TRENTON CROSSING SHOPPING CENTER SUBDIVISION, A PASSING DISTANCE OF 15.78 FEET, TO A 1/2 INCH IRON ROD FOUND WITH BPI CAP, FOR THE SOUTHEAST CORNER OF SAID 60.00 FOOT ROAD RIGHT-OF-WAY NORTH 7<sup>TH</sup> STREET, AND CONTINUING ALONG THE SOUTH LINE OF SAID 60.00 FOOT ROAD RIGHT-OF-WAY NORTH 7<sup>TH</sup> STREET, A TOTAL DISTANCE OF 75.0 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1.655 ACRE OF LAND MORE OR LESS.





## Memo

**TO:** Planning and Zoning Commission

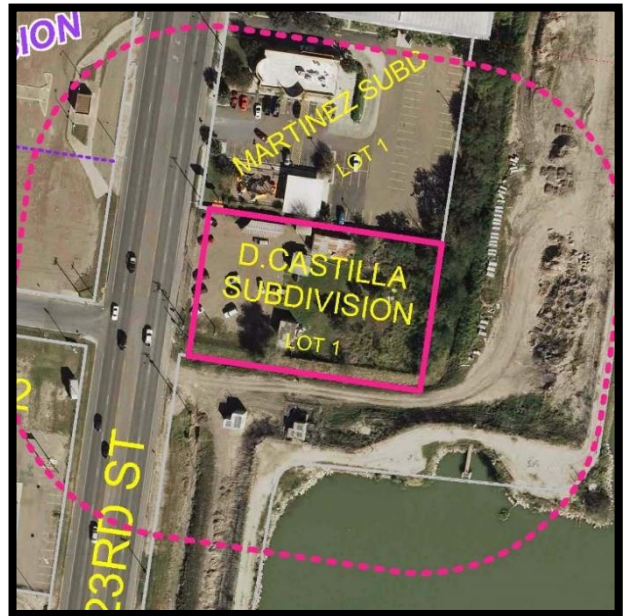
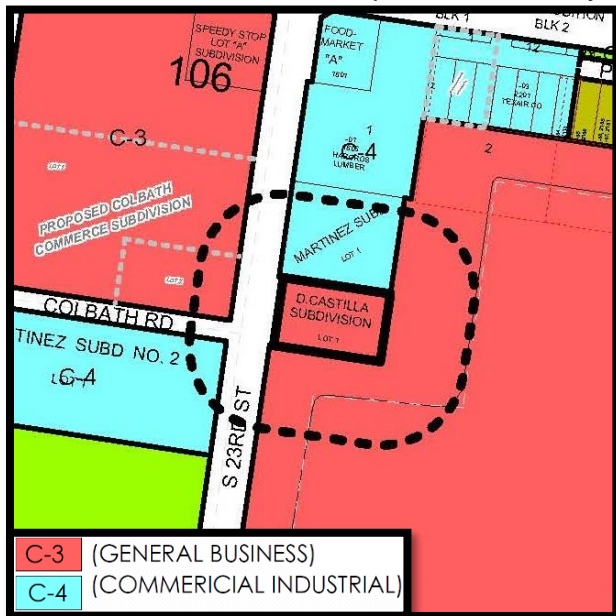
**FROM:** Planning Staff

**DATE:** December 07, 2023

**SUBJECT: REZONE FROM C-3 (GENERAL BUSINESS) DISTRICT TO C-4 (COMMERCIAL-INDUSTRIAL) DISTRICT: LOT 1, D. CASTILLA SUBDIVISION, HIDALGO COUNTY, TEXAS; 1809 SOUTH 23<sup>RD</sup> STREET. (REZ2023-0057)**

**LOCATION:** The subject property is located on the east side of South 23<sup>rd</sup> Street and approximately 650 feet south of West Expressway 83.

**PROPOSAL:** The applicant is proposing to rezone the property to C-4 (commercial-industrial) District in order to build a quick lube facility and a retail plaza.



**ADJACENT ZONING:** The adjacent zoning is C-4 (commercial-industrial) District to the north and C-3 (general business) District to the east, south, and west across South 23<sup>rd</sup> Street.

**LAND USE:** The property is currently being used as a location for a food truck park consisting of two food trucks. Surrounding land uses include El Pato Mexican Food, Boeye Reservoir, and other commercial businesses.

**FUTURE LAND USE PLAN:** The Envision McAllen Future Land Use Plan designates the future land use for this property as Regional Commercial. The most appropriate type of development includes shopping center neighborhood and community scale, civic buildings, and parks and open space uses.

**DEVELOPMENT TRENDS:** The development trend for this area along South 23<sup>rd</sup> Street is commercial.

**HISTORY:** The subject property was zoned C-3 District during the comprehensive zoning in 1979. A subdivision under the name of D. Castilla Subdivision was recorded on March 23, 2018.

**ANALYSIS:** The requested zoning does conform to the future land use designation on the Envision McAllen Future Land Use Plan. The proposed zoning aligns with existing developments and zoning districts along South 23<sup>rd</sup> Street. The proposed development over this location will be comparable to other similar developments in the area.

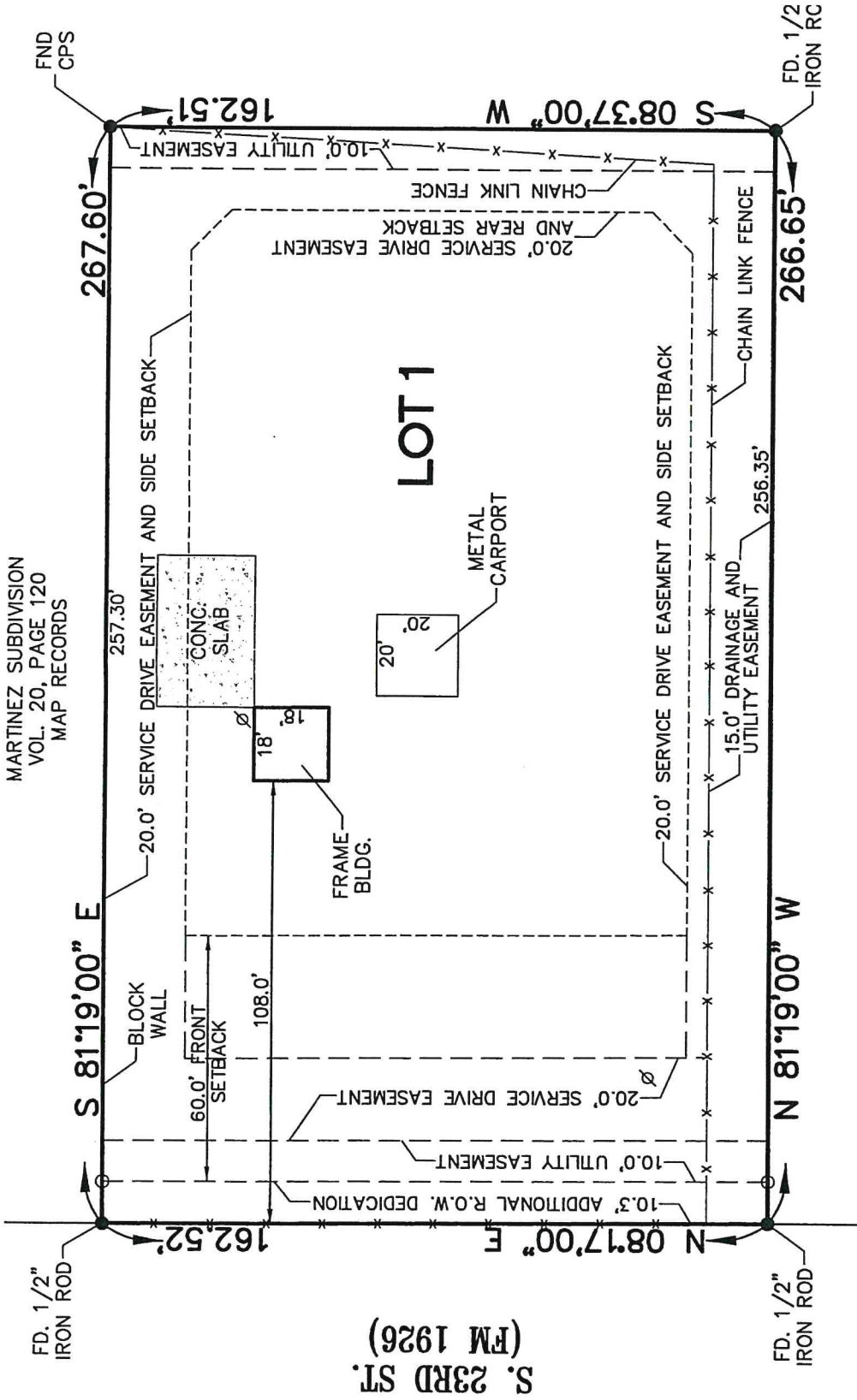
An approved site plan review will be required prior to building permit issuance.

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

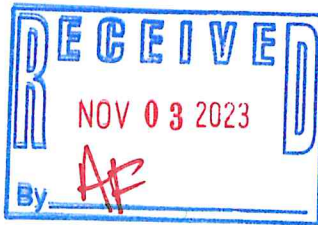
**RECOMMENDATION:** Staff recommends approval of the rezoning request to C-4 (commercial-industrial) District.



[illegible]



S. 23RD ST.  
(FM 1926)



GF. NO. 950754

PLAT SHOWING

LOT 1, D. CASTILLA SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN INSTRUMENT NUMBER 2899743, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

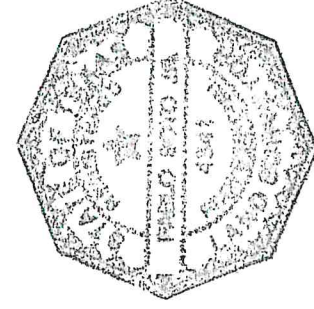
BORROWER: T-JAM DEVELOPMENT, LTD, AND/OR ASSIGNS

FLOOD ZONE DESIGNATION: ZONE "AH"  
COMMUNITY-PANEL NUMBER: 480343 0010 C  
MAP REVISED: NOVEMBER 2, 1982

JOB NUMBER

SUR 23 118

I, PABLO  
THAT THE  
SURVEY M/  
MY SUPER'  
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HAVE BEEN



PABLO SOTOCRIADO  
REGISTERED

LEGEND

Ø - POWER POLE







1809 S. 24th  
★ 682-7601  
MOTOR CO.



**NOTICE  
REZONING  
FOR  
THIS PROPERTY  
REZ2023-0057**

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





## **Memo**

**TO:** Planning and Zoning Commission

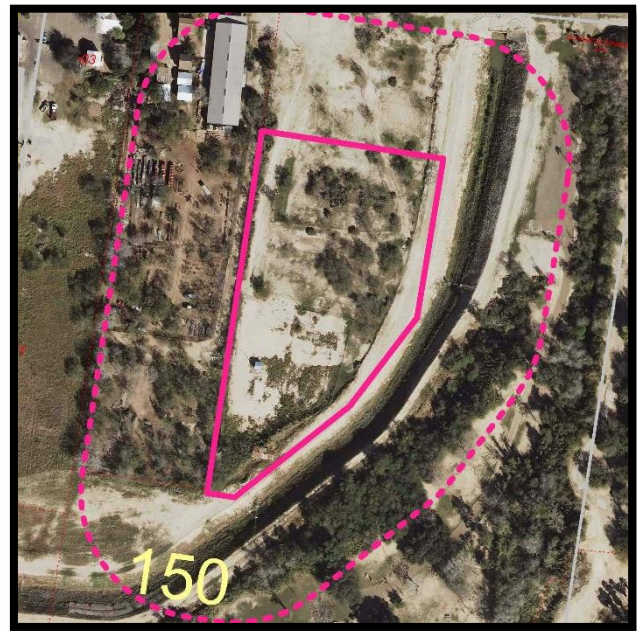
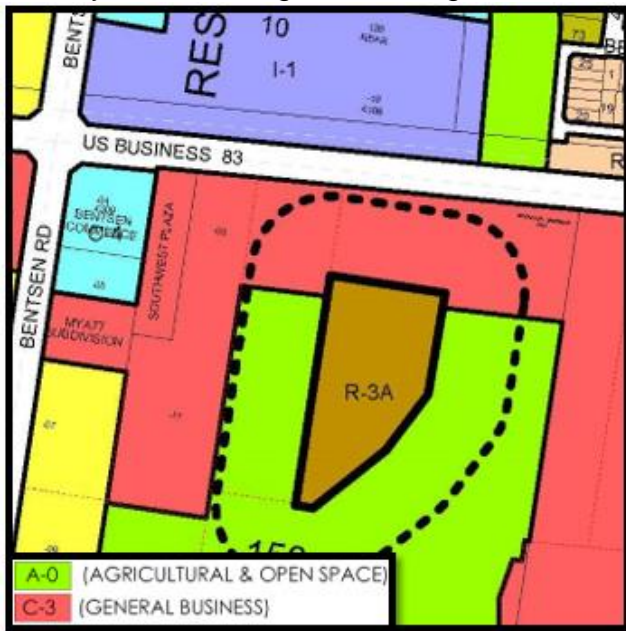
**FROM:** Planning Staff

**DATE:** December 5, 2023

**SUBJECT: REZONE FROM R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT TO C-4 (COMMERCIAL-INDUSTRIAL) DISTRICT: 2.781 ACRES OUT OF LOT 150, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 4117 HIGHWAY 83 (REAR). (REZ2023-0054)**

**LOCATION:** The subject property is an interior lot located approximately 280 ft. south of Highway 83 and approximately 690 feet east of South Bentsen Road. The irregularly-shaped tract consists of 2.781 acres, but is proposed to be part of a larger development fronting Highway 83.

**PROPOSAL:** The applicant is proposing to rezone the property to C-4 (commercial-industrial) District in order to build a warehouse with offices. A feasibility plan has not been submitted. A proposed subdivision under the name of Bentsen View Subdivision was approved in preliminary form by the Planning and Zoning Commission on September 19, 2023.



**ADJACENT ZONING:** The adjacent zoning is C-3 (general business) District to the north and A-O (agricultural and open space) District to the east, south, and west.

**LAND USE:** The property is currently vacant. Surrounding land uses include McAllen Nature

Center, Rio Mattress Furniture, Thompson Engine Rebuilders, 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 Corridors. The most appropriate type of development includes small multifamily (8-12 units), mixed-use urban neighborhood and community scale, shopping center neighborhood and community scale, civic buildings, and parks and open space uses.

***DEVELOPMENT TRENDS:*** The development trend for this area along Highway 83 is commercial.

***HISTORY:*** The subject property was zoned A-O District during the comprehensive zoning in 1979. City Commission approved a rezoning request for the subject property to C-3 District on August 9, 2021. City Commission approved another rezoning request to R-3A (multifamily residential apartment) District on January 9, 2023. A subdivision under the name of Bentsen View Subdivision was approved in preliminary form by the Planning and Zoning Commission on October 5, 2021 which expired on October 2, 2022. It was approved by the Planning and Zoning Commission on February 7, 2023 with a six-month extension.

***ANALYSIS:*** The requested zoning does not conform to the future land use designation on the Envision McAllen Future Land Use Plan. However, the proposed zoning aligns with existing developments and would follow the trend of commercial use along Highway 83.

A recorded subdivision plat and an approved site plan are required prior to building permit issuance.

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 C-4 (commercial-industrial) District.



**EXHIBIT A  
METES AND BOUNDS  
2.781 ACRES**

BEING 2.781 ACRES OUT OF LOT 150 OF LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION OF PORCIONES 61, 62, AND 63, RECORDED IN VOLUME 24, PAGE 68-69 OFFICIAL PUBLIC DEED RECORDS HIDALGO COUNTY, TEXAS, SAME BEING A PORTION OUT OF A CALLED 4.676 ACRE TRACT, CONVEYED TO ADRYCA PROPERTIES, LLC, RECORDED IN DOCUMENT NO. 3190282, OFFICIAL PUBLIC DEED RECORDS HIDALGO COUNTY, TEXAS, SAID 2.781 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A CALCULATED POINT, THE NORTHWEST CORNER OF THE SAID LOT 150;

**THENCE**, S84°18'29"E, ALONG THE NORTH LINE OF THE SAID LOT 150, A DISTANCE OF 726.10 FEET TO A CALCULATED POINT ON THE NORTH LINE OF THE SAID LOT 150,

**THENCE**, S08°37'33"W, ACROSS THE SAID LOT 150, PASSING AT 10.01 FEET TO AN IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THE SAID CALLED 4.676 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 290.38 FEET TO AN IRON ROD WITH PINK CAP SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **POINT OF BEGINNING**,

**THENCE**, S84°18'29"E, ACROSS THE SAID LOT 150, SAME BEING ACROSS THE SAID CALLED 4.676 ACRE TRACT, A DISTANCE OF 292.57 FEET TO AN IRON ROD WITH PINK CAP SET ON THE WEST LINE OF A CALLED 1.45 ACRE TRACT CONVEYED TO HIDALGO COUNTY DRAINAGE DISTRICT No. 1, RECORDED IN VOLUME 2765, PAGE 778, OFFICIAL PUBLIC DEED RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

**THENCE**, S09°31'03"W, ALONG THE WEST LINE OF THE SAID DRAINAGE DISTRICT TRACT, PASSING AT 159.42 AN IRON ROD WITH PINK CAP FOUND FOR A POINT ON LINE CONTINUING FOR A TOTAL DISTANCE OF 219.42 FEET TO A CALCULATED POINT FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT,

**THENCE**, S37°13'27"W, ALONG THE SOUTHWESTERLY LINE OF THE SAID DRAINAGE DISTRICT TRACT, PASSING AT 80.00 AN IRON ROD WITH PINK CAP FOUND FOR A POINT ON LINE CONTINUING FOR A TOTAL DISTANCE OF 177.07 FEET TO AN IRON ROD WITH PINK CAP FOUND FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT,

**THENCE**, S51°34'05"W, ALONG THE SOUTHWESTERLY LINE OF THE SAID DRAINAGE DISTRICT TRACT, A DISTANCE OF 233.96 FEET TO AN IRON ROD FOUND WITH "MF" CAP FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT,

**THENCE**, N81°23'37"W, ALONG THE NORTH LINE OF THE SAID DRAINAGE DISTRICT TRACT, A DISTANCE OF 44.62 FEET TO AN IRON ROD FOUND THE SOUTHWEST CORNER OF THE SAID CALLED 4.676 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

**THENCE**, N08°37'33"E, ALONG THE WEST LINE OF THE SAID CALLED 4.676 ACRE TRACT, A DISTANCE OF 531.18 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 2.781 ACRES OF LAND, MORE OR LESS.

A SURVEY PLAT OF EVEN DATE HEREBY ACCOMPANIES THESE METES AND BOUNDS DESCRIPTION

  
MANUEL CARRIZALES  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6388  
512-470-1489  
fnfcad@gmail.com

6-11-2021  
DATE:





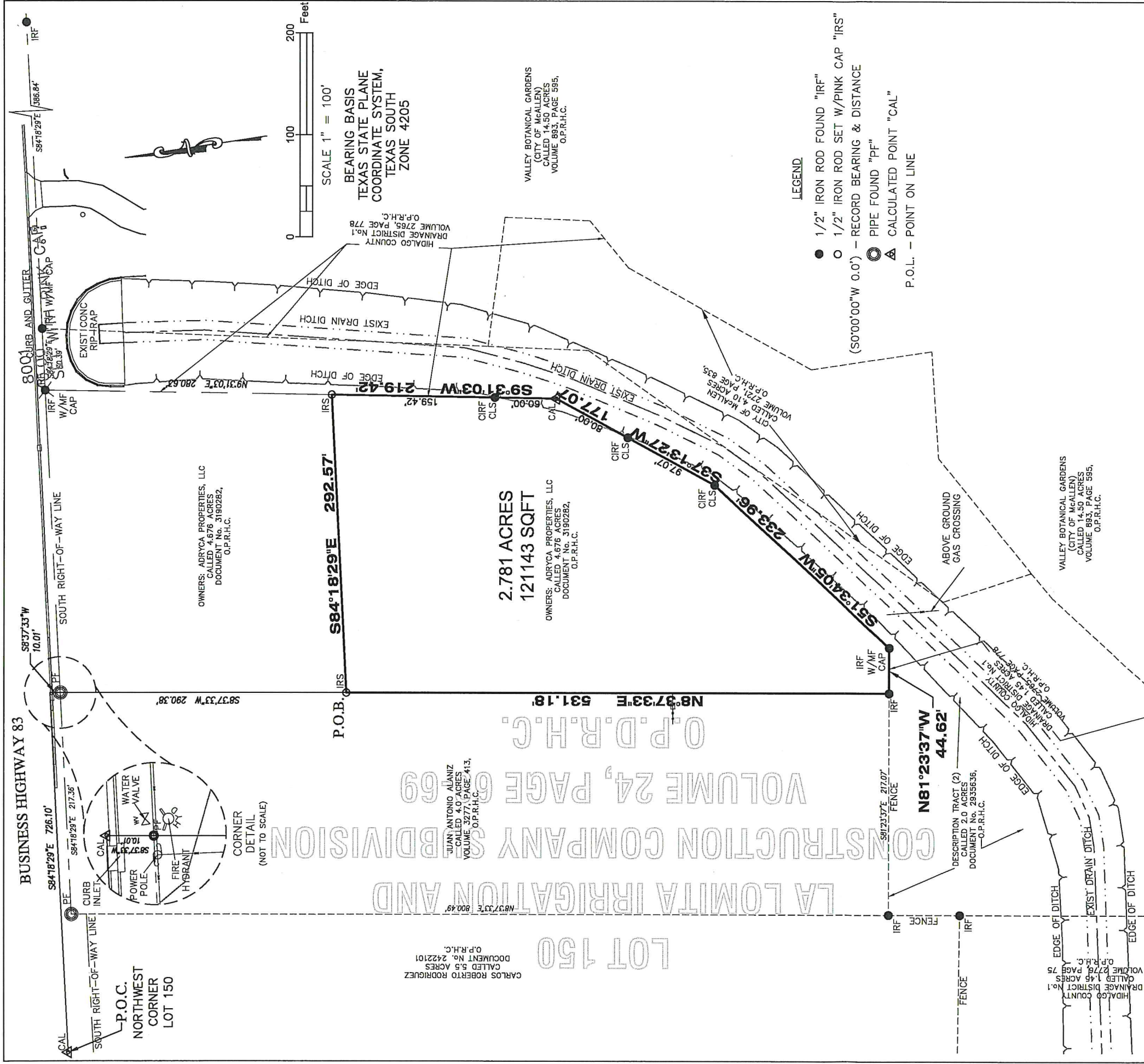


EXHIBIT B  
BEING 2.781 ACRES OUT OF LOT 150 OF LA  
LOMITA IRRIGATION AND CONSTRUCTION  
COMPANY SUBDIVISION OF PORCIONES 61,  
62, AND 63, RECORDED IN VOLUME 24, PAGE  
68-69 OFFICIAL PUBLIC DEED RECORDS  
HIDALGO COUNTY, TEXAS, SAME BEING A  
PORTION OF A CALLED 4.676 ACRE TRACT,  
CONVEYED TO ADRYCA PROPERTIES, LLC,  
RECORDED IN DOCUMENT No. 3190282,  
OFFICIAL PUBLIC DEED RECORDS HIDALGO  
COUNTY, TEXAS



RECEIVED  
OCT 26 2023  
BY [Signature]

I, MANUEL CARRIZALES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, THAT THIS SURVEY IS A TRUE AND CORRECT SURVEY AND WAS MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OR BOUNDARY LINE CONFLICTS, EXCEPT AS SHOWN.

[Signature]  
MANUEL CARRIZALES  
R.P.L.S. #6388  
DATE 6-11-2021

Carrizales Land Surveying, LLC  
Texas Registered Surveying Firm  
TAPLS PIN# No.1039417  
Office: 512-470-1489  
mrcad@gmail.com  
JOB No. 21-115



**NOTICE  
REZONING  
FOR  
THIS PROPERTY  
REZ2023-0054**



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





## Memo

**TO:** Planning and Zoning Commission

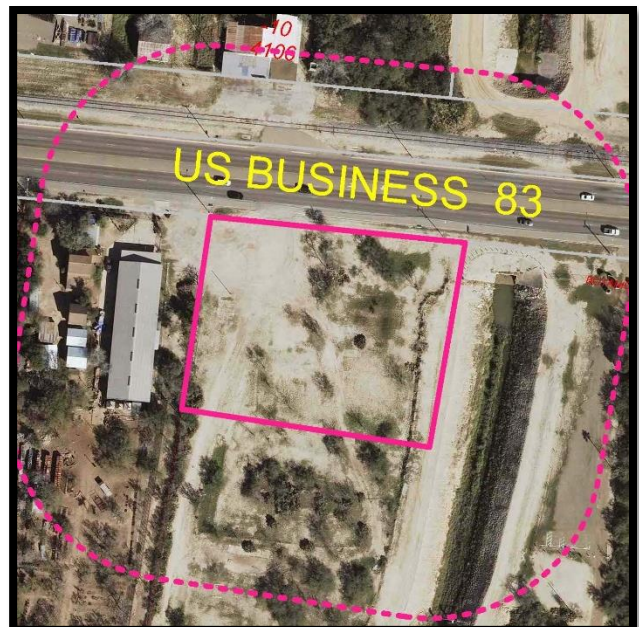
**FROM:** Planning Staff

**DATE:** December 5, 2023

**SUBJECT: REZONE FROM C-3 (GENERAL BUSINESS) DISTRICT TO C-4 (COMMERCIAL-INDUSTRIAL) DISTRICT: 1.895 ACRES OUT OF LOT 150, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 4117 HIGHWAY 83 (FRONT). (REZ2023-0058)**

**LOCATION:** The subject property is located on the south side of Highway 83 and approximately 690 feet east of South Bentsen Road. The tract consists of 1.895 acres, but is proposed to be part of a larger development with the tract to the south.

**PROPOSAL:** The applicant is proposing to rezone the property to C-4 (commercial-industrial) District in order to build a warehouse with offices. A feasibility plan has not been submitted. A proposed subdivision under the name of Bentsen View Subdivision was approved in preliminary form by the Planning and Zoning Commission on September 19, 2023.



**ADJACENT ZONING:** The adjacent zoning is R-3A (multifamily residential apartment) District to the south and C-3 (general business) District to the east and west.

**LAND USE:** The property is currently vacant. Surrounding land uses include McAllen Nature Center, Rio Mattress Furniture, Thompson Engine Rebuilders, 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 Corridors. The most appropriate type of development includes small multifamily (8-12 units), mixed-use urban neighborhood and community scale, shopping center neighborhood and community scale, civic buildings, and parks and open space uses.

**DEVELOPMENT TRENDS:** The development trend for this area along Highway 83 is commercial.

**HISTORY:** The subject property was zoned C-3 District during the comprehensive zoning in 1979. A subdivision under the name of Bentsen View Subdivision was approved in preliminary form by the Planning and Zoning Commission on October 5, 2021 which expired on October 2, 2022. It was approved by the Planning and Zoning Commission on February 7, 2023 with a six-month extension.

**ANALYSIS:** The requested zoning does not conform to the future land use designation on the Envision McAllen Future Land Use Plan. However, the proposed zoning aligns with existing developments and would follow the trend of commercial use along Highway 83.

A recorded subdivision plat and an approved site plan are required prior to building permit issuance.

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 C-4 (commercial-industrial) District.



EXHIBIT A  
METES AND BOUNDS  
1.895 ACRES

BEING 1.895 ACRES OUT OF LOT 150, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 24, PAGE 68-69 OFFICIAL PUBLIC DEED RECORDS HIDALGO COUNTY, TEXAS, SAME BEING OUT OF A CALLED 4.676 ACRE TRACT, CONVEYED TO ADRYCA PROPERTIES, LLC, RECORDED IN DOCUMENT No. 3190282, OFFICIAL PUBLIC DEED RECORDS HIDALGO COUNTY, TEXAS, SAID 1.895 ACRES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A CALCULATED POINT, THE NORTHWEST CORNER OF THE SAID LOT 150;

**THENCE**, S84°18'29"E, ALONG THE NORTH LINE OF THE SAID LOT 150, A DISTANCE OF 726.10 FEET TO A CALCULATED POINT ON THE NORTH LINE OF THE SAID LOT 150,

**THENCE**, S08°37'33"W, ACROSS THE SAID LOT 150, A DISTANCE OF 10.01 FEET TO AN IRON PIPE FOUND FOR THE NORTHEAST CORNER OF A CALLED 4.0 ACRE TRACT CONVEYED TO JUAN ANTONIO ALANIZ, RECORDED IN VOLUME 3277, PAGE 413, OFFICIAL PUBLIC DEED RECORDS HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BUSINESS HIGHWAY 83, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE **POINT OF BEGINNING**,

**THENCE**, S84°18'29"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF BUSINESS HIGHWAY 83, A DISTANCE OF 296.94 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "MF" FOUND, THE NORTHWEST CORNER OF A CALLED 1.45 ACRE TRACT CONVEYED TO HIDALGO COUNTY DRAINAGE DISTRICT No. 1, RECORDED IN VOLUME 2765, PAGE 778, OFFICIAL PUBLIC DEED RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

**THENCE**, S09°31'03"W, ALONG THE WEST LINE OF THE SAID DRAINAGE DISTRICT TRACT, DISTANCE OF 280.63 FEET TO A 1/2 INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET, A POINT ON THE WEST LINE OF THE SAID DRAINAGE DISTRICT TRACT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

**THENCE**, N84°18'29"W, ACROSS THE SAID ADRYCA PROPERTIES TRACT, DISTANCE OF 292.57 FEET TO A 1/2 INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET, A POINT ON THE EAST LINE OF THE SAID ALANIZ TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

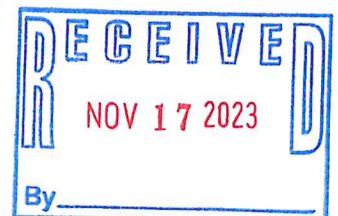
**THENCE**, N08°37'33"E, THE EAST LINE OF THE SAID ALANIZ TRACT, A DISTANCE OF 280.37 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 1.895 ACRES OF LAND, MORE OR LESS.

A SURVEY PLAT OF EVEN DATE HEREBY ACCOMPANIES THESE METES AND BOUNDS DESCRIPTION

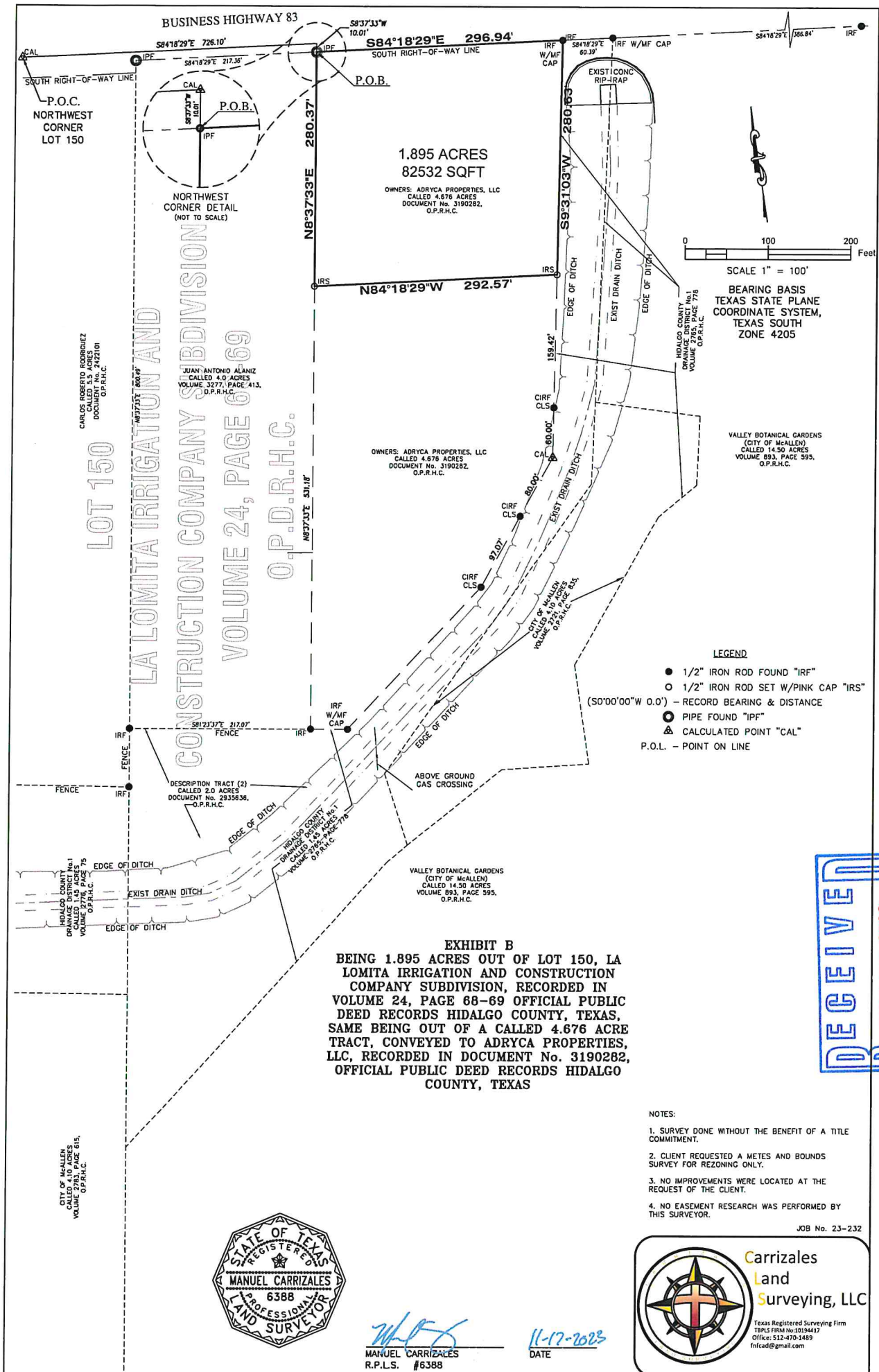
  
MANUEL CARRIZALES  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6388  
4807 GONDOLA AVENUE  
EDINBURG, TX 78542  
512-470-1489  
fnfcad@gmail.com

11-17-2023

DATE:









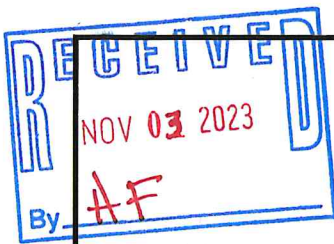
**NOTICE  
REZONING  
FOR  
THIS PROPERTY  
REZ2023-0058**



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







City of McAllen

SUB2023-0121

## Planning Department

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

	Subdivision Name <u>PHARES SUBDIVISION LOT 5A</u>	
	Legal Description <u>BEING A 0.149 ACRES OF LAND OUT OF AND FORMING PART OR PORTION OF THE NORTH 34.00 FEET OF THE WEST 65.00 FEET OF LOT 5, PHARES SUBDIVISION, RECORDED IN VOLUME 1927, PAGE 314, MAP RECORDS OF HIDALGO COUNTY, TEXAS.</u>	
	Location <u>THE SUBDIVISION IS LOCATED AT THE NORTHEAST CORNER OF CEDAR AVENUE AND N. 22ND STREET</u>	
	City Address or Block Number <u>2128 CEDAR AVE</u>	
	Total No. of Lots <u>1</u> Total Dwelling Units <u>1</u> Gross Acres <u>0.149</u> Net Acres <u>0.149</u>	
	<input checked="" type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial ( <u>    </u> Acres)/ <input checked="" type="checkbox"/> Residential ( <u>1</u> Lots) Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-2</u> Proposed Zoning <u>R-2</u> Applied for Rezoning <input type="checkbox"/> No/ <input checked="" type="checkbox"/> Yes: Date <u>N/A</u>	
	Existing Land Use <u>SINGLE FAMILY RESIDENTIAL</u> Proposed Land Use <u>SINGLE FAMILY RESIDENTIAL</u>	
	Irrigation District # <u>1</u> Water CCN: <input 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>186033 + 186034</u>	
	Estimated Rollback Tax Due <u>    </u> Tax Dept. Review <u>Marisela Rey</u>	
Owner	Name <u>JAVIER MARTINEZ &amp; MARIA P. HINOJOSA DE MARTINEZ</u>	Phone <u>    </u>
	Address <u>304 NORTH 22 STREET</u>	E-mail <u>JAVIER.MARTINEZJR@YAHOO.COM</u>
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u>	
Developer	Name <u>JAVIER MARTINEZ &amp; MARIA P. HINOJOSA DE MARTINEZ</u>	Phone <u>    </u>
	Address <u>304 NORTH 22 STREET</u>	E-mail <u>    </u>
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>JAVIER MARTINEZ</u>	
Engineer	Name <u>RIO DELTA ENGINEERING</u>	Phone <u>(956) 380-5152</u>
	Address <u>921 S. 10TH AVENUE</u>	E-mail <u>EDINBURG@RIODELTAENGINEERING.COM</u>
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78539</u>	
	Contact Person <u>IVAN GARCIA P.E., R.P.L.S.</u>	
Surveyor	Name <u>RIO DELTA ENGINEERING</u>	Phone <u>(956) 380-5152</u>
	Address <u>921 S. 10TH AVENUE</u>	E-mail <u>EDINBURG@RIODELTAENGINEERING.COM</u>
	City <u>921 S. 10TH AVENUE</u> State <u>TX</u> Zip <u>78539</u>	



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

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

### **PLAT TO SHOW:**

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

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

Owner(s) Signature(s)

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

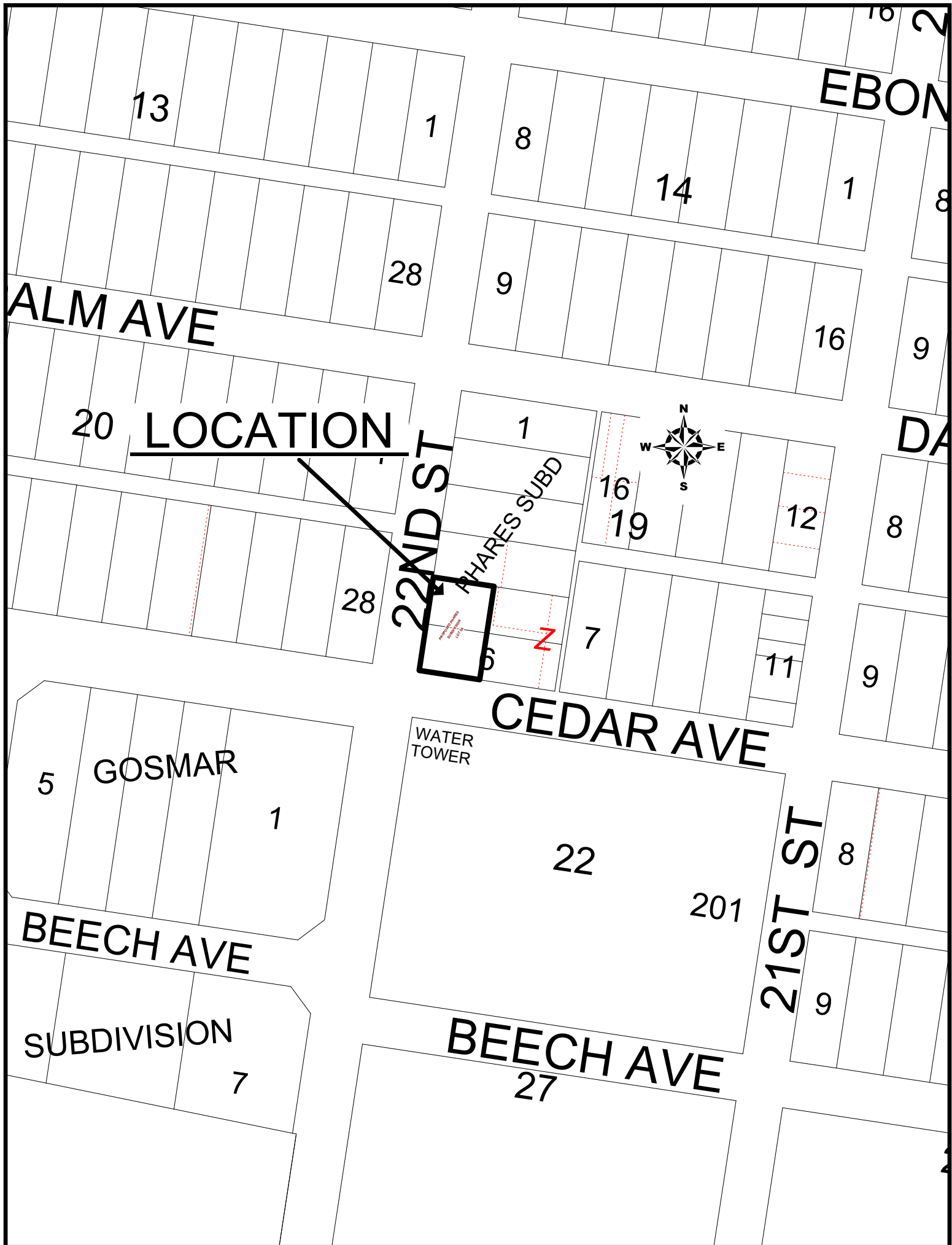
Signature \_\_\_\_\_ Date 11/2/23

Print Name Tuan Garcia P.E., R.P.L.S

Owner ☐ Authorized Agent ☒

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

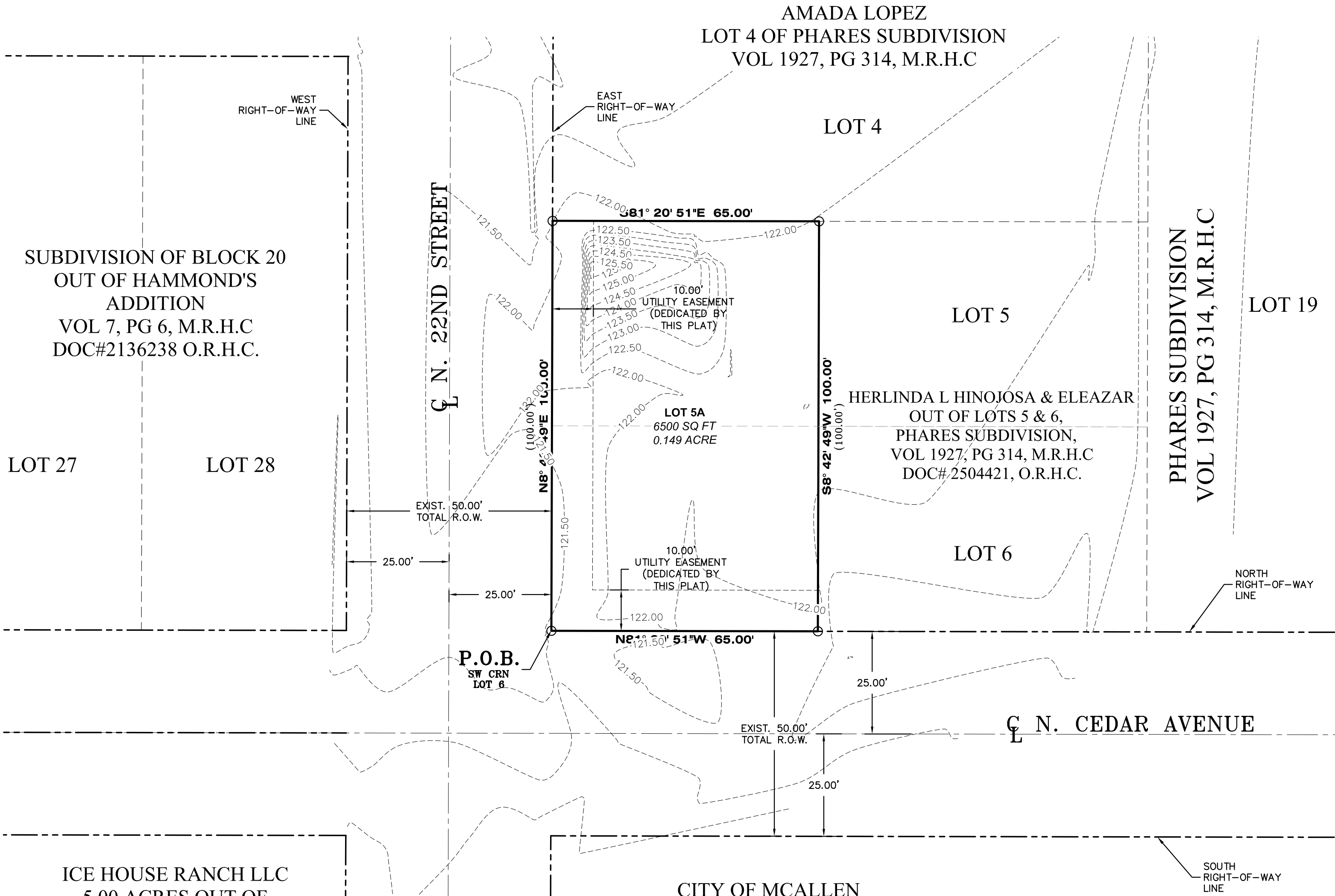






# PHARES SUBDIVISION LOT 5A

BEING A 0.149 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF THE NORTH 34.00 FEET OF THE WEST 65.00 FEET OF LOT 5, PHARES SUBDIVISION, RECORDED IN VOLUME 1927, PAGE 314, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



SUBDIVISION OF BLOCK 20  
OUT OF HAMMOND'S  
ADDITION  
VOL 7, PG 6, M.R.H.C  
DOC#2136238 O.R.H.C.

ICE HOUSE RANCH LLC  
5.00 ACRES OUT OF  
HAMMOND'S ADDITION  
BLOCK 21  
VOL 17, PG 188, M.R.H.C  
DOC#2611174 O.R.H.C.

CITY OF MCALLEN  
0.22 ACRES OUT OF BLOCK 22,  
HAMMOND ADDITION  
VOL 4, PG 6, M.R.H.C

## 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 PHARES SUBDIVISION LOT 5A, 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.

JAVIER MARTINEZ  
304 NORTH 22 STREET  
MCALLEN, TEXAS 78501

MARIA P. HINOJOSA DE MARTINEZ  
304 NORTH 22 STREET  
MCALLEN, TEXAS 78501

**STATE OF TEXAS  
COUNTY OF HIDALGO**  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAVIER MARTINEZ, 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 \_\_\_\_\_, 2021.

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 MARIA P. HINOJOSA DE MARTINEZ, 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 \_\_\_\_\_, 2021.

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

## HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 SUBJECT TO THE FOLLOWING:

1) NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHT-OF-WAY EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION.

SECRETARY

PRESIDENT

## 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.

CITY MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

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

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

PLANNING AND ZONING CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

## HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

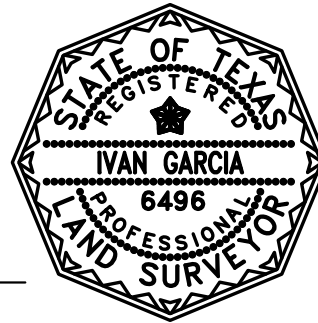
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

## STATE OF TEXAS – COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, 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.

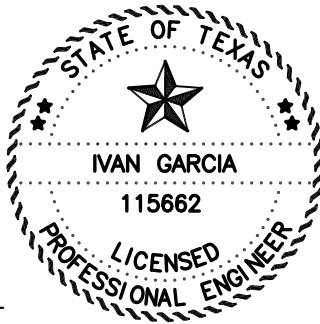
IVAN GARCIA P.E., R.P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR No. 6496  
SURVEY FIRM No. 10194027



## 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.

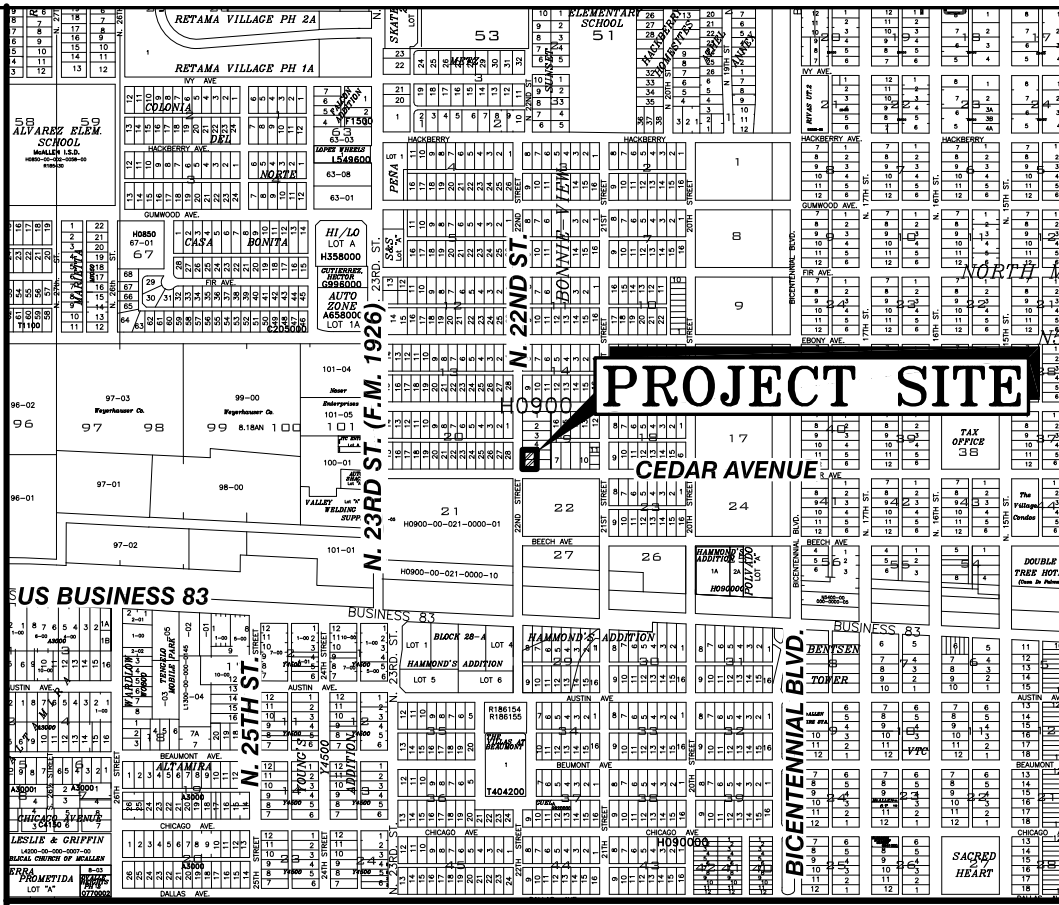
IVAN GARCIA P.E., R.P.L.S.  
REG. PROFESSIONAL ENGINEER No. 115662



SCALE 1" = 20'  
BASIS OF BEARING  
TEXAS STATE PLANE COORDINATES  
NAD 83  
TEXAS SOUTH ZONE (4205)  
WESTERN DATA SYSTEMS NETWORK

LEGEND	
○	CAPPED 1/2" IRON ROD SET
●	1/2" IRON ROD FOUND
△	CALCULATED POINT
△	COTTON PICKER SPINDLE SET
X	"X" MARK SET IN CONCRETE

ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
N.W.C.	NORTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
C.L.	CENTER LINE
L.T.	LOT LINE



LOCATION MAP SCALE: 1" = 1000'

## METES AND BOUNDS DESCRIPTION:

BEING A 0.149 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF THE NORTH 34.00 FEET OF THE WEST 65.00 FEET OF LOT 5, PHARES SUBDIVISION, RECORDED IN VOLUME 1927, PAGE 314, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 3.242 ACRES TRACT BEING THE SAME LAND DESCRIBED IN A GIFT DEED FROM AMADA LOPEZ TO MARTIN JAVIER, DATED MARCH 14, 2013, AND RECORDED IN DOCUMENT #238182A, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. SAID 0.149 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A COTTON PICKER SPINDLE SET, THE SOUTHWEST CORNER OF LOT 6 OF PHARES SUBDIVISION, SAME BEING A POINT WITHIN THE NORTH RIGHT-OF-WAY OF CEDAR AVENUE, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **POINT OF BEGINNING**.

**THENCE** N 08° 42' 49" E ALONG THE WEST LINE OF THE SAID LOT 6, SAME BEING A POINT ON THE EAST RIGHT-OF-WAY OF N. 22ND STREET, A DISTANCE OF 100.00 FEET TO A CAPPED 1/2-INCH IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 81° 20' 51" E ALONG THE NORTH BOUNDARY LINE OF LOT 5, A DISTANCE OF 65.00 FEET TO A CAPPED 1/2-INCH IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 08° 42' 49" W ACROSS THE SAID LOT 5 AND 6, A DISTANCE OF 100.00 FEET TO A CAPPED 1/2-INCH IRON ROD SET, SAME BEING A POINT ON THE NORTH RIGHT-OF-WAY OF CEDAR AVENUE, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 81° 20' 51" W ALONG THE NORTH RIGHT-OF-WAY LINE OF CEDAR AVENUE, A DISTANCE OF 65.00 FEET TO THE **POINT OF BEGINNING**, SAID TRACT CONTAINING 0.149 ACRES OF LAND, MORE OR LESS.

## GENERAL PLAT NOTES:

- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:  
FRONT: 20 FT. OR GREATER FOR EASEMENTS OR INLINE WITH EXISTING STRUCTURES.  
REAR: 10 FT. OR GREATER FOR EASEMENTS.  
SIDES: 6 FT. OR GREATER FOR EASEMENTS.  
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.  
CORNER: 10 FT. OR GREATER FOR EASEMENTS.
- THE SUBDIVISION IS IN ZONE "B", AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, MAP COMMUNITY PANELS NO.: 480343 0003 G. MAP REVISED: NOVEMBER 2, 1982.
- A DRAINAGE DETENTION OF 434 CF OR 0.010 ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. THE CITY OF MCALLEN WILL NOT MAINTAIN DETENTION AREA.
- ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT.
- EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- THE CITY OF MCALLEN TO HAVE A 25'X25' SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON CEDAR AVENUE AND N. 22ND STREET.
- ALL UTILITY EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
- CITY OF MCALLEN BENCHMARK (MC77) SET BY ARANDA & ASSOC. LOCATED AT THE NW CRN OF 10th STREET AND MILE 6 ROAD ELEV. 111.59 NAVD 88
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

## PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER(S): JAVIER MARTINEZ	304 NORTH 22 STREET MCALLEN, TX. 78501	
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



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

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

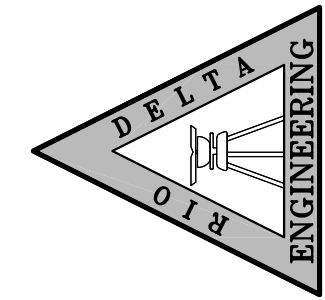
INSTRUMENT NUMBER  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

REVISIONS: SUR 20.105

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

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



ISSUED FOR  
**FINAL**

PLAT SHEET  
PHARES SUBDIVISION LOT 5A  
MCALLEN, TEXAS  
HIDALGO COUNTY

PROJECT :

ENGINEER:

VAN GARCIA P.E., R.P.L.S.

SURVEYOR:

VAN GARCIA P.E., R.P.L.S.

DRAWN:

EDWIN PENA

SCALE:

1"=20'

DATE:

OCTOBER 2, 2023

PROJECT:

SUR 20.105

REVISIONS:

PAGE NO:

1-OF-1





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 12/11/2023

### SUBDIVISION NAME: PHARES SUBDIVISION LOT 5A

#### REQUIREMENTS

##### STREETS AND RIGHT-OF-WAYS

N. 22nd Street: Dedication for 25 ft. from centerline for 50 ft. total ROW.

Paving: 32 ft. Curb & gutter: Both Sides

Revisions Needed:

- Reference the document number on the plat for the existing ROW, adjacent to the subdivision boundary, and provide a copy for staff review as applicable prior to recording.

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

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

Cedar Avenue: Dedication for 25 ft. from centerline for 50 ft. total ROW.

Paving: 32 ft. Curb & gutter: Both Sides

Revisions Needed:

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

- Reference the document number on the plat for the existing ROW, adjacent to the subdivision boundary, and provide a copy for staff review as applicable prior to recording.

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

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

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_

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

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

\* 1,200 ft. Block Length.

\*\*Subdivision Ordinance: Section 134-118

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

\*\*Subdivision Ordinance: Section 134-118

\* 600 ft. Maximum Cul-de-Sac.

\*\*Subdivision Ordinance: Section 134-105

Required

Required

NA

Compliance

NA

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.

\*As per application dated November 03,2023, proposed land use is single-family, service drive requirements will have to be reviewed as applicable if use changes.

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

\*\*\*Subdivision Ordinance: Section 134-106

Applied

##### SETBACKS

\* Front: 20ft.or in line with average setbacks of existing structures or greater for easements, whichever is greater applies.

Revisions needed:

-Revise front setback note as shown above prior to recording.

\*\*Zoning Ordinance: Section 138-356,138-367

\* Rear: 10 ft. or greater for easements.

\*\*Zoning Ordinance: Section 138-356

Required

Applied

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



* Sides: 6 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. 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
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required on Cedar Avenue and N. 22nd Street. *Side walk requirements may increase to 5 ft. as per Engineering Department requirements, finalize wording for note prior to recording. **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: -Revise plat note#11 as shown above prior to recording. **Landscaping Ordinance: Section 110-46	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
<b>NOTES</b>	
*Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	NA

**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	Compliance
* Minimum lot width and lot are. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing:R-2(Duplex-Fourplex) District Proposed:R-2(Duplex-Fourplex) District *As per application dated November 03,2023, proposed land use is single-family, additional requirements regarding zoning and subdivision may be required if use changes. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. In accordance with McAllen's Park Land Dedication and Parks Development Fees Ordinance, Park fees apply at rate of \$700 per lot/dwelling unit and payable prior to plat recording. In this case fees amount to \$700 (1X \$700). Fees are dependent on the number of lots/dwelling units, so fees can go up or down.	Required
* Pending review by the City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation is waived for 1 single family residential.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat. ** As per Traffic Department, Trip Generation is waived for 1 single family residential.	Applied
COMMENTS	
Comments: *Must comply with City's Access Management Policy. *Any abandonments must be done by separate process, not by plat. *As per application dated November 03,2023, proposed land use is single-family, additional requirements regarding zoning and subdivision may be required if use changes. *Public hearing needed for residential replat.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

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



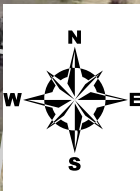


EBON

PALM AVE

LOCATION

22ND ST



CEDAR AVE

21ST ST

BEECH AVE

BEECH AVE

WATER TOWER

GOSMAR

SUBDIVISION

SHARES SUBD

PRODUCING SHARES  
SUNSHINE  
TOTAL AREA  
10.5 AC

201

27

22

28

9

8

14

16

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City of McAllen

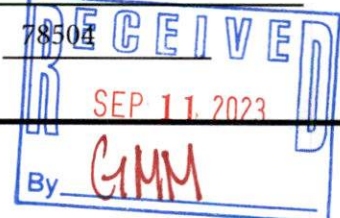
SUB2023-0101

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name	Victoria Oaks Subdivision		
	Location	900' South of Daffodil Avenue along the east side of Taylor Road		
	City Address or Block Number	2700 N. TAYLOR RD		
	Number of Lots	1	Gross Acres	4.80
	Net Acres	4.70	ETJ	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Existing Zoning	R-1	Proposed Zoning	R-1
	Rezoning Applied for	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date		
	Existing Land Use	Open	Proposed Land Use	Rsdntl.
	Irrigation District #	U.I.D.		
	Replat	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <input type="checkbox"/> Residential <input type="checkbox"/>		
Agricultural Exemption	<input type="checkbox"/> Yes <input type="checkbox"/> No			
Estimated Rollback Tax Due	6,552.44			
Parcel #	281508			
Tax Dept. Review	MC 9-11-23			
Water CCN	<input type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC <input type="checkbox"/> Other			
Legal Description	4.80 Acres out of Lot 277 and 287, John H. Shary Subdivision			
Owner	Name	Victoria Alvarez	Phone	(956) 686-7500
	Address	5920 N. Cynthia Ct.	E-mail	rmjinvestments@yahoo.com
	City	McAllen	State	TX Zip 78504
Developer	Name	Victoria Alvarez	Phone	(956) 686-7500
	Address	5920 N. Cynthia Ct.	E-mail	rmjinvestments@yahoo.com
	City	McAllen	State	TX Zip 78504
	Contact Person	Victoria Alvarez		
Engineer	Name	Javier Hinojosa Engineering	Phone	(956) 668-1588
	Address	416 E. Dove Avenue	E-mail	javier@javierhinojosaeng.com
	City	McAllen	State	TX Zip 78504
	Contact Person	Javier Hinojosa		
Surveyor	Name	C.V.Q. Land Surveyors, LLC	Phone	(956) 618-1551
	Address	517 Beaumont Avenue	E-mail	cvq@cvqlandsurvey.com
	City	McAllen	State	TX Zip 78504





## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

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

### **PLAT TO SHOW:**

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

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

Owners Signature

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

Signature Victoria Alvarez Date 9/8/23

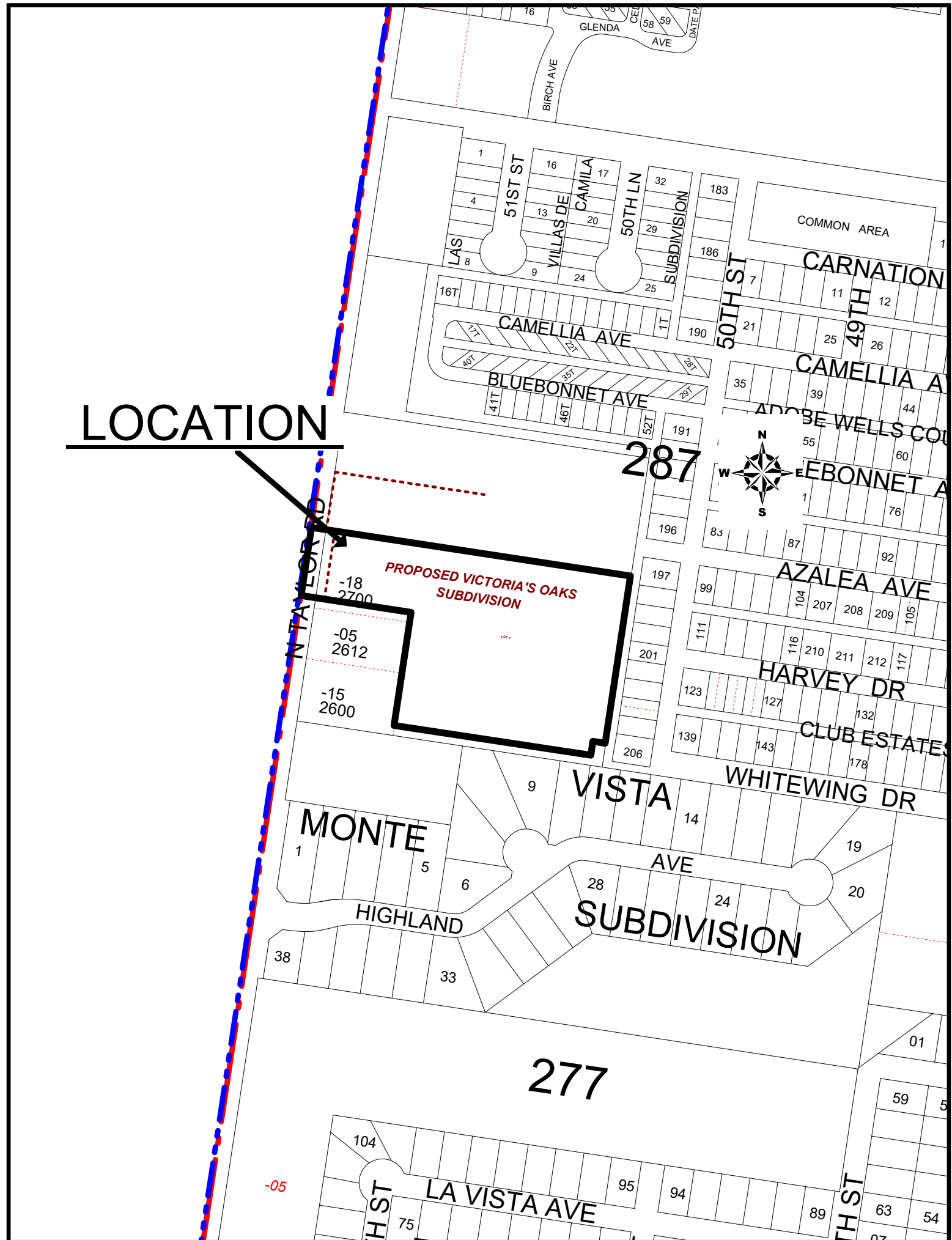
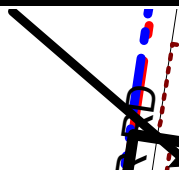
Print Name Victoria Alvarez

Owner ☒ Authorized Agent ☐

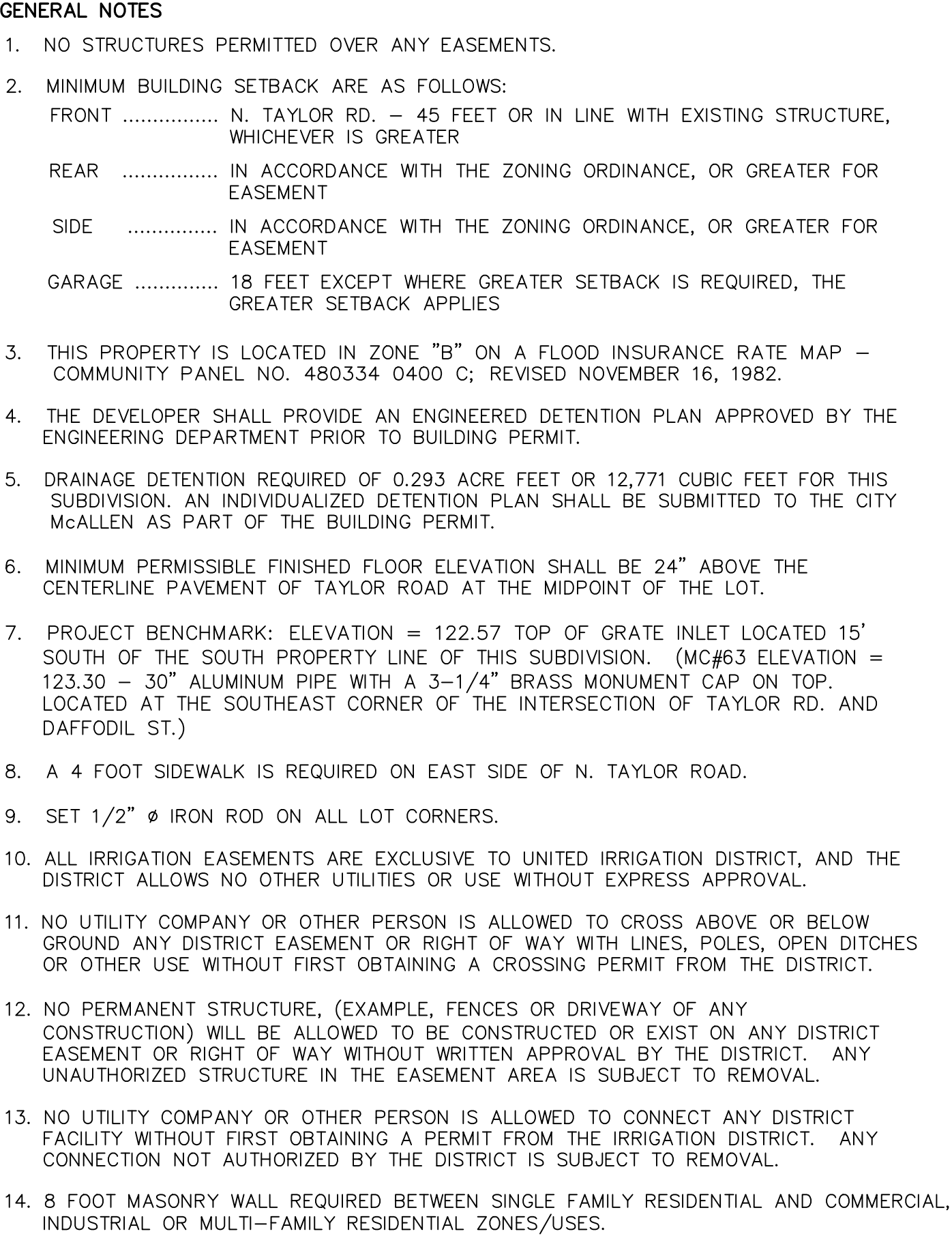
The Planning Department is now accepting DocuSign signatures on application



LOCATION







A TRACT OF LAND CONTAINING 4.80 ACRES SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF LOTS 277 AND 287, JOHN H. SHARY SUBDIVISION, MAP REFERENCE: VOLUME 1, PAGE 17, HIDALGO COUNTY MAP RECORDS.

STATE OF TEXAS  
COUNTY OF HIDALGO

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

VICTORIA ALVAREZ  
5920 N. CYNTHIA CT.  
McALLEN, TEXAS 78504

STATE OF TEXAS  
COUNTY OF HIDALGO

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

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

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

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

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

---

CHAIRMAN, PLANNING COMMISSION
DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

STATE OF TEXAS  
COUNTY OF HIDALGO

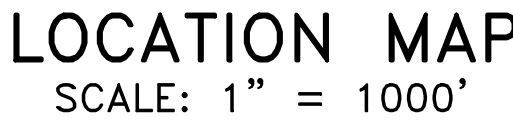
I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPER-VISION ON THE GROUND.

CARLOS VASQUEZ, R.P.L.S.	DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608	
C.V.Q. LAND SURVEYORS, LLC	
517 BEAUMONT AVE.	
McALLEN, TEXAS 78501	
TEL. (956) 618-1551	DATE
DATE	
BPPLS FIRM No. 10119600	

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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



## METES AND BOUNDS

A TRACT OF LAND CONTAINING 4.80 ACRES SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF LOTS 277 AND 287, JOHN H. SHARY SUBDIVISION, MAP REFERENCE: VOLUME 1, PAGE 17, H.C.M.R., AND SAID 4.80 ACRES OF LAND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING ON THE SOUTHWEST CORNER OF SAID LOT 287 AND THE CENTERLINE OF TAYLOR ROAD, THENCE, N 08° 30' 16" E, ALONG THE WEST LINE OF SAID LOT 287, A DISTANCE OF 213.00 FEET TO A NAIL SET IN THE RIGHT-OF-WAY OF SAID TAYLOR ROAD, FOR THE NORTHERN MOST SOUTHWEST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

THENCE, N 08° 30' 16" E, CONTINUING ALONG THE WEST LINE OF SAID LOT 287, A DISTANCE OF 146.50 FEET TO A NAIL SET IN THE RIGHT-OF-WAY OF SAID TAYLOR ROAD, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 81° 29' 44" E AT A DISTANCE OF 30.00 FEET PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE EAST RIGHT-OF-WAY LINE OF SAID TAYLOR ROAD, AND CONTINUING A TOTAL DISTANCE OF 686.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO VILLANUEVA PROPERTIES GP, LLC, RECORDED IN DOCUMENT NO. 1695571, H.C.D.R. AND THE WEST LINE OF ADOBE WELLS COUNTRY CLUB ESTATES SECTION II, RECORDED IN VOLUME 20, PAGE 166, H.C.M.R., FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 08° 30' 16" W, ALONG THE EAST LINE OF SAID ADOBE WELLS COUNTRY CLUB ESTATES, SECTION II, AT A DISTANCE OF 358.21 FEET PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" ON THE COMMON LINE OF SAID LOTS 277 AND 287, AND CONTINUING A TOTAL DISTANCE OF 359.50 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 81° 29' 44" W, A DISTANCE OF 26.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE, S 08° 30' 16" W, A DISTANCE OF 30.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE, N 81° 29' 44" W, A DISTANCE OF 424.83 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, FOR THE EASTERN MOST SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 08° 30' 16" E, AT A DISTANCE OF 30.00 FEET PASS THE COMMON LINE OF SAID LOTS 277 AND 287, AND CONTINUING A TOTAL DISTANCE OF 243.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, N 81° 29' 44" W, AT A DISTANCE OF 205.17 FEET PASS AN IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID TAYLOR ROAD, AND CONTINUING A TOTAL DISTANCE OF 235.17 FEET TO THE POINT OF BEGINNING, CONTAINING 4.80 ACRES OF LAND, OF WHICH 0.10 OF ONE ACRE LIES IN THE RIGHT-OF-WAY OF SAID TAYLOR ROAD, LEAVING A NET OF 4.70 ACRES OF LAND, MORE OR LESS.

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

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

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDED WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAY OR EASEMENTS.

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

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

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: VICTORIA ALVAREZ	5920 N. CYNTHIA CT.	MCALLEN, TX 78504	(956) 458-2277
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	MCALLEN, TX 78504	(956) 668-1588
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	MCALLEN, TX 78501	(956) 618-1551

DATE OF PREPARATION: JANUARY, 2023

*JEH*

**JAVIER HINOJOSA ENGINEERING**  
**CONSULTING ENGINEERS**  
**416 E. DOVE AVENUE McALLEN, TEXAS 78504**  
**PHONE (956) 668-1588**  
**javier@javierhinojosaeng.com**  
**TBPELS FIRM NUMBER F-1295**





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 12/15/2023

### SUBDIVISION NAME: VICTORIA'S OAKS SUBDIVISION

#### REQUIREMENTS

##### STREETS AND RIGHT-OF-WAYS

North Taylor Road: 10 ft. of additional dedication for 40 ft. from centerline for 80 ft. ROW  
Paving: 52 ft. Curb & gutter: both sides

Revisions Needed:

-Include any existing dedications along this plat boundary that may have done by separate instrument as applicable on plat prior to recording.

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

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

E/W collector(Southern Boundary, 1/4 Mile Location): Dedication as needed for 60 ft. total R.O.W.

Paving 40 ft. Curb & gutter: Both Sides.

Pending Items:

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

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

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

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_

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

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

\* 1,200 ft. Block Length.

\*\*Subdivision Ordinance: Section 134-118

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

\*\*Subdivision Ordinance: Section 134-118

\* 600 ft. Maximum Cul-de-Sac.

\*\*Subdivision Ordinance: Section 134-105

Required

Applied

NA

Applied

NA

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.

\*Service Street: In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; If rear garbage pickup and/or rear access are not available to such lot, there shall be placed a service street, in addition to the planting area described in subsection (d)a.1., between the front lot line of such lot, and such planting area. Such service street shall also be at least 20 feet wide, and built to city plans and specifications by the developer, finalize service street requirements prior to final.

\*\*\*Subdivision Ordinance: Section 134-106

NA

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



SETBACKS	
<p>* Front/North Taylor Road: 45 ft. or in line with average setbacks of existing structures or greater for easements, whichever is greater applies.  Revisions Needed:  -Revise note as shown above, prior to recording.  ** Proposing: 45 ft. or in line with existing structure, whichever is greater applies.  *** Subdivision Ordinance: Section 134-106  **** Zoning Ordinance: Section 138-356</p>	Required
<p>* Rear: Proposing: In accordance with the zoning ordinance, or greater for easement.  ** Zoning Ordinance: Section 138-356</p>	Applied
<p>* Sides: Proposing: In accordance with the zoning ordinance, or greater for easement.  ** Zoning Ordinance: Section 138-356</p>	Applied
<p>* Corner: Interior Lot  ** Current subdivision layout does not propose any buildable lots abutting a street.  *** Zoning Ordinance: Section 138-356</p>	Applied
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies.  ** Zoning Ordinance: Section 138-356</p>	Applied
<p>* ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along North Taylor Road.  Revisions needed:  -Finalize wording for note as applicable, prior to recording.  ** Proposing: A 4 foot wide sidewalk required on east side of N. Taylor Road.  *** Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to recording.  **** Subdivision Ordinance: Section 134-120</p>	Required
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.  Revisions Needed:  -Include note as shown above prior to recording.  ** Landscaping Ordinance: Section 110-46</p>	Required
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.  ** Landscaping Ordinance: Section 110-46</p>	Applied
<p>* Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
NOTES	
<p>* Must comply with City Access Management Policy  ** As per Traffic Department, Only one driveway would be permitted along N. Taylor Road</p>	Applied
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	NA
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	NA

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



<ul style="list-style-type: none"> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 134-168 applies if private subdivision is proposed.</li> <li>***Section 110-72 applies if public subdivision is proposed.</li> <li>****Landscaping Ordinance: Section 110-72</li> <li>*****Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</li> <li>***Section 134-168 applies if private subdivision is proposed.</li> <li>****Section 110-72 applies if public subdivision is proposed.</li> <li>*****Landscaping Ordinance: Section 110-72</li> <li>*****Subdivision Ordinance: Section 134-168</li> </ul>	Applied
	NA
	NA
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets.</li> <li>**Clarify status of remnant tract along southern plat boundary and ensure compliance with minimum lot frontage requirements. As per updated plat submitted on December 11th,2023 area along southern boundary clarified.</li> <li>***Subdivision Ordinance: Section 134-1</li> <li>* Minimum lot width and lot area.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential</li> <li>***Zoning Ordinance: Article V</li> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>	Applied
	NA
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> <li>* Park Fee of \$700 (\$700 X 1 lot/dwelling unit) to be paid prior to recording. Fees are payable prior to recording and can go up or down; as they are dependent on the amount of lots/dwelling units. Must comply with Parkland dedication ordinance requirements prior to recording.</li> <li>* Pending review by the City Manager Office.</li> </ul>	NA
	Required
	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation for one-single family lot subdivision is waived.</li> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> <li>**As per Traffic Department, Trip Generation for one-single family lot subdivision is waived.</li> </ul>	Compliance
	NA

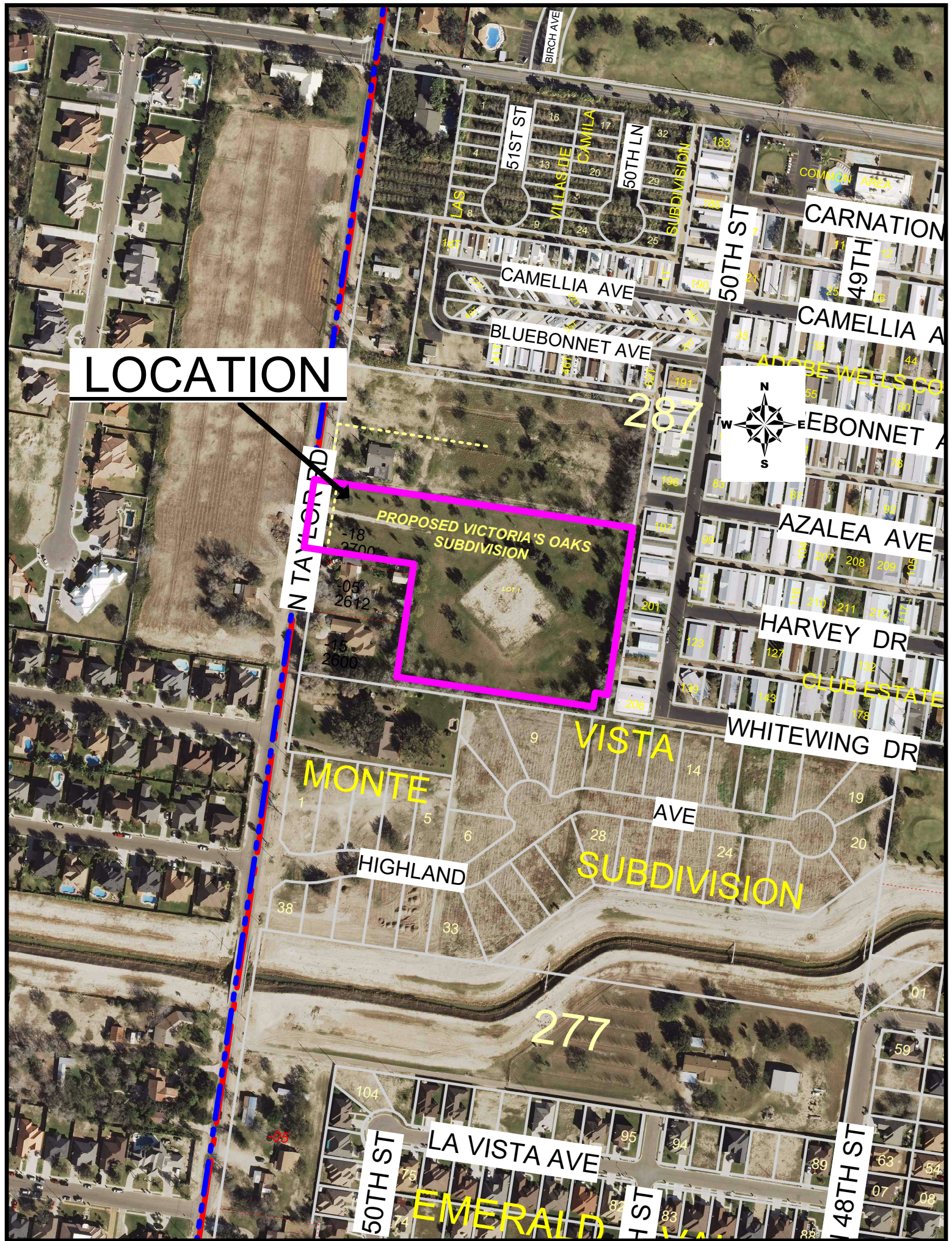
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**



COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"><li>-Must comply with City's Access Management Policy.</li><li>-Any abandonments must be done by separate process, not by plat.</li><li>-On plat clarify if easements are being dedicated by this plat review and revise as applicable.</li></ul>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied



LOCATION







# City of McAllen

## Planning Department

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

### SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>Nemont Estates II</u> Location <u>6 mile line 1000 Ft west of Shary Rd</u> City Address or Block Number <u>7100 Mile 6 Rd</u> <u>on the North side</u> Number of Lots <u>34</u> Gross Acres <u>10A</u> Net Acres <u>9.5</u> ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No Existing Zoning <u>A0</u> Proposed Zoning <u>R1</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____ Existing Land Use <u>Vacant</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>United</u> Replat <input type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential _____ Agricultural Exemption <input type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due _____ Parcel # _____ Tax Dept. Review _____ Water CCN <input type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____ Legal Description <u>Mile 6 North road Mission Tx the west 10 Acres</u> <u>of lot four hundred fifty two 452 John Shary Subdiv El Paso</u>
Owner	Name <u>Nemont Estates II LP</u> Phone <u>956 281 656</u> Address <u>Violet Av 4100</u> E-mail _____ City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>
Developer	Name <u>Reyter Developments</u> Phone <u>956 281 656</u> Address <u>Violet Av. 4100</u> E-mail _____ City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u> Contact Person <u>Raymundo Platas</u>
Engineer	Name <u>Rene Barrera / Big Engineering</u> Phone <u>956 624 4985</u> Address <u>325 West Freedly Circle</u> E-mail <u>rene@big-engineering.com</u> City <u>Edinburg T</u> State <u>TX</u> Zip <u>78539</u> Contact Person <u>Rene Barrera</u>
Surveyor	Name <u>David Salinas</u> Phone <u>956 - 678 8899</u> Address <u>2220 Taffodile Av.</u> E-mail _____ City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>

5859  
60



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- 8 1/2" by 11" Original Sealed Survey showing existing structures/easements or 3 blue-line copies 2 Location Maps
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- AutoCAD 2005 DWG file and PDF of plat
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- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

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- Plat & Reduced P
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

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

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

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

### **PLAT TO SHOW:**

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

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

Owners Signature

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

Signature  Date 29 June 2022

Print Name Raymond P. Platas Merino

Owner ☒ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application



Sub 2021-0091 \$300



City of McAllen  
Planning Department  
APPLICATION FOR

SUBDIVISION PLAT REVIEW

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

Project Description	<p>Subdivision Name <u>Nemont Estates II</u></p> <p>Location <u>6 Mile Line 1000 ft west of Shary Rd</u></p> <p>City Address or Block Number <u>7100 MILE 6 RD</u></p> <p>Number of lots <u>34</u> Gross acres <u>10.4</u> Net acres <u>9.53 Ac</u></p> <p>Existing Zoning <u>AO</u> Proposed <u>R1</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Vacant</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>Unit 1</u></p> <p>Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due _____</p> <p>Parcel No. _____ Tax Dept. Review _____ Hidalgo City TX</p> <p>Legal Description <u>Mile 6 North Road Mission TX the west 10 acres of lot four hundred fifty two 452 of the Shary Subdiv Block 585960</u></p>
Owner	<p>Name <u>Nemont Estates III P.</u> Phone <u>956 258 4656</u></p> <p>Address <u>Violet Av 4100</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u></p> <p>E-mail <u>theinvestmenttour@gmail.com</u></p>
Developer	<p>Name <u>Reytor Developments</u> Phone <u>956 258 4656</u></p> <p>Address <u>Violet Av. 4100</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u></p> <p>Contact Person <u>Raymundo P. Plata / Nestor Montemayor</u></p> <p>E-mail <u>theinvestmenttour@gmail.com</u></p>
Engineer	<p>Name <u>Mario Salinas</u> <sup>MAS</sup> <sub>Engineering</sub> Phone <u>(956) 532-7344</u></p> <p>Address <u>3911 Nth 10 Street Suite H.</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>Mario Salinas</u></p> <p>E-mail <u>masengineeringmcallen@gmail.com</u></p>
Surveyor	<p>Name <u>David Salinas</u> Phone <u>(956) 648-8899</u></p> <p>Address <u>2220 Taffodille Av. McTX 78501</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p>

AUG 19 2021

BY: [Signature]



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

### PLAT TO SHOW:

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

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blue-line copies prints and 8 1/2" by 11" copies/legible copy of the plat, affected by changes.

Owner's Signature

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

Signature \_\_\_\_\_

Date \_\_\_\_\_

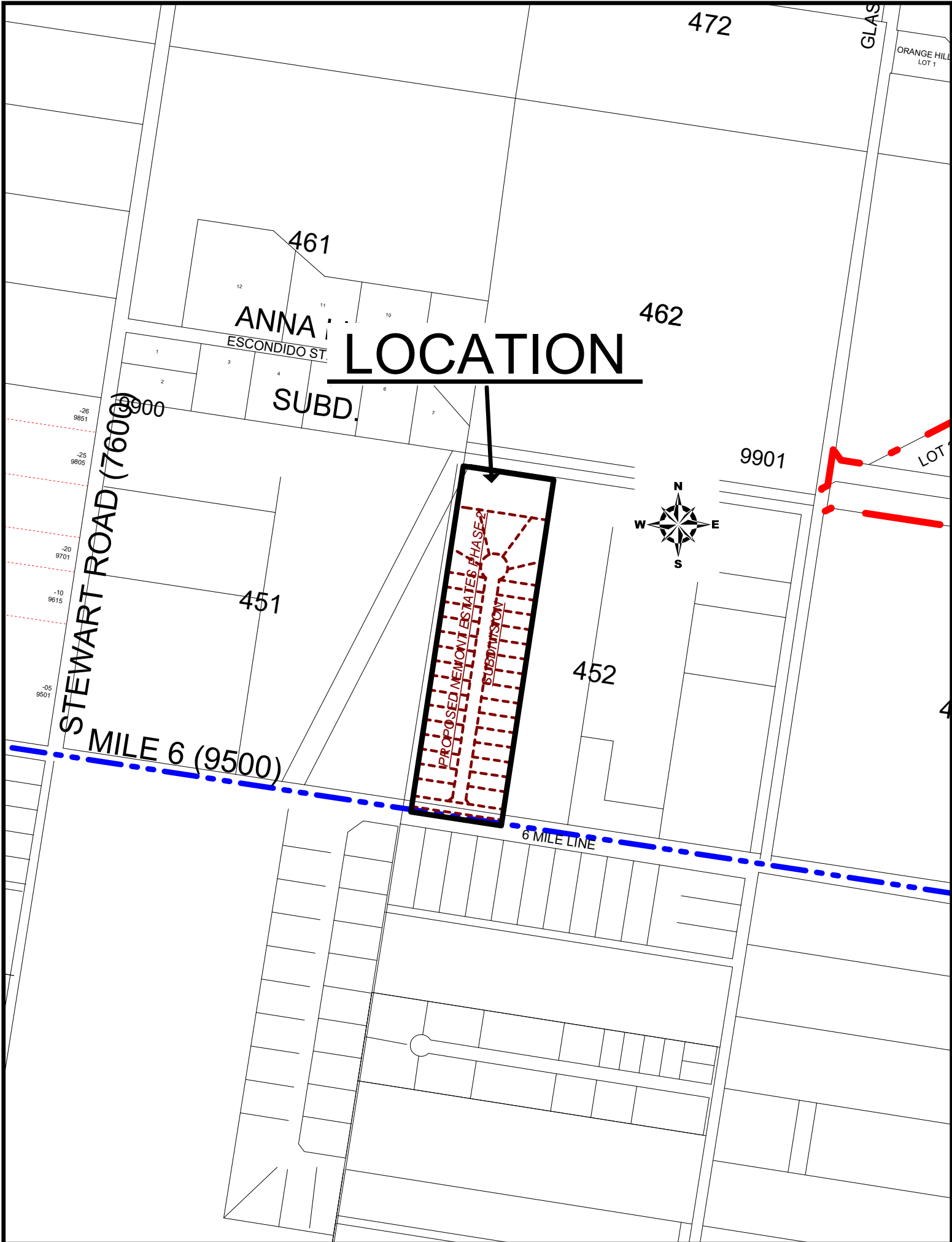
Print Name \_\_\_\_\_

Owner ☐

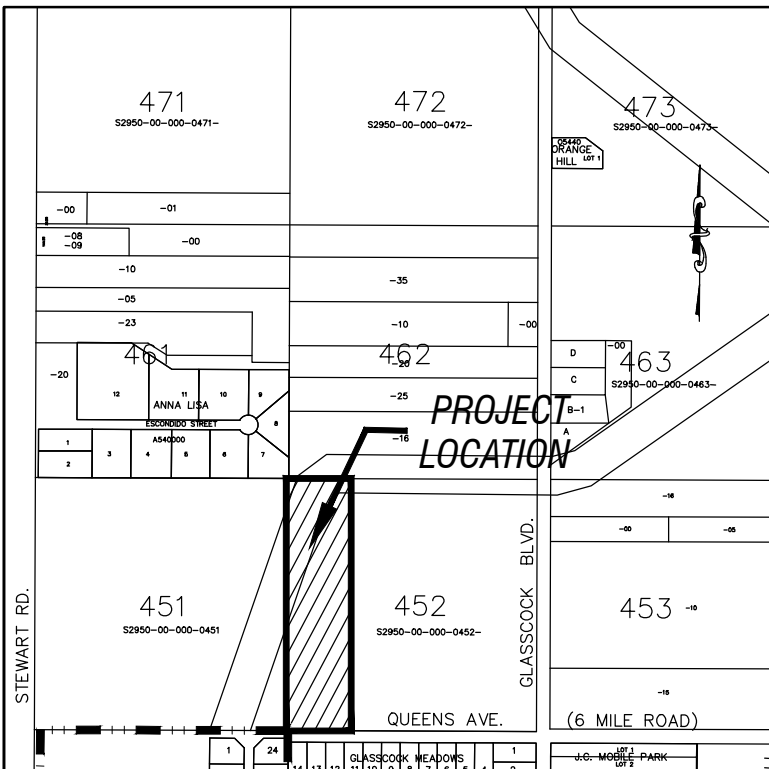
Authorized Agent ☐

10/19









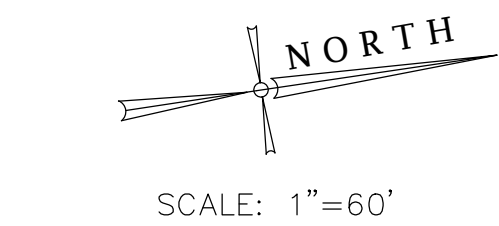
LOCATION MAP  
SCALE: 1"= 1000'

PREPARED BY:  
BARRERA INFRASTRUCTURE GROUP, INC.  
3525 W. FREDDY GONZALEZ AVE., SUITE B2  
EDINBURG, TEXAS 78539  
DATE PREPARED: REV. 11/20/23  
DATE SURVEYED: NEED

PLAT OF  
**NEMONT ESTATES II  
SUBDIVISION**  
THE WEST TEN (10.0) ACRES OF LOT FOUR  
HUNDRED FIFTY-TWO (452), JOHN H. SHARY  
SUBDIVISION OUT OF PORCIONES 58, 59 AND  
60, HIDALGO COUNTY, TEXAS, AS PER MAP OR  
PLAT THEREOF RECORDED IN VOLUME 1, PAGE  
17, MAP RECORDS, HIDALGO COUNTY, TEXAS  
AND AS PER AMENDED MAP OR PLAT THEREOF  
RECORDED IN VOLUME 1, PAGE 42, MAP  
RECORDS, HIDALGO COUNTY, TEXAS;

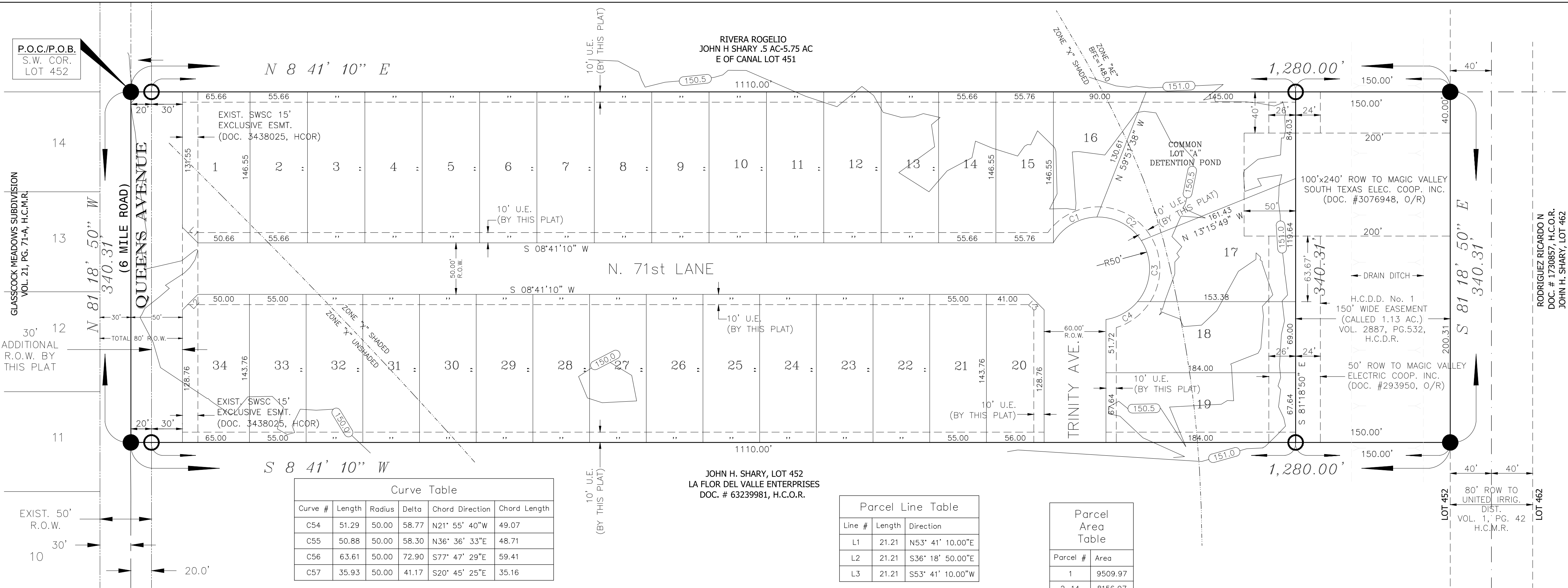
PLAT SHEET 1 OF 2

LOCATION OF SUBDIVISION WITH RESPECT TO THE  
EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
THE NEMONT II SUBDIVISION IS LOCATED ON THE NORTH  
SIDE OF QUEENS AVENUE (6 MILE ROAD),  
APPROXIMATELY 1/4 MILE WEST OF OF GLASSCOCK  
ROAD WITHIN THE CITY OF MCALLEN.



BASIS OF BEARING:  
WEST LINE OF  
RESUBDIVISION OF LOTS  
46-11 & 46-12, WEST  
ADDITION TO SHARYLAND,  
AS PER MAP RECORDED IN  
VOL. 15, PAGE 40, M.R.H.C.

SYMBOL LEGEND  
Q - DENOTES 60-D NAIL  
● - DENOTES FOUND 3/4" ROD  
○ -DENOTES NO MONUMENT



1 (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE NEMONT ESTATES II 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 WHERE 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.

THE STATE OF TEXAS  
COUNTY OF HIDALGO

NEMONT ESTATES II LP  
BY: REYMONDO PATRICIO PLATAS MERINO  
4100 VIOLET AVE.  
MCALLEN, TEXAS 78504

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAYMONDO PATRICIO PLATAS MERINO THE PERSON(S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF

OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_\_

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTER PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE MAP ON THIS SHEET SHOWING THE LOTS, EASEMENTS, AND STREETS OF NEMONT ESTATES II SUBDIVISION AND ITS METES AND BOUNDS DESCRIPTION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON \_\_\_\_\_

DAVID OMAR SALINAS, RPLS  
REG. PROFESSIONAL LAND SURVEYOR #5782  
SALINAS ENGINEERING & ASSOCIATES  
2221 DAFFODIL AVE.  
MCALLEN, TX 78501

STATE OF TEXAS  
COUNTY OF HIDALGO

I, RENE BARRERA, P.E., A LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER TX. 86862, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

RENE BARRERA, P.E.  
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 86862

STATE OF TEXAS  
COUNTY OF HIDALGO

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

CHAIRMAN, PLANNING & ZONING COMMISSION  
DATE

STATE OF TEXAS  
CITY OF MCALLEN

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

MAYOR  
CITY OF MCALLEN  
DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT, NO. 1

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

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: NEMONT ESTATES II LP	4100 VIOLET AVE.	MCALLEN, TX. 78504		
ENGINEER: RENE BARRERA, P.E.	3325 FREDDY GONZALEZ	EDINBURG, TX. 78539	956-687-3355	956-992-8801
SURVEYOR: DAVID OMAR SALINAS, RPLS	2221 DAFFODIL AVE.	MCALLEN, TX. 78501	956-686-1489	

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE NEMONT ESTATES II 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 WHERE 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.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, RENE BARRERA, P.E., A LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER TX. 86862, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

RENE BARRERA, P.E.  
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 86862

STATE OF TEXAS  
COUNTY OF HIDALGO

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

CHAIRMAN, PLANNING & ZONING COMMISSION  
DATE

STATE OF TEXAS  
CITY OF MCALLEN

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

MAYOR  
CITY OF MCALLEN  
DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT, NO. 1

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

- GENERAL PLAT NOTES & RESTRICTIONS:
- FLOOD ZONE STATEMENT:  
THE TRACT LIES IN ZONE X-SHADED, DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD / ZONE X-UNSHADED, DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN / AND ZONE AE; DEFINED AS AREAS ARE FLOOD PROPONE AREAS WHERE BASE FLOOD ELEVATIONS ARE DETERMINED FLOOD INSURANCE RATE MAPS PANEL NO. 480334-0295-D MAP REVISED JUNE 6, 2000.
  - SETBACKS:  
FRONT: 25.00 FEET OR GREATER FOR EASEMENT  
REAR: 10.00 FEET OR GREATER FOR EASEMENT  
SIDE: 6.00 FEET OR GREATER FOR EASEMENT  
CORNER:10.00 FEET OR GREATER FOR EASEMENT  
GARAGE 18.00 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
  - 5.0 FEET MINIMUM WIDE SIDEWALK IS REQUIRED ON QUEENS AVENUE (6 MILE RD) AND BOTH SIDES OF TRINITY AVENUE AND BOTH SIDES OF ALL INTERNAL STREETS.
  - NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THIS LOT. THIS MUST BE STIPULATED ON THE DEED AND CONTRACT FOR DEED. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
  - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB MEASURED AT FRONT AND CENTER OF EACH LOT OR AT THE ESTABLISHED BASE FLOOD ELEVATION (BFE=148.0), WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN THE ESTABLISHED SPECIAL HAZARD FLOOD ZONE "AE" AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
  - CITY OF MCALLEN BENCHMARK: MC 48 IS A 30" ALUMINUM PIPE WITH 3-1/4" BRASS MONUMENT CAP, LOCATED AT THE SOUTHEAST CORNER OF WARE ROAD & MILE 5 LINE ROAD (NORTHING: 16626507.81433, EASTING:1066370.95561) (HORIZ. DATUM: NAD 83), ELEVATION =115.95 (VERTICAL NAVD 88)
  - REQUIRED DETENTION FOR STORM SEWER RUNOFF AS PER THE APPROVED DRAINAGE REPORT IS 64,482 CUBIC FEET. ALL DETENTION IS TO BE STORED WITHIN COMMON LOT "A" DETENTION POND AREA, THEREFORE NO FURTHER DETENTION ANALYSIS SHOULD BE REQUIRED AT BUILDING PERMIT STAGE.
  - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
  - ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
  - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
  - DRAINAGE DETENTION POND SHALL TO BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY.
  - COMMON LOT "A" TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION AND NOT THE CITY OF MCALLEN. THIS LOT SHALL BE USED FOR STORM WATER DETENTION.
  - 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG MILE 6 ROAD, ALSO ALONG 1/4 MILE COLLECTOR ROADS REQUIRED.
  - 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTIFAMILY RESIDENTIAL ZONE/USES.
  - NO CURB CUT AND/OR ACCESS OR LOT FRONTAGE PERMITTED ALONG QUEENS AVENUE (6 MILE ROAD) AND ALSO ALONG 1/4 MILE COLLECTOR ROADS (LOTS 1 AND 34).
  - ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
  - A 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
  - AS PER DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR THE NEMONT ESTATES II SUBDIVISION, RECORDED UNDER DOCUMENT NUMBER \_\_\_\_\_, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO THE COMMON AREAS, DETENTION AREAS, AND PERIMETER FENCE/WALL, ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.

Parcel Area Table		
Parcel #	Area	
1	9509.97	
2-14	8156.97	
15	8171.63	
16	8351.34	
17	13108.77	
18	12356.06	
19	12445.76	
20	7938.06	
21-33	7906.80	
34	9231.90	
LOT "A"	19710.32	

I, \_\_\_\_\_, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE OAK VALLEY SUBDIVISION LOCATED IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISIONS POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

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

GENERAL MANAGER  
SHARYLAND WATER SUPPLY CORP.  
DATE:

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

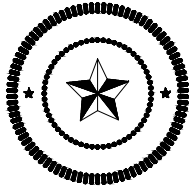
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

PRESIDENT  
ATTEST: SECRETARY

UNITED IRRIGATION DISTRICT NOTES

- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- UID BLANKET IRRIGATION EASEMENT RESERVATION PER 10/27/1921, DOC. #1927-1320324

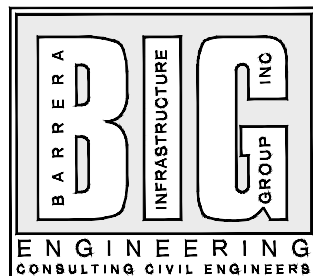
NO.	REVISION	DATE
1	CITY OF MCALLEN REVISIONS FROM STAFF REVIEW 12/06/23	12/7/23



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

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

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS



3525 W. Freddy Gonzalez Ave.  
Suite B2  
Edinburg, TX 78539  
956-687-3355, FAX: 956-992-8801  
TEXAS FIRM NO.: 6435





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 12/14/2023

### SUBDIVISION NAME: NEMONT ESTATES PHASE II

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

Queens Avenue(6 Mile Road): 30 ft. dedication required for 50 ft. from centerline for 100 ft. total ROW

Paving: 65 ft. Curb & gutter: Both sides

Revisions Needed

-Label Centerline prior to recording.

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

\*\*\*\*COM Thoroughfare Plan

North 71st Lane: 50 ft. of Total ROW.

Paving: 32 ft. proposed Curb & gutter: Both sides

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

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

N/S 1/4 Collector Road along West Property Line: 30-35 ft. dedication for 60-70 ft. total ROW

Paving: 40-44 ft. Curb & gutter: Both sides

\*\*\*Plat layout must be revised to comply with ROW dedication requirements prior to final.

\*\*\*\*Collector Road not required since there is an existing canal on the north.

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

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

Trinity Ave: 60 ft. total ROW

Paving: 40 ft. Curb & gutter: Both sides

\*E/W collector being utilized as a interior street of development.

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

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

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

\* 1,200 ft. Block Length \_\_\_\_\_

\*\*Subdivision Ordinance: Section 134-118

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

\*\*Subdivision Ordinance: Section 134-118

\* 600 ft. Maximum Cul-de-Sac.

\*\*Previously proposed cul-de-sac has been revised to a knuckle with a stub out street to the east. The intention of this street is to connect this street to North Glasscock Road when adjacent properties develop.

\*\*Subdivision Ordinance: Section 134-105

#### ALLEYS

ROW: 20 ft. Paving: 16 ft.

\*Alley/service drive easement required for commercial properties

\*\*Subdivision Ordinance: Section 134-106

Required

Applied

Applied

Applied

Applied

Applied

NA

Applied

NA

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



SETBACKS	
<ul style="list-style-type: none"> <li>* Front: 25 ft. or greater for easements.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Rear: 10 ft. or greater for easements.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Interior Sides: 6 ft. or greater for easements</li> <li>**Setbacks will be finalized prior to final plat review once proposed use has been clarified.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Corner: 10 ft. or greater easements</li> <li>**Please add plat note prior to final as shown above.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Garage: 18 ft. except where greater setbacks is required; greater setback applies.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
<ul style="list-style-type: none"> <li>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</li> </ul>	Applied
SIDEWALKS	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk is required on Queens Avenue (6 Mile Road) and both sides of Trinity Avenue and both sides of all internal streets.</li> <li>**Sidewalks are subject to 5 ft. being required by Engineering Dept. prior to recording.</li> <li>****Subdivision Ordinance: Section 134-120</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Perimeter sidewalks must be built or money escrowed if not built at this time.</li> </ul>	Required
BUFFERS	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Queens Avenue (6 Mile Road).</li> <li>Revisions Needed:</li> <li>-Revise plat note #13 as shown above,prior to recording.</li> <li>***Landscaping Ordinance: Section 110-46</li> </ul>	Required
<ul style="list-style-type: none"> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Applied
<ul style="list-style-type: none"> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Required
NOTES	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along Queens Avenue (6 Mile Road)</li> <li>Revisions Needed:</li> <li>-Revised plat note #15 as shown above prior to recording.</li> <li>**Must comply with City Access Management Policy</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Proposing: Common Lot "A" to be owned and maintained by homeowners association and not the City of McAllen. This lot shall be used for storm water detention.</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> </ul>	NA



<ul style="list-style-type: none"> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 134-168 applies if private subdivision is proposed.</li> <li>***Section 110-72 applies if public subdivision is proposed.</li> <li>****Landscaping Ordinance: Section 110-72</li> <li>*****Subdivision Ordinance: Section 134-168</li> </ul>	Applied
	Required
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets.</li> <li>**Subdivision Ordinance: Section 134-1</li> <li>* Minimum lot width and lot area.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: ETJ Proposed: Single-Family Residences; R-1</li> <li>***Annexation and Initial zoning requests were approved by City Commission on November 22, 2021.</li> <li>***Zoning Ordinance: Article V</li> <li>* Rezoning Needed Before Final Approval</li> <li>***Annexation and Initial zoning to R-1 District requests were approved by City Commission on November 22, 2021.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Compliance
	Complete
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> <li>**As per letter dated December 7th, 2021,park fees waived as part of annexation.</li> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</li> <li>**As per letter dated December 7th, 2021,park fees waived as part of annexation.</li> <li>* Pending review by the City Manager's Office.</li> <li>**As per letter dated December 7th, 2021,park fees waived as part of annexation.</li> </ul>	Applied
	Applied
	Applied
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation approved and no TIA is required, prior to final plat</li> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> </ul>	Complete
	NA

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



COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"><li>-Must comply with City's Access Management Policy</li><li>-Signature Block for Sharyland Water references a different subdivision name; please revise subdivision name and wherever is applicable prior to recording.</li><li>-Previously proposed cul-de-sac has been revised to a knuckle with a stub out street to the east. The intention of this street is to connect this street to North Glasscock Road when adjacent properties develop.</li><li>-Subdivision previously approved at the Planning and Zoning Commission meeting of August 2nd, 2022 in Final form subject to conditions noted, updated layout changing lot dimensions requires revised approval by the Planning and Zoning Commission.</li></ul>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



# LOCATION



PROPOSED MONTESITES PHASE 2  
SUBDIVISION

STEWART ROAD (7600)

MILE 6 (9500)

6 MILE LINE

ESCONDIDO ST

SUBD.

461

462

463

9901

451

452

453

ORANGE HILL LOT 1

LOT 2

N 60TH LN



Sub 2020-0051



## City of McAllen Planning Department

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

Project Information	Subdivision Name <u>McAllen South Industrial Park Phase I</u>		
	Location <u>Military Highway - Between S. Main St. and S. 16th St.</u>		
	City Address or Block Number <u>1411 Military Highway</u>		
	Number of Lots <u>4</u> Gross Acres <u>35.39</u> Net Acres <u>29.01</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	Existing Zoning <u>I1</u> Proposed Zoning <u>I1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____		
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Commercial</u> Irrigation District # <u>3</u>		
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential _____		
	Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>N/A</u>		
	Parcel # <u>644891</u> <u>189325</u> <u>189328</u> Tax Dept. Review _____		
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____		
Legal Description <u>Hidalgo Canal Co. Subd. Lots 4 and 5, Section 4</u>			
Owner	Name	<u>MSIP Affiliates Ltd.,</u> <u>a Texas Limited Partnership</u>	
	Address	<u>4316 N. 10th Street</u>	
	City	State <u>Tx</u>	Zip <u>78504</u>
Developer	Name	<u>Same as Owner</u>	
	Address	_____	
	City	State _____	Zip _____
	Contact Person	_____	
Engineer	Name	<u>Spoor Engineering Consultants, Inc.</u>	
	Address	<u>202 S. 4th Street</u>	
	City	State <u>Tx</u>	Zip <u>78501</u>
	Contact Person	<u>Steve Spoor</u>	
Surveyor	Name	<u>CVQ Land Surveyors</u>	
	Address	<u>517 Beaumont Ave.</u>	
	City	State <u>Tx</u>	Zip <u>78501</u>

FEB 08 2022

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

CW

Beto Dela Garza  
2/8/22



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

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

### **PLAT TO SHOW:**

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

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

Owners Signature

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

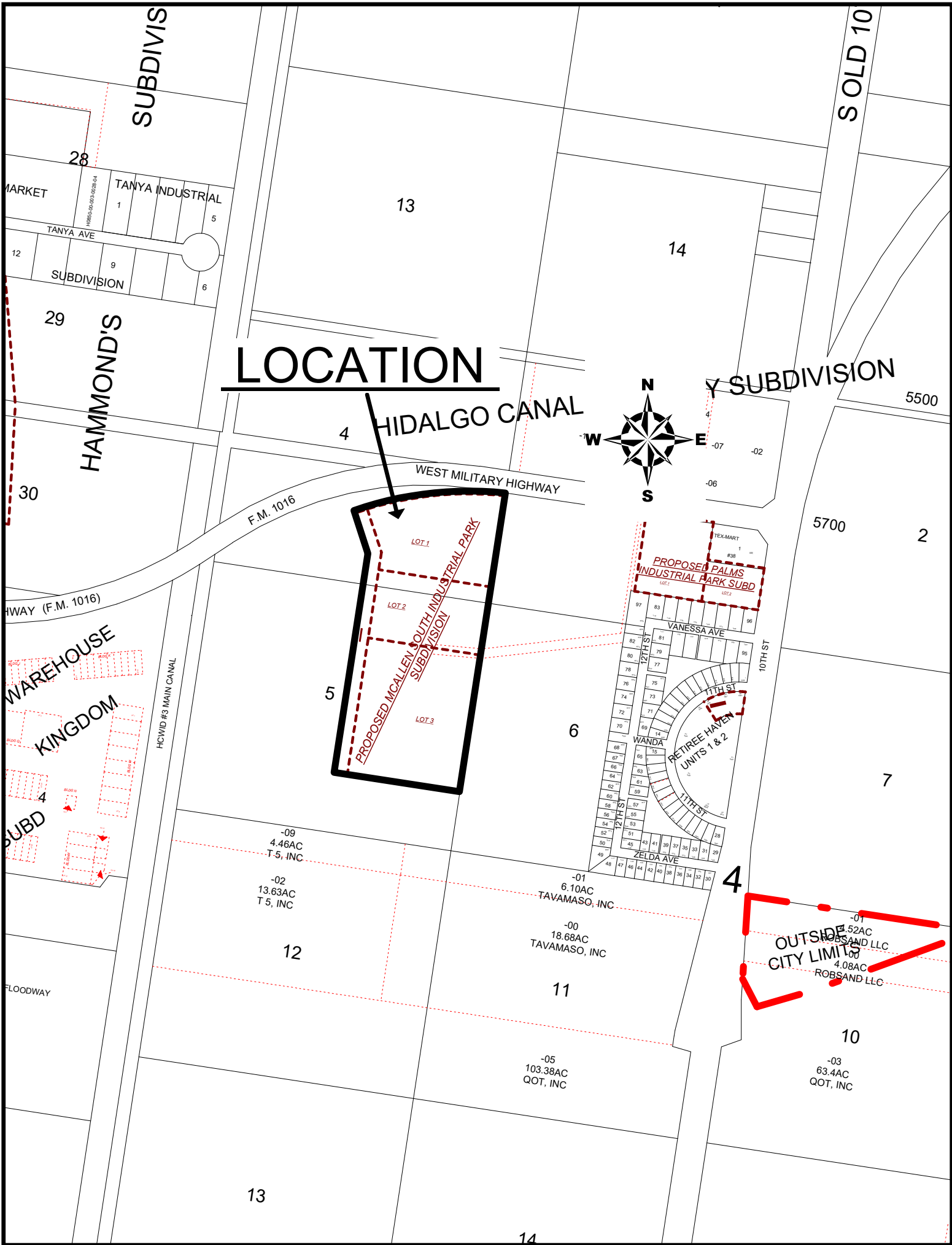
Signature  Date February 8, 2022

Print Name Steve Spoor, P.E.

Owner ☐ Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application





**LOCATION**

HIDALGO CANAL

WEST MILITARY HIGHWAY

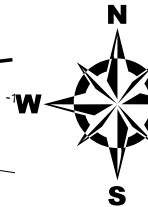
F.M. 1016

HAMMOND'S  
SUBDIVISION

SUBDIVIS

SOLD 10

Y SUBDIVISION



PROPOSED PALMS  
INDUSTRIAL PARK SUBD

LOT 1 LOT 2

VANESSA AVE

12TH ST

77

76

75

74

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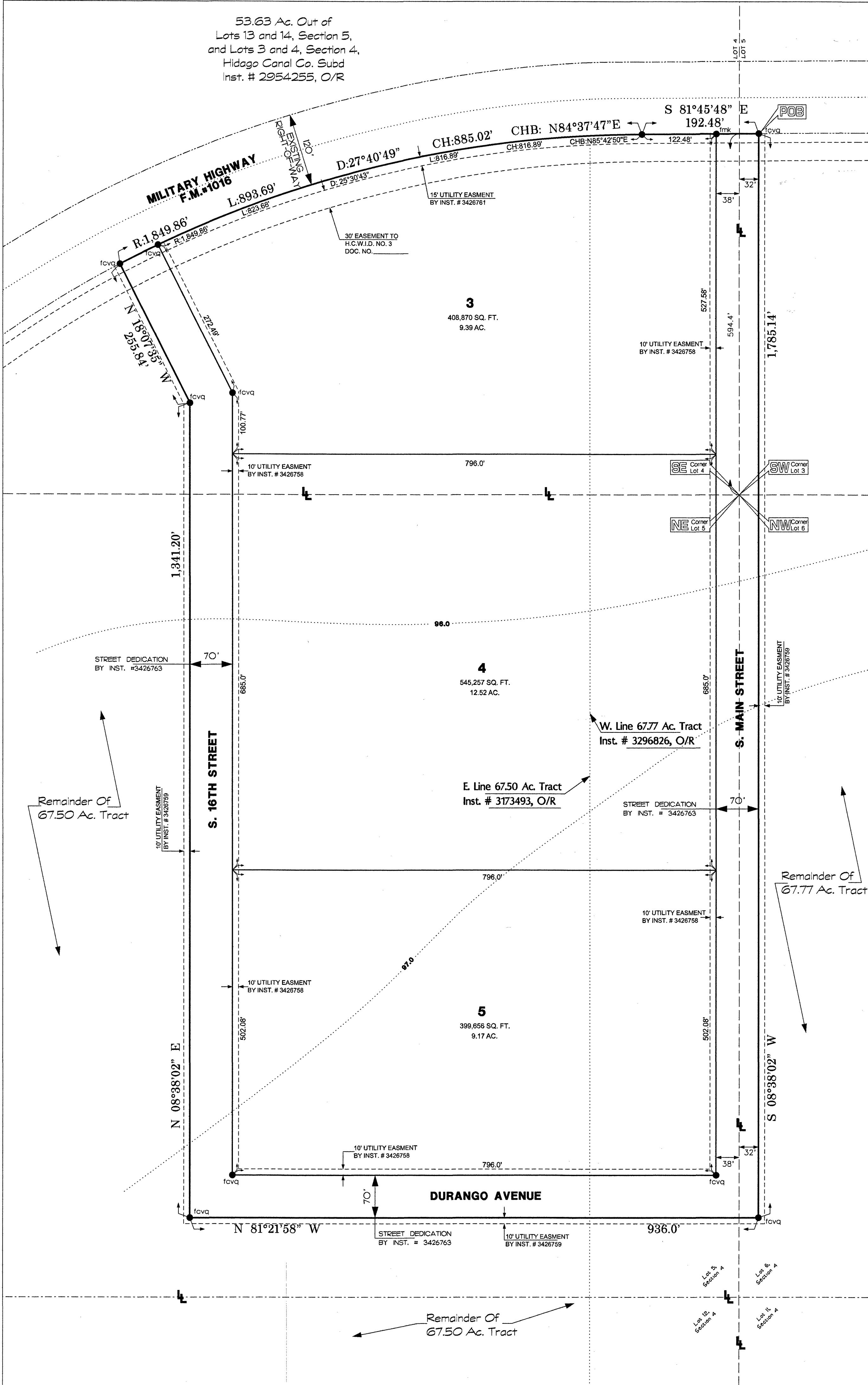
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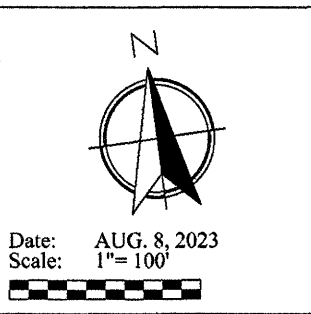
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53.63 Ac. Out of  
Lots 13 and 14, Section 5,  
and Lots 3 and 4, Section 4,  
Hidalgo Canal Co. Subd  
Inst. # 2954255, O/R



- SURVEY MONUMENT LEGEND**
- SET ROD WITH PLASTIC CAP
  - SET NAIL
  - Found Iron Rod w/ Yello "CVO" cap
  - FOUND NAIL
  - FOUND PIPE
  - FOUND MARK IN CONCRETE



# MCALLEN SOUTH INDUSTRIAL PARK PHASE I

A 37.82 ACRE TRACT OF LAND OUT OF LOTS 3, 4, 5, AND 6,  
SECTION 4, HIDALGO CANAL CO. SUBDIVISION OF  
PORCIONES 64, 65, AND 66 HIDALGO COUNTY, TEXAS,  
ACCORDING TO PLAT RECORDED IN VOLUME Q, PAGE 177,  
DEED RECORDS, HIDALGO COUNTY, TEXAS.

## COUNTY CLERK'S RECORDING CERTIFICATE



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

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

DOCUMENT NUMBER: \_\_\_\_\_

OF MAP RECORDS OF HIDALGO COUNTY

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

## NOTES:

- SETBACKS  
MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:  
A. FRONT - S. MAIN STREET - 35 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENT  
B. REAR - S. 16TH STREET - 35 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENT  
C. SIDE - MILITARY HIGHWAY - 60 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENT  
D. SIDE - DURANGO AVE. - 45 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENT  
E. OTHER SIDES - IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENT OR APPROVED SITE PLAN.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
- THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0400 C, REVISED NOVEMBER 16, 1982. ZONE "B" IS DESCRIBED AS "AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR AND 500 YEAR FLOODS. B ZONES ARE ALSO USED TO DESIGNATE BASE FLOODPLAINS OF LESSER HAZARDS, SUCH AS AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD, OR SHALLOW FLOODING AREAS WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR DRAINAGE AREA LESS THAN ONE SQUARE MILE."
- A 6' OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- A 5' WIDE (MINIMUM) SIDEWALK IS REQUIRED ALONG MILITARY HIGHWAY
- BENCHMARK - STATION NAME: MC# 98 SET BY ARANDA & ASSOC. LOCATED ON SOUTH 23RD STREET NEAR FM1016 EXIT - ELEV. 113.01 A.M.S.L.
- OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT.
- STORM WATER DETENTION OF 0.15 ACRE FEET PER ACRE IS REQUIRED FOR EACH LOT. EACH LOT ALLOWED A MAXIMUM OF TWO 8 INCH CONNECTIONS TO THE CITY OF MCALLEN STORM DRAIN SYSTEM.
- 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.
- PRIVATE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF MCALLEN
- SITE PLAN APPROVAL IS REQUIRED FOR ALL LOTS.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ON OR TO MILITARY HIGHWAY
- COMMON AREAS, ANY PRIVATE STREETS, SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
- PAVED, PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISH AT TIME OF SITE PLAN REVIEWS.

## METES AND BOUNDS

A 37.82 ACRE TRACT OF LAND OUT OF LOTS 3, 4, 5, AND 6, SECTION 4, HIDALGO CANAL CO. SUBDIVISION OF PORCIONES 64, 65 AND 66, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the South line of Military Highway (FM#1016), for the Northeast corner of the following described tract of land; said point located North 08 Deg. 38 Min. 02 Sec. East, 594.40 feet and South 81 Deg. 45 Min. 20 Sec. East, 32.0 feet from the Southwest corner of Lot 3;

THENCE, parallel to and 32.0 feet easterly from the west line of Lots 3 and 6, South 08 Deg. 38 Min. 02 Sec. West, at 594.62 feet pass the division line between Lots 3 and 6, and at 1785.14 feet a point for the Southeast corner hereof;

THENCE, parallel to the north line of Lots 6 and 5, North 81 Deg. 21 Min. 58 Sec. West, at 32.0 feet pass the division line between Lots 6 and 5, and at 936.0 feet a point for the Southwest corner hereof;

THENCE, parallel to the east line of Lots 5 and 4, North 08 Deg. 38 Min. 02 Sec. East, at 1190.52 feet pass the division line between Lots 5 and 4, and at 1341.2 feet an angle point on the west line hereof;

THENCE, North 18 Deg. 07 Min. 35 Sec. West, 255.84 feet to a point on the south line of Military Highway, for the Northwest corner hereof; said point being on a curve to the right;

THENCE, with the south line of Military Highway, with said curve to the right, in a northeasterly direction, on a radius of 1849.86 feet, through an arc of 27 Deg. 40 Min. 49 Sec., and a distance of 893.69 feet to end of curve for a point on the north line hereof;

THENCE, continue with the south line of Military Highway South 81 Deg. 45 Min. 48 Sec. East, 192.48 feet to the POINT OF BEGINNING. Containing 37.82 acres of land, more or less.

## STATE OF TEXAS COUNTY OF HIDALGO

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

## STATE OF TEXAS COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS, \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF TEXAS

## STATE OF TEXAS COUNTY OF HIDALGO

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

## STATE OF TEXAS COUNTY OF HIDALGO

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

## STATE OF TEXAS COUNTY OF HIDALGO

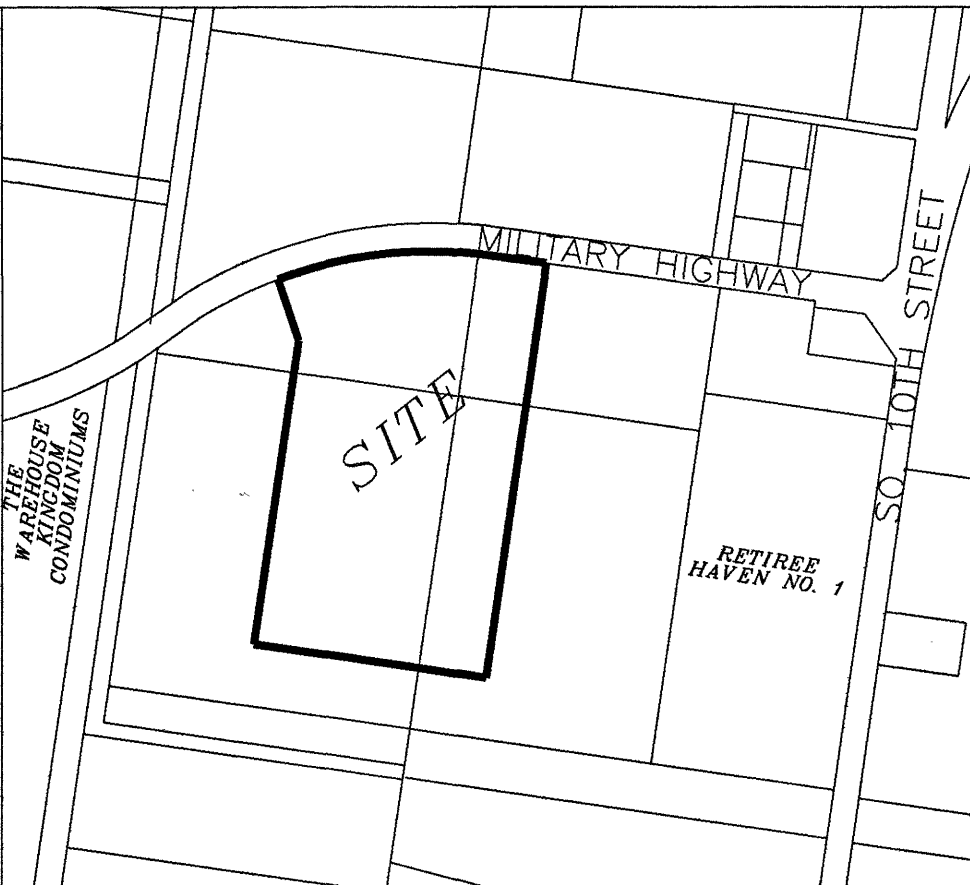
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.211(c) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR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

## STATE OF TEXAS COUNTY OF HIDALGO

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

## STATE OF TEXAS COUNTY OF HIDALGO

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



## LOCATION MAP

Prepared by:  
**Spoor Engineering Consultants, Inc.**

Consulting Engineers - Civil Land Planning

FIRM # F-6003

202 South 4th. Street McAllen, Texas 78501

SEC@spooreng.com (956) 683 1000



MSIP AFFILIATES, LTD.,  
a Domestic limited partnership

Michael Fallek, Registered Agent  
4316 N. 10th Street  
McAllen, Texas 78504

Carlos Vasquez, RPLS#4608  
CVO Land Surveyors LLC  
TBPLS FIRM No. 10119600  
517 Beaumont Avenue  
McAllen, Texas 78501



Stephen Sfoor  
Registered Professional Engineer  
P.E. Registration No. 56752

Raul E. Sesin, P.E., C.F.M.  
General Manager

CHAIRMAN, PLANNING AND ZONING COMMISSION

MAYOR, CITY OF MCALLEN





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 12/15/2023

### SUBDIVISION NAME: MCALLEN SOUTH INDUSTRIAL PARK PHASE I

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

Military Highway (F.M. 1016): \*15 ft. dedication for 75 ft. ROW from centerline required for 150 ft. total ROW

Paving: 65 ft. Curb & gutter: Both sides

\*\*Engineer has submitted a Variance request to maintain existing 120 ft. of right of way and not provide 15 ft. of additional dedication for 75 ft. from centerline for 150 ft. total right of way for Military Highway. Proposing 15 ft. U.E in lieu of the R.O.W dedication.

\*\*\*At the Planning and Zoning Commission meeting of April 19, 2022, the Board recommended approval of the variance request to the ROW dedication 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 built prior to recording.

South16th Street: 70 ft. total ROW

Paving: 44 ft. Curb & gutter: both sides

Pending Items:

-As per plat submitted on November 17th,2023 interior street ROW has been dedicated by separate instrument, provide a copy for staff review prior to recording.

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

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

South Main Street : 70 ft. total ROW.

Paving: 44 ft. Curb & gutter: both sides

Pending Items:

-As per plat submitted on November 17th,2023 interior street ROW has been dedicated by separate instrument, provide a copy for staff review prior to recording.

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

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

Durango Avenue: 70 ft. total ROW.

Paving: 44 ft. Curb & gutter: both sides

Pending Items:

-As per plat submitted on November 17th,2023 interior street ROW has been dedicated by separate instrument, provide a copy for staff review prior to recording.

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

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

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_

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

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

\* 1200 ft. Block Length

\*\*Engineer submitted a variance request on March 26, 2021 asking to allow a block measuring 1,500 ft. in length.

\*\*\*Variance to block length requirement approved by Planning and Zoning Board at the meeting of April 6, 2021 and City Commission on April 26, 2021.

\*\*Subdivision Ordinance: Section 134-118

Applied

Required

Required

Required

NA

Applied

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



* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-118	NA
<b>ALLEYS</b>	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial, industrial, and multi-family properties. Revisions Needed: -Revise note#14 as follows :“A minimum 24 ft. private service drive will be established as part of the site plan and will be maintained by the lot owners and not the city of McAllen.” finalize prior to recording. **Private Service Drive must be minimum 24 ft. with 24 ft. of paving and in compliance with Fire and Public Works Department requirements. **Subdivision Ordinance: Section 134-106	Required
<b>SETBACKS</b>	
* Front: S. Main Street: Proposing 35 ft. or greater for easement for approved site plan or easement. **Setbacks are as requested by Engineer, as per conversation on December 15th,2023.Any changes to setbacks may require Planning and Zoning Commission action in the future. ***Zoning Ordinance: Section 138-356	Applied
* Rear: Proposing: S. 16th Street-35 ft. or greater for approved site plan or easements. **Setbacks are as requested by Engineer, as per conversation on December 15th,2023.Any changes to setbacks may require Planning and Zoning Commission action in the future. ***Zoning Ordinance: Section 138-356	Applied
* Sides: Proposing: In accordance with the Zoning Ordinance or greater for easements or approved site plan. **Setbacks are as requested by Engineer, as per conversation on December 15th,2023.Any changes to setbacks may require Planning and Zoning Commission action in the future. ***Zoning Ordinance: Section 138-356	Applied
* Corner : Proposing: Military Highway(F.M. 1016): 60 feet or greater for approved site plan or easement. Durango Avenue: 45 feet or greater for approved site plan or easement. **Setbacks are as requested by Engineer, as per conversation on December 15th,2023.Any changes to setbacks may require Planning and Zoning Commission action in the future. ***Zoning Ordinance: Section 138-356	Applied
* Garage: Commercial/ Industrial Development.	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied



SIDEWALKS	
<p>* 5 ft. wide minimum sidewalk required on Military Highway (F.M.1016).  Revisions Needed:  -Revise plat note #5 as noted above,prior to recording.  ***5 ft. sidewalk required on Military Highway as per Engineering Department.  ***Engineer submitted a variance request letter to not provide sidewalks along South 16th Street and Durango Avenue, to be reviewed at the P&amp;Z meeting of April 6, 2021.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. Revised plat submitted February 8th,2022; Variance submittal required for sidewalk requirements for South Main Street(not part of original request) if 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.  **Subdivision Ordinance: Section 134-120</p>	Required
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.  **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</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.  **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along Military Highway (F.M. 1016).  Revisions Needed:  -Revise note as shown above prior to recording.  **Must comply with City Access Management Policy</p>	Required
<p>* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.  Revisions Needed:  Remove note #11 as it is a requirement not a required plat note, prior to recording.</p>	Required
<p>* Common Areas, any Private Service Drives, etc. must be maintained by the lot owners and not the City of McAllen  Pending Items:  -Include note as shown above, finalize wording for note prior to recording.</p>	Required
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	Applied



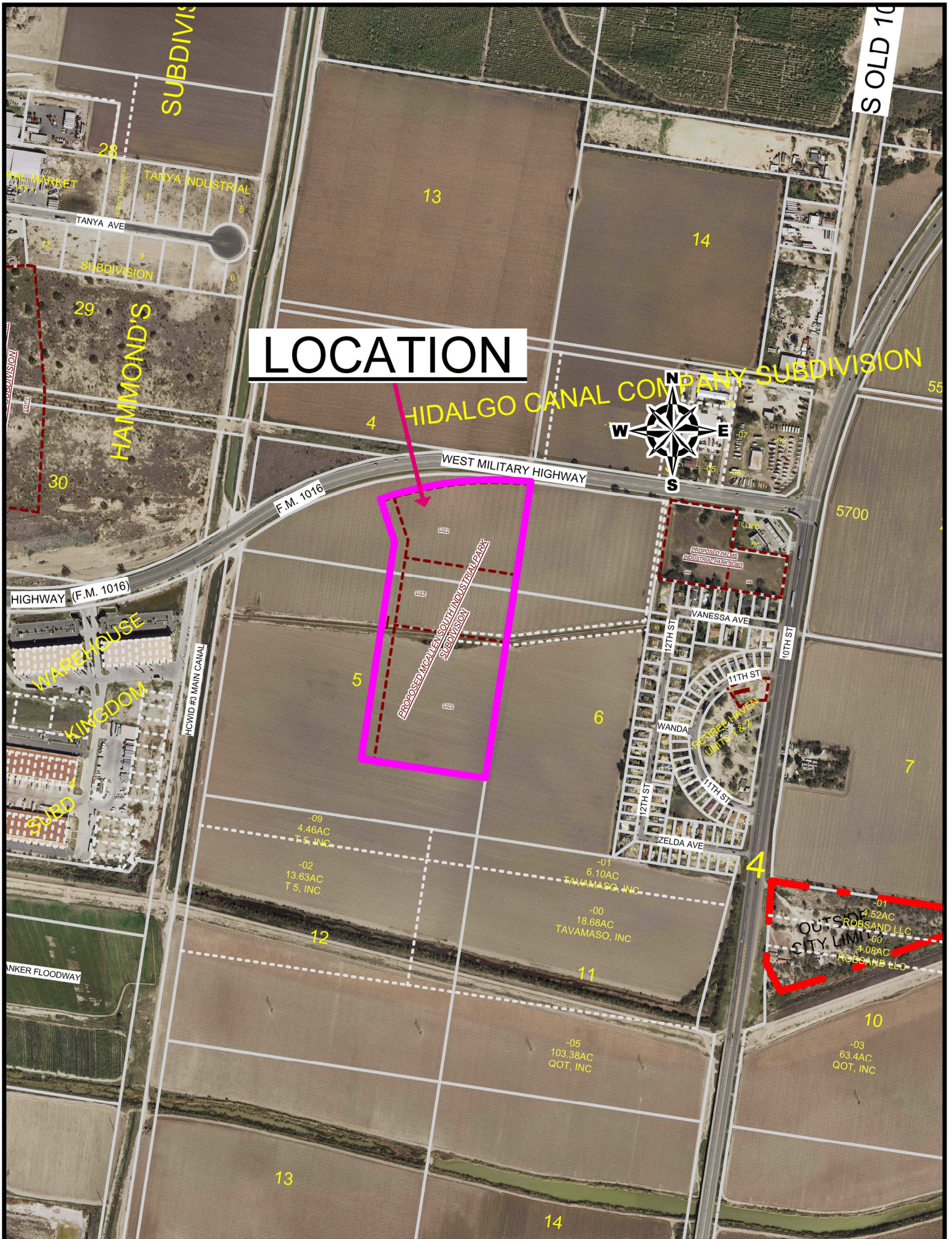
<ul style="list-style-type: none"> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 134-168 applies if private subdivision is proposed.</li> <li>***Section 110-72 applies if public subdivision is proposed.</li> <li>****Landscaping Ordinance: Section 110-72</li> <li>*****Subdivision Ordinance: Section 134-168</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</li> <li>***Section 134-168 applies if private subdivision is proposed.</li> <li>****Section 110-72 applies if public subdivision is proposed.</li> <li>*****Landscaping Ordinance: Section 110-72</li> <li>*****Subdivision Ordinance: Section 134-168</li> </ul>	NA
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets.</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: I-1(Light Industrial) District Proposed: I-1(Light Industrial) District</li> <li>***Zoning Ordinance: Article V</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>	NA
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee . As per updated application submitted on February 8th,2022 proposed land use is I-1 (light industrial) District. Industrial developments do not apply to Parks.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per updated application submitted on February 8th,2022 proposed land use is I-1 (light industrial) District. Industrial developments do not apply to Parks.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Pending review by the City Manager's Office. As per updated application submitted on February 8th,2022 proposed land use is I-1 (light industrial) District. Industrial developments do not apply to Parks.</li> </ul>	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation and TIA approved.</li> </ul>	Complete
<ul style="list-style-type: none"> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> <li>* As per Traffic Department, Trip Generation and TIA approved.</li> </ul>	Complete

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



COMMENTS	
Comments: *Must comply with City's Access Management Policy *Site plan will be reviewed by Development Departments prior to building permit issuance. *A portion of the west area of McAllen South Industrial Park was part of T5 Industrial Park Subdivision -application submitted: November, 2007- which was never recorded. *At the Planning and Zoning Commission meeting of May 4th,2021, the subdivision was approved in final form. *At the Planning and Zoning Commission meeting of April 19th,2022, the subdivision was approved in revised preliminary form with variances to the R.O.W Dedication for Military Highway and Sidewalk requirement for interior streets.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied





LOCATION

HIDALGO CANAL COMPANY SUBDIVISION

WEST MILITARY HIGHWAY

F.M. 1016

HIGHWAY (F.M. 1016)

WAREHOUSE KINGDOM

HCWID #3 MAIN CANAL

PROPOSED McALLISTER SOUTH INDUSTRIAL PARK SUBDIVISION



SOLD 10

5700

7

OUTSIDE CITY LIMITS

10

14

13

12

6

5

14

13

28

29

30

SUBDIVISION

TANYA INDUSTRIAL

TANYA AVE

SUBDIVISION

WINKER FLOODWAY

TAVAMASO, INC

QOT, INC

ROBSAND LLC

QOT, INC

WANDA

ZELDA AVE

VANESSA AVE

PROPOSED PARK INDUSTRIAL SUBDIVISION

N

E

S

W

4

55



SUB 2023-0023



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

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

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

Initial: \_\_\_\_\_



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

### PLAT TO SHOW:

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

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

Owner's Signature

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

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

Print Name Miguel A Mata Angelica Mata

Owner ☒

Authorized Agent ☐

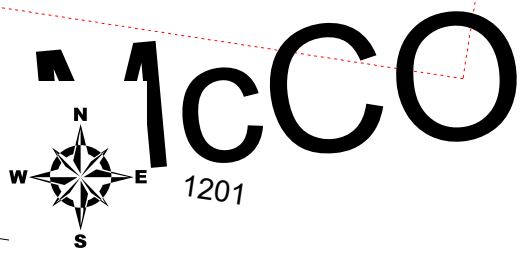


6

10

48

LOCATION



PROPOSED FENIX ESTATES  
SUBDIVISION

PROPOSED RANCHO VALENCIA  
SUBDIVISION

PROPOSED FENIX ESTATES SUBDIVISION  
(REVISED)

BLK 1  
E AGUSTA AVE  
VILLA HERMOSA

LAS VINAS  
BALBOA AVE

LAS CABANAS

S. "I" ST.  
COVINA

S. "J" ST.

S. "K" LN

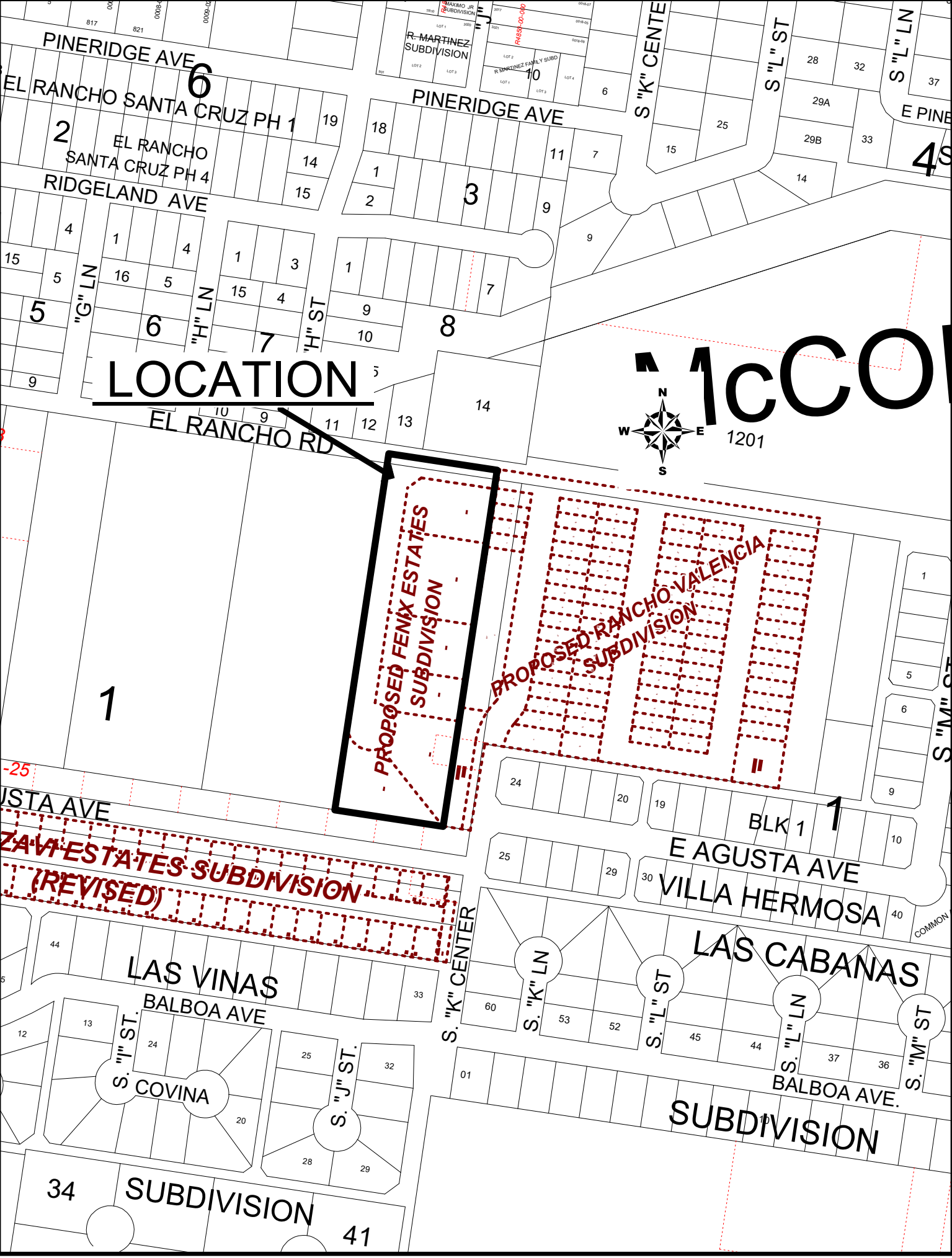
S. "L" ST

S. "L" LN

S. "M" ST

SUBDIVISION

SUBDIVISION











# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 12/15/2023

### SUBDIVISION NAME: FENIX ESTATES

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

E. El Rancho Road: 20 ft. dedication for 40 ft. from centerline for a total of 80 ft. ROW

Paving: 52 ft. Curb & gutter: Both Sides

Revisions Needed:

-The property boundaries on plat and submitted survey seem to contradict. Please verify and adjust as required to finalize the ROW dedication requirements. As per updated plat submitted on November 17th, 2023, subdivision boundaries have been adjusted, however please verify P.O.C is presented correctly prior to recording/Mylar printing.

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

-Label reference of 60 ft. after accounting for dedication as Total, prior to recording.

-Provide dimension from centerline to new plat boundary after accounting for dedication prior to recording.

-Clarify and/or remove the reference to "extend property 20 ft.", prior to recording.

-Ensure that all existing ROWS, and existing easements are presented on plat. Any changes to plat including but not limited to name, easement locations, ROW, may trigger additional requirements and will require Planning and Zoning Commission action in the future.

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

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

South "J" Street: Proposed 50 ft. total ROW

Paving: 32 ft. Curb & gutter: Both Sides

Revisions needed:

-Revise street name to South "J" Street (Private Street), prior to recording.

- Gate details are required to verify compliance. ROW is subject to increase based on the gate details prior to final. Gate details submitted August 1st, 2023. As per traffic Gate Details are not in compliance. Boulevard islands are proposed 20ft. of paving from face to face is required on both sides. Gate mechanisms, pedestrian gates, sidewalks, etc. must be located within ROW, gate areas must be revised to provide for such, and plat will need to be revised accordingly. Gate details approved by City Engineer.

-Provide Cul-de-Sac details, i.e. radius to verify compliance with requirements, prior to final. As per Fire Department 96 ft. of paving face to face in the Cul-de-Sac. Minimum 10 ft. ROW is required from back of the curb around the Cul-de-Sac. Ensure that paving layout complies with requirements as noted. As per updated plat submitted on November 17th, 2023, plat presents 589.99 ft. to the back of the cul-de-sac with a 58 ft. ROW radius.

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

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

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

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_

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

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

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

\*\*Subdivision Ordinance: Section 134-118

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

\*\*Subdivision Ordinance: Section 134-118

Required

Required

NA

Applied

NA

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



<ul style="list-style-type: none"> <li>* 600 ft. Maximum Cul-de-Sac.</li> </ul> Revisions Needed: <ul style="list-style-type: none"> <li>- The property boundaries on plat and submitted survey seem to contradict. Please verify and revise as required to determine compliance with maximum length prior to final.</li> </ul> <ul style="list-style-type: none"> <li>*As per updated plat submitted on November 17th, 2023, plat presents 589.99 ft. to the back of the cul-de-sac with a 58 ft. ROW radius.</li> </ul> <ul style="list-style-type: none"> <li>**As per Fire Department 96 ft. of paving face to face in the Cul-de-Sac. Minimum 10 ft. ROW is required from back of the curb around the Cul-de-Sac. Ensure that paving layout complies with requirements as noted.</li> </ul> <ul style="list-style-type: none"> <li>**Subdivision Ordinance: Section 134-105</li> </ul>	Applied
<b>ALLEYS</b>	
ROW: 20 ft. Paving: 16 ft. <ul style="list-style-type: none"> <li>-Proposed as single-family development which does not require as alley/service drive, unless changed to multifamily or commercial.</li> </ul> <ul style="list-style-type: none"> <li>*Alley/service drive easement required for commercial properties</li> </ul> <ul style="list-style-type: none"> <li>**Subdivision Ordinance: Section 134-106</li> </ul>	Applied
<b>SETBACKS</b>	
<ul style="list-style-type: none"> <li>* Front: 25 ft. or greater for easements.</li> </ul> <ul style="list-style-type: none"> <li>**Zoning Ordinance: Section 138-356</li> </ul> <ul style="list-style-type: none"> <li>* Rear: 10 ft. or greater for easements.</li> </ul> <ul style="list-style-type: none"> <li>**Zoning Ordinance: Section 138-356</li> </ul> <ul style="list-style-type: none"> <li>* Interior Sides: 6 ft. or greater for easements.</li> </ul> Revisions Needed: <ul style="list-style-type: none"> <li>-Revise setback note as shown above, prior to recording.</li> </ul> <ul style="list-style-type: none"> <li>*Zoning Ordinance: Section 138-356</li> </ul> <ul style="list-style-type: none"> <li>*Corner: 10 ft. or greater for easements</li> </ul> Revisions Needed: <ul style="list-style-type: none"> <li>-Revise setback note as shown above, prior to recording.</li> </ul> <ul style="list-style-type: none"> <li>**Zoning Ordinance: Section 138-356</li> </ul> <ul style="list-style-type: none"> <li>* Garage: 18 ft. except where greater setback is required, greater setback applies.</li> </ul> <ul style="list-style-type: none"> <li>**Zoning Ordinance: Section 138-356</li> </ul> <ul style="list-style-type: none"> <li>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</li> </ul>	Applied
	Applied
	Required
	Required
	Applied
	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required along E. El Rancho Road and both sides of interior streets.</li> </ul> Revisions Needed: <ul style="list-style-type: none"> <li>-Finalize wording for note, prior to recording.</li> </ul> <ul style="list-style-type: none"> <li>**Sidewalk requirement along interior street as required by the City Engineer.</li> </ul> <ul style="list-style-type: none"> <li>***Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to recording.</li> </ul> <ul style="list-style-type: none"> <li>***Subdivision Ordinance: Section 134-120</li> </ul> <ul style="list-style-type: none"> <li>* Perimeter sidewalks must be built or money escrowed if not built at this time.</li> </ul>	Required
	Required
<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along E. El Rancho Road.</li> </ul> <ul style="list-style-type: none"> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Applied

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



<ul style="list-style-type: none"> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Applied
	Required
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along E. El Ranch Road.</li> <li>**Must comply with City Access Management Policy</li> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>-Subdivision is proposed as single-family residential development which does not require site plan review, unless changed.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>Revision Needed:</li> <li>Revise note #18 as shown above prior to recording</li> <li>**Section 134-168 applies if private subdivision is proposed.</li> <li>***Section 110-72 applies if public subdivision is proposed.</li> <li>****Landscaping Ordinance: Section 110-72</li> <li>*****Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</li> <li>***Section 134-168 applies if private subdivision is proposed.</li> <li>****Section 110-72 applies if public subdivision is proposed.</li> <li>*****Landscaping Ordinance: Section 110-72</li> <li>*****Subdivision Ordinance: Section 134-168</li> </ul>	Applied
	NA
	NA
	Applied
	Required
	Required
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets.</li> <li>**Subdivision Ordinance: Section 134-1</li> <li>* Minimum lot width and lot area.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential</li> <li>***Zoning Ordinance: Article V</li> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>	Compliance
	NA
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.</li> <li>-Based on the application submitted on 3/13/2023, six single-family lots are proposed. As per Parks Dept., park fee of \$4200 is required prior to recording.</li> </ul>	NA
	Required

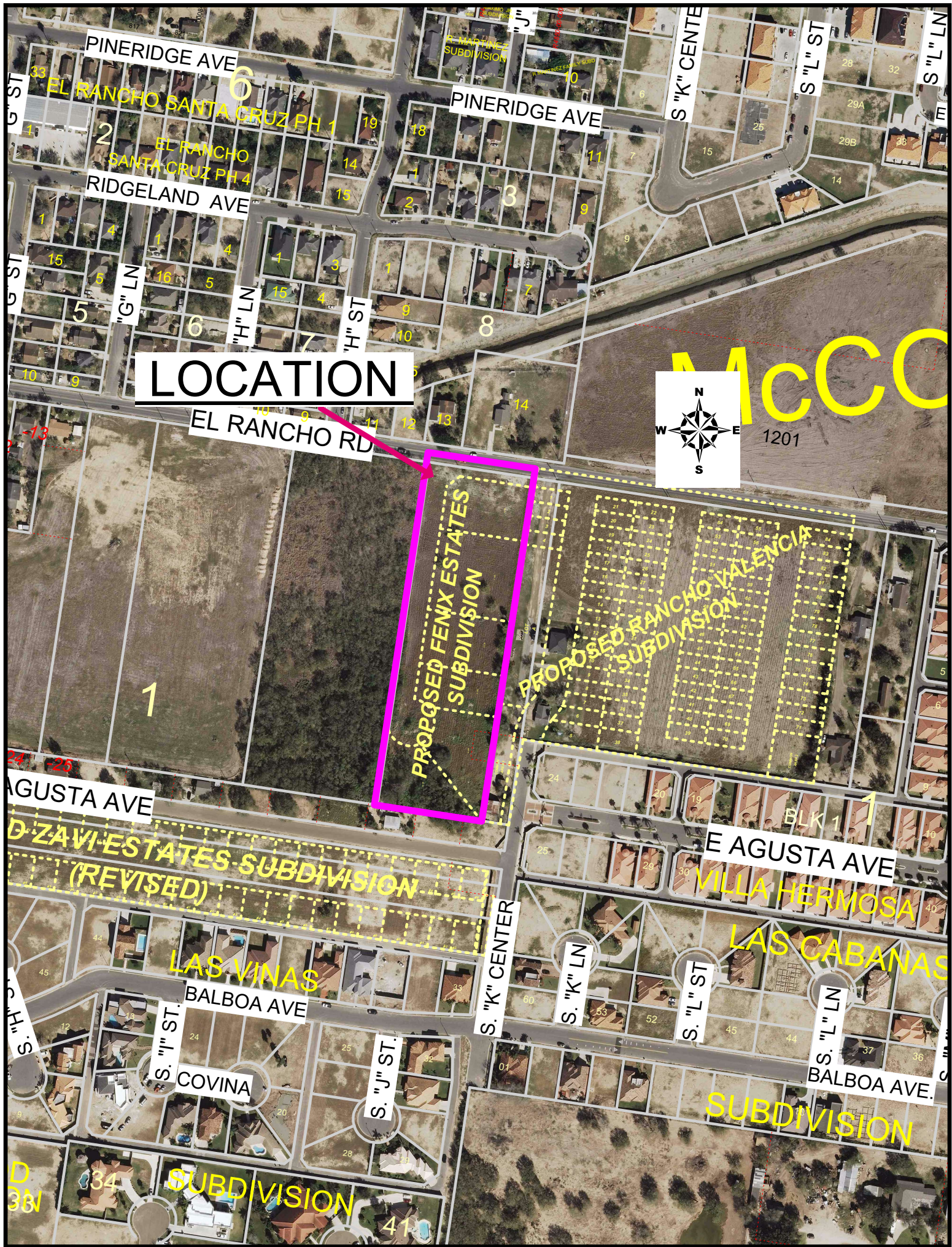
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**



* Pending review by City Manager's Office.	NA
<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation waived for 6 single-family lot subdivision.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
** As per Traffic Department, Trip Generation waived for 6 single-family lot subdivision.	
<b>COMMENTS</b>	
Comments: -Any abandonments must be done by separate process, not by plat. --The property boundaries on plat and submitted survey seem to contradict. Please verify and adjust as required to finalize the ROW dedication requirements. As per updated plat submitted on November 17th, 2023, subdivision boundaries have been adjusted, however please verify P.O.C is presented correctly prior to recording/Mylar printing. -Ensure that all existing ROWS, and existing easements are presented on plat. Any changes to plat including but not limited to name, easement locations, ROW, may trigger additional requirements and will require Planning and Zoning Commission action in the future. -Must comply with City's Access Management Policy.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

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





LOCATION



McCC

1201

PROPOSED FENIX ESTATES  
SUBDIVISION

PROPOSED RANCHO VALENCIA  
SUBDIVISION

PINERIDGE AVE  
EL RANCHO SANTA CRUZ PH 1  
EL RANCHO SANTA CRUZ PH 4  
RIDGELAND AVE

AGUSTA AVE  
D ZAVI ESTATES SUBDIVISION  
(REVISED)

E AGUSTA AVE  
VILLA HERMOSA  
LAS CABANAS

LAS VINAS  
BALBOA AVE  
COVINA  
SUBDIVISION

S. "K" CENTER  
S. "K" LN  
S. "L" ST  
BALBOA AVE.  
SUBDIVISION





# City of McAllen

## Planning Department

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

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

OCT 25 2022

BY: CW



## Proposed Plat Submittal

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

### PLAT TO SHOW:

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

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

Minimum Developer's Requirements Submitted with Application

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

Signature  Date 10.24.2022

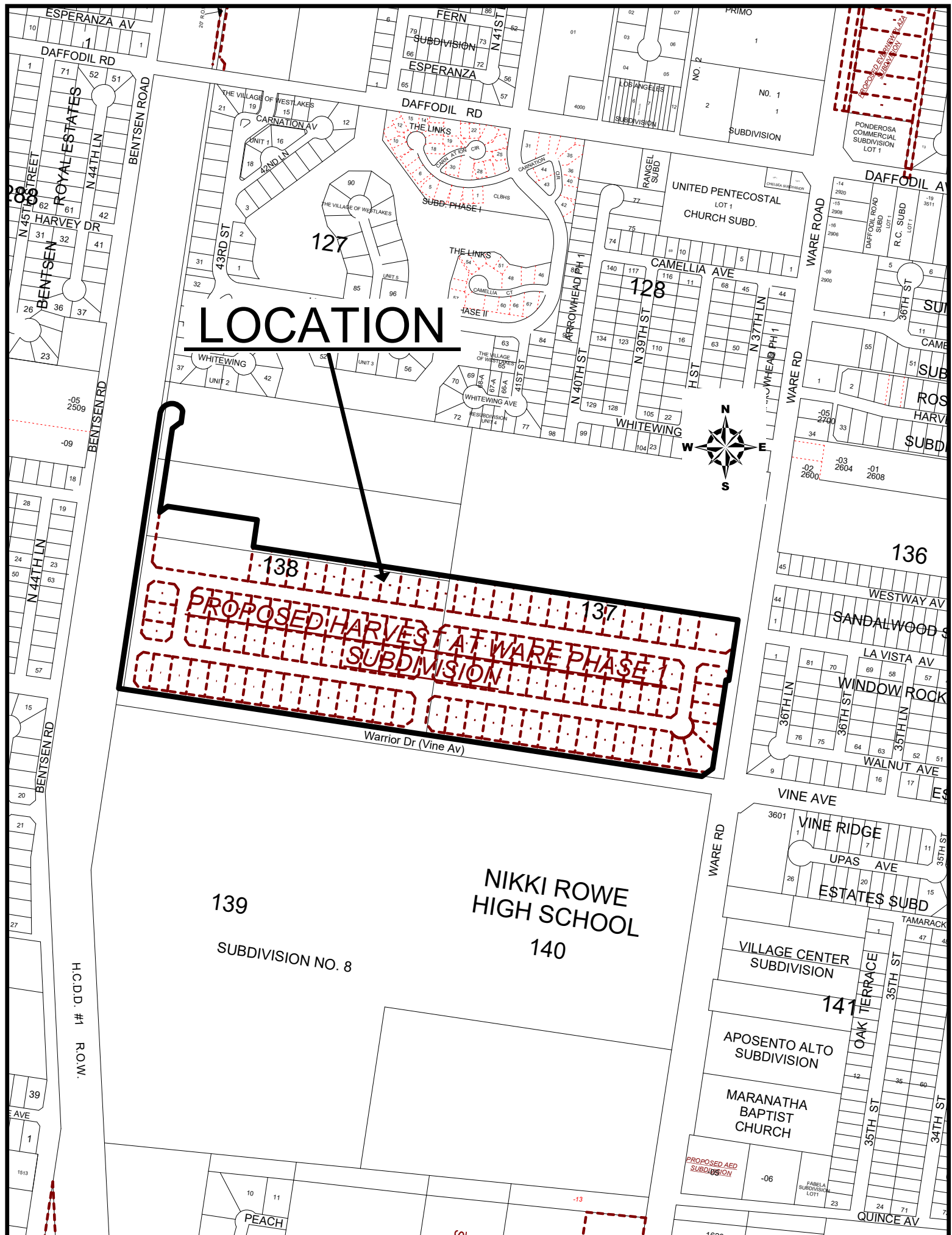
Print Name Mario A. Reyna, P.E

Owner ☐

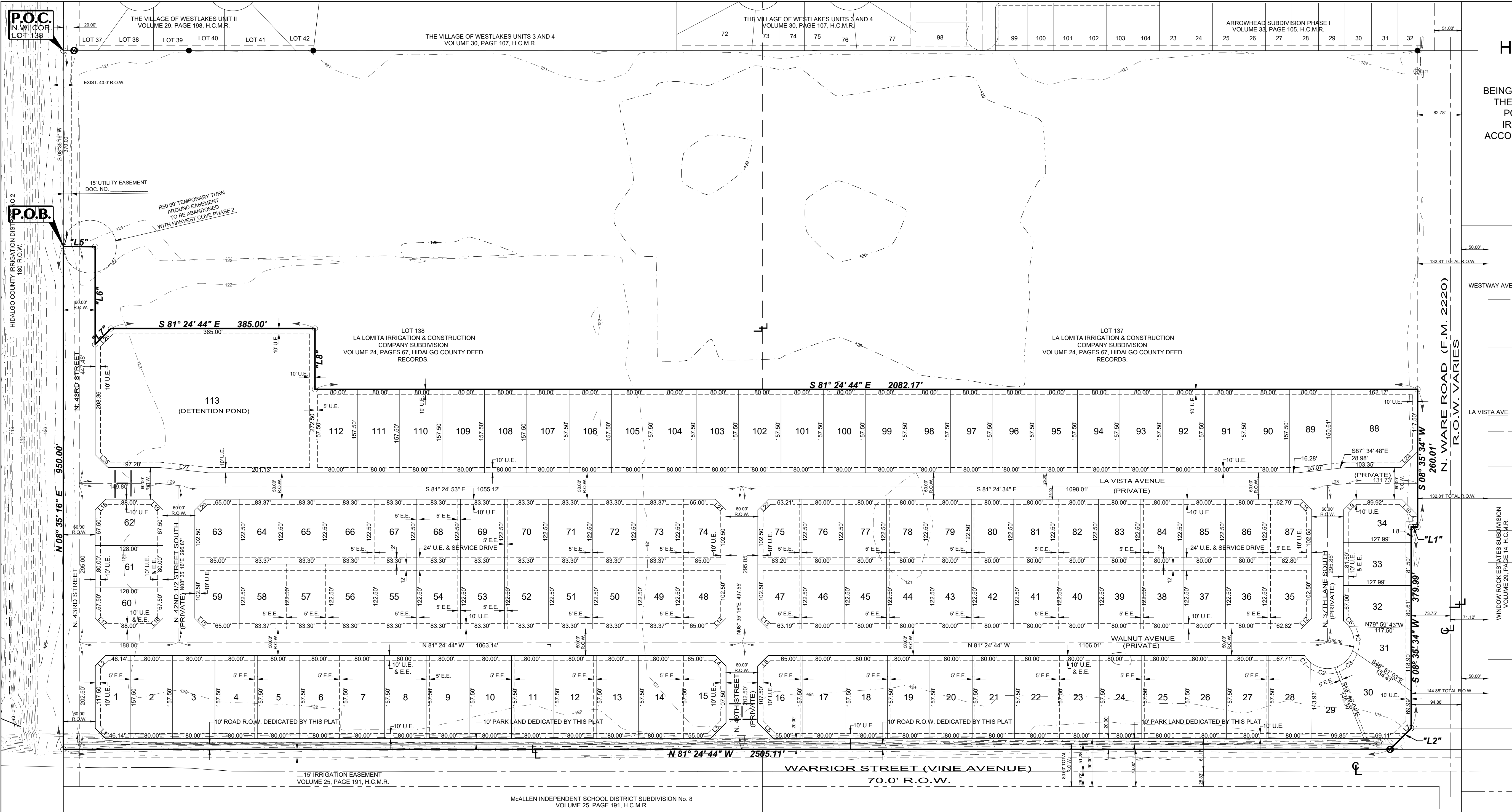
Authorized Agent ☒

Owners Signature









SUBDIVISION MAP OF  
PRIVATE  
**HARVEST CREEK AT WARE**  
SUBDIVISION PHASE I

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

LOT - CURVE TABLES

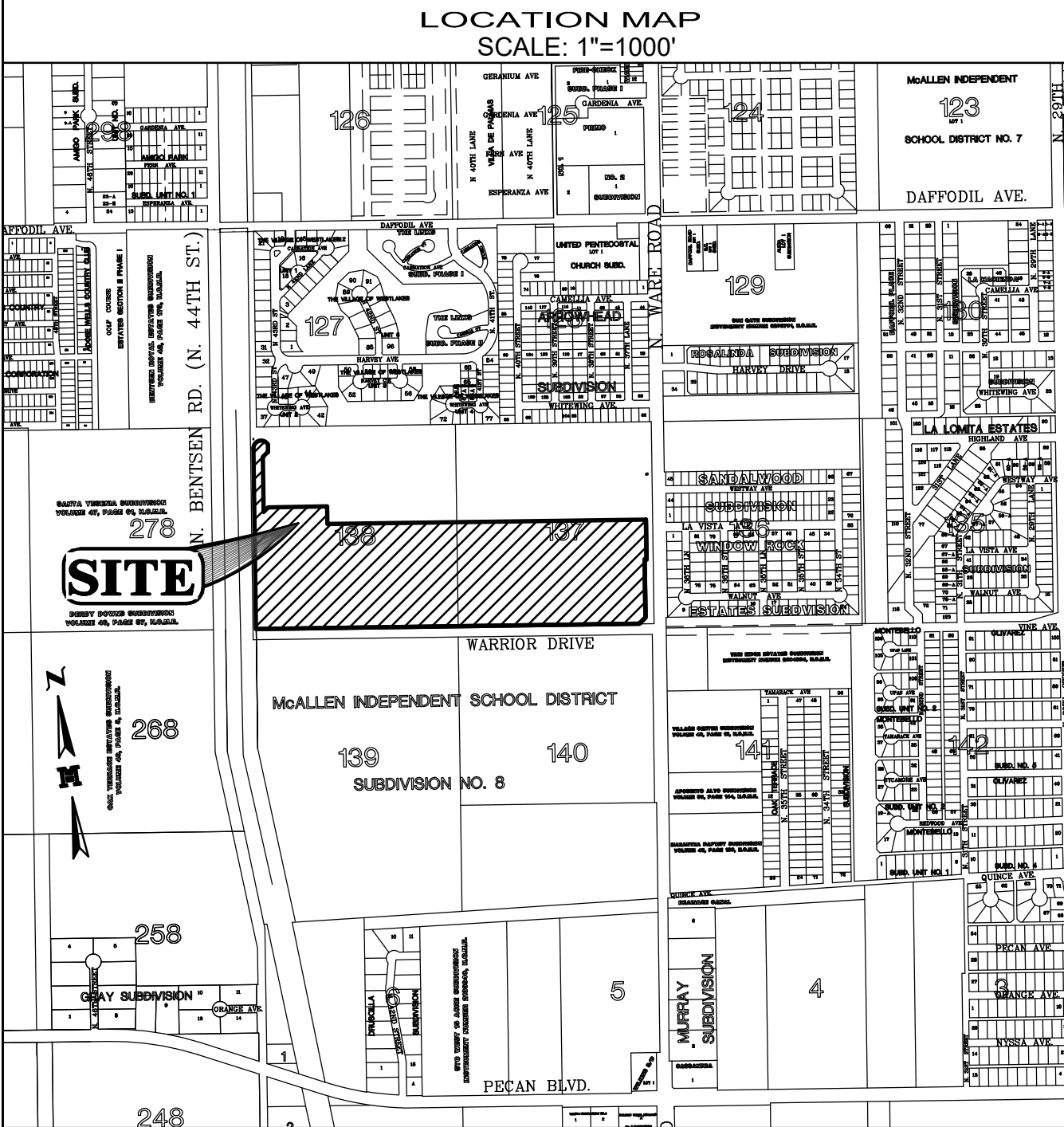
Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	17.88'	50.00'	020° 29' 01"	S31° 39' 14"E	17.78'	9.03'
C2	48.24'	50.00'	055° 16' 29"	S69° 31' 59"E	46.39'	26.18'
C3	48.23'	50.00'	055° 15' 48"	N55° 11' 53"E	46.38'	26.17'
C4	47.86'	50.00'	054° 50' 44"	N0° 08' 39"E	46.06'	25.94'
C5	15.07'	49.92'	017° 17' 31"	N35° 54' 39"W	15.01'	7.59'

BOUNDARY LINE TABLES

Line Table		
Line #	Direction	Length
"L1"	N 81° 24' 44" W	12.00'
"L2"	S 53° 35' 34" W	56.57'
"L3"	S 80° 59' 05" E	60.00'
"L4"	S 08° 35' 16" W	184.55'
"L5"	N 53° 35' 16" E	42.43'
"L6"	S 08° 35' 16" W	115.00'

SCALE: 1"=100'

LOCATION MAP  
SCALE: 1"=1000'



LOT - AREAS

Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	10017.71	0.230	27	12600.00	0.289	53	10204.25	0.234	79	9800.00	0.225	105	12600.00	0.289
2	12600.00	0.289	28	12443.62	0.286	54	10204.25	0.234	80	9800.00	0.225	106	12600.00	0.289
3	12600.00	0.289	29	9793.44	0.225	55	10204.25	0.234	81	9800.00	0.225	107	12600.00	0.289
4	12600.00	0.289	30	15154.46	0.348	56	10204.25	0.234	82	9800.00	0.225	108	12600.00	0.289
5	12600.00	0.289	31	9071.73	0.208	57	10204.25	0.234	83	9800.00	0.225	109	12600.00	0.289
6	12600.00	0.289	32	10053.59	0.231	58	10213.08	0.234	84	9800.00	0.225	110	12600.00	0.289
7	12600.00	0.289	33	10431.27	0.239	59	10212.50	0.234	85	9800.00	0.225	111	12600.00	0.289
8	12600.00	0.289	34	10411.25	0.239	60	9520.00	0.219	86	9800.00	0.225	112	12600.00	0.289
9	12600.00	0.289	35	9944.13	0.228	61	10240.00	0.235	87	9943.20	0.228	113	110668.82	2.541
10	12600.00	0.289	36	9800.00	0.225	62	10800.00	0.248	88	23514.67	0.540			
11	12600.00	0.289	37	9800.00	0.225	63	10212.50	0.234	89	12380.54	0.284			
12	12600.00	0.289	38	9800.00	0.225	64	10213.08	0.234	90	12600.00	0.289			
13	12600.00	0.289	39	9800.00	0.225	65	10204.25	0.234	91	12600.00	0.289			
14	12600.00	0.289	40	9800.00	0.225	66	10204.25	0.234	92	12600.00	0.289			
15	12737.50	0.292	41	9800.00	0.225	67	10204.25	0.234	93	12600.00	0.289			
16	12737.50	0.292	42	9800.00	0.225	68	10204.25	0.234	94	12600.00	0.289			
17	12600.00	0.289	43	9800.00	0.225	69	10204.25	0.234	95	12600.00	0.289			
18	12600.00	0.289	44	9799.94	0.225	70	10204.25	0.234	96	12600.00	0.289			
19	12600.00	0.289	45	9800.00	0.225	71	10204.25	0.234	97	12600.00	0.289			
20	12600.00	0.289	46	9800.06	0.225	72	10204.25	0.234	98	12600.00	0.289			
21	12600.00	0.289	47	9991.82	0.229	73	10213.08	0.234	99	12600.00	0.289			
22	12600.00	0.289	48	10212.50	0.234	74	10212.50	0.234	100	12600.00	0.289			
23	12600.00	0.289	49	10213.08	0.234	75	9993.13	0.229	101	12600.00	0.289			
24	12600.00	0.289	50	10204.25	0.234	76	9800.11	0.225	102	12600.00	0.289			
25	12600.00	0.289	51	10204.25	0.234	77	9800.05	0.225	103	12600.00	0.289			
26	12600.00	0.289	52	10204.25	0.234	78	9799.84	0.225	104	12600.00	0.289			

CENTER LINE TABLES

Line Table		
Line #	Direction	Length
L28	S 87° 34' 48" E	46.54'
L29	S 75° 14' 19" E	46.49'

LOT LINE TABLES

Line Table		
Line #	Direction	Length
L1	N 36° 24' 44" W	28.28'
L2	N 53° 35' 16" E	28.28'
L3	S 53° 35' 16" W	42.43'
L4	S 36° 24' 44" E	28.28'
L5	N 36° 24' 44" W	42.43'
L6	N 53° 35' 16" E	28.28'
L7	S 53° 35' 34" W	28.29'
L8	S 08° 35' 34" W	28.99'
L9	N 53° 39' 13" E	28.26'
L10	N 36° 29' 10" W	42.48'
L11	S 08° 35' 34" W	22.51'
L12	N 53° 35' 15" E	28.28'
L13	S 36° 24' 44" E	28.28'
L14	N 53° 35' 16" E	28.28'
L15	S 36° 24' 44" E	28.28'
L16	N 53° 35' 16" E	28.28'
L17	S 36° 24' 44" E	28.28'
L18	S 53° 35' 16" W	28.28'
L19	N 36° 24' 44" W	28.28'
L20	S 53° 35' 16" W	28.28'
L21	N 36° 24' 44" W	28.28'
L22	S 53° 35' 16" W	28.28'
L23	N 36° 29' 11" W	28.25'
L24	N 53° 35' 25" E	42.43'
L25	S 36° 24' 44" E	34.14'
L26	S 53° 35' 16" W	42.43'
L27	S 75° 14' 19" E	92.99'

LEGEND

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



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

DRAWN BY: R.D.J. DATE 03-16-23  
SURVEYED, CHECKED J.L.G. DATE 08/18/23  
FINAL CHECK DATE



SUBDIVISION MAP OF  
PRIVATE  
**HARVEST CREEK AT WARE  
SUBDIVISION PHASE I**

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

**METES AND BOUNDS DESCRIPTION:**

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

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

THENCE, S 08° 35' 16" W ALONG THE WEST LINE OF SAID LOT 138, A DISTANCE OF 370.45 FEET TO A NO. 4 REBAR SET FOR THE  
NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 81° 24' 44" E A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
2. THENCE, S 08° 35' 16" W A DISTANCE OF 184.55 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, N 53° 35' 16" E A DISTANCE OF 42.43 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, S 81° 24' 44" E A DISTANCE OF 385.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, S 08° 35' 16" W A DISTANCE OF 115.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, S 81° 24' 44" E A DISTANCE OF 2,082.17 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS  
TRACT;
7. THENCE, S 08° 35' 34" W ALONG THE WEST RIGHT-OF-WAY LINE OF N. WARE ROAD, A DISTANCE OF 260.01 FEET TO A NO.  
4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
8. THENCE, N 81° 24' 44" W A DISTANCE OF 12.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
9. THENCE, S 08° 35' 34" W ALONG THE WEST RIGHT-OF-WAY LINE OF N. WARE ROAD, A DISTANCE OF 379.99 FEET TO A NO.  
4 REBAR SET FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
10. THENCE, S 53° 35' 34" W ALONG A CORNER CLIP, A DISTANCE OF 56.57 FEET TO A NO. 5 REBAR FOUND FOR THE  
SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
11. THENCE, N 81° 24' 44" W ALONG THE SOUTH LINES OF SAID LOTS 138 AND 137, LA LOMITA IRRIGATION & CONSTRUCTION  
CO. SUBDIVISION, A DISTANCE OF 2,505.11 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
12. THENCE, N 08° 35' 16" E ALONG THE WEST LINE OF SAID LOT 138, A DISTANCE OF 949.55 FEET TO THE POINT OF  
BEGINNING AND CONTAINING 41.241 ACRES OF LAND, MORE OR LESS.

**GENERAL NOTES :**

1. THE SITE LIES IN ZONE "C". ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING.  
ZONE "C" SHOWN ON: COMMUNITY-PANEL NUMBER: 480334 0400 C  
MAP REVISED:NOVEMBER 16, 1982.  
& COMMUNITY-PANEL NUMBER: 480334 0500 C  
MAP REVISED:NOVEMBER 2, 1982.
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE:  
FRONT: 20 FEET OR GREATER FOR EASEMENT  
REAR: 10 FEET OR GREATER FOR EASEMENT  
INTERIOR SIDES: 6 FEET OR GREATER FOR EASEMENT  
CORNER: 10 FEET OR GREATER FOR EASEMENT  
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED: GREATER SETBACK APPLIES.  
NOTE: ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.
4. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE  
REPORT: 421,595 CUBIC FEET (9.679 AC.-FT.) TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA.
5. CITY OF MCALLEN BENCHMARK: "MC64" FROM THE CITY OF MCALLEN G.P.S. REFERENCE MARKS LIST  
PREPARED BY G. GLICK, LINN OFFICE, ON OCTOBER 06, 1999, BEING LOCATED ON THE SOUTHWEST  
CORNER OF THE INTERSECTION OF WARE ROAD AND DAFFODIL STREET. 30" ALUMINUM PIPE WITH A  
3-1/4" BRASS MONUMENT CAP ON TOP ELEVATION= 120.38 NORTHING: 16610485.2066,  
EASTING: 1063866.99623
6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
7. AN 8 FT. MINIMUM SIDEWALK REQUIRED ALONG THE NORTH SIDE OF WARRIOR DRIVE, A 5 FT. WIDE  
MINIMUM SIDEWALK REQUIRED ALONG THE WEST SIDE OF WARE ROAD, AND A 4 FT. MINIMUM SIDEWALK  
REQUIRED ALONG BOTH SIDES OF ALL INTERNAL STREETS.
8. 25 FT. x 25 FT. SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS,  
AND 10 FT X 10 FT SITE OBSTRUCTION CLIP REQUIRED AT ALL STREET/ALLEY INTERSECTIONS.
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/ BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL  
AND INDUSTRIAL ZONES/USES ALONG WARRIOR DR. (VINE AVE.) AND N. WARE RD.  
BUFFER REQUIREMENTS MAY BE REQUIRED ON THE WEST SIDE OF LOTS 1, 60-62 AND 113- COMMON AREA DETENTION
10. AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL,  
INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
11. SET No. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
12. COMMON OR DETENTION AREAS, ANY PRIVATE STREETS/ALLEYS OR DRIVES, AND/OR GATES MUST BE  
MAINTAINED BY THE PROPERTY OWNERS/HOA AND NOT THE CITY OF MCALLEN.
13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. WARE RD. AND WARRIOR DR. (VINE AVE.)
14. DEVELOPER/ HOMEOWNER'S ASSOCIATION/ OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE  
CITY OF MCALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND  
OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT  
LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.
15. HOME OWNERS ASSOCIATION COVENANTS FOR HARVEST CREEK PHASE I SUBDIVISION AS RECORDED UNDER  
AS RECORDED UNDER DOCUMENT NO. \_\_\_\_\_ H.C.D.R.
16. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR HARVEST CREEK AT WARE  
SUBDIVISION PHASE I RECORDED UNDER DOCUMENT NUMBER \_\_\_\_\_, HIDALGO COUNTY OFFICIAL  
RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS,  
AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE OF INSTALLATION, MAINTENANCE AND OTHER  
REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN,  
INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO  
DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL & VOID.

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

MAYOR, CITY OF MCALLEN

DATE

CITY SECRETARY

DATE

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS,  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

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

PRESIDENT

ATTEST:

SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

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

AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

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

GENERAL NOTES : CONTINUE

17. COMMON LOT 113, IDENTIFIED AS DETENTION AREAS SHALL BE MAINTAINED BY THE  
DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION  
HOMEOWNERS ASSOCIATION, HARVEST CREEK AT WARE SUBDIVISION HOMEOWNERS ASSOCIATION, UPON  
CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNEES, AND NOT BY THE CITY OF  
MCALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOT 113, WHICH  
SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON LOT 113 TRANSFER OF  
TITLES TO THE HARVEST CREEK AT WARE SUBDIVISION HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT  
OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY HARVEST CREEK AT  
WARE PHASE 1 SUBDIVISION HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE  
CITY OF MCALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S  
COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF  
ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER  
EXISTING ORDINANCE SECTION 134-168(d), AS THE SAME MAY BE AMENDED, THE SPECIFIC AND  
EXCLUSIVE USE OF COMMON LOT 113 THE OWNER'S MAINTENANCE OBLIGATION, AND THE  
CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT  
OF CONVEYANCE AS A DEED RESTRICTION. RECORDED IN INSTRUMENT No. \_\_\_\_\_  
OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
18. COMMON AREA LOT 113 FOR LANDSCAPING DETENTION PURPOSES ONLY, WILL BE PRIVATE AND MAINTAINED BY  
THE H.O.A./ PROPERTY OWNERS AND NOT THE CITY OF MCALLEN.
19. SITE PLAN MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENTS PRIOR TO  
BUILDING PERMIT ISSUANCE.
20. AN 8-FOOT MINIMUM SIDEWALK WITH FULL LANDSCAPING, IRRIGATION AND LIGHTING TO BE CONSTRUCTED ALONG  
THE NORTH SIDE OF WARRIOR DRIVE (VINE AVENUE), SAID SIDEWALK WILL CONNECT TO THE BENTSEN HIKE AND  
BIKE TRAIL. A VARIANCE OF "ADDITIONAL 10 FT RIGHT OF WAY TO BE DEDICATED IN LIEU OF PARK LAND FEES" WAS  
APPROVED ON JUNE 29, 2022, WITH THE CONDITIONS LISTED.

DRAWN BY: R. DE JESUS DATE 10/19/23  
SURVEYED, CHECKED J.L.G. DATE 08/18/23  
FINAL CHECK \_\_\_\_\_ DATE \_\_\_\_\_

TBPE FIRM # F-1435



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

THE STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

DATE

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

STATE OF TEXAS  
COUNTY OF HIDALGO

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

SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

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

STATE OF TEXAS  
COUNTY OF HIDALGO

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

SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

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

STATE OF TEXAS  
COUNTY OF HIDALGO:

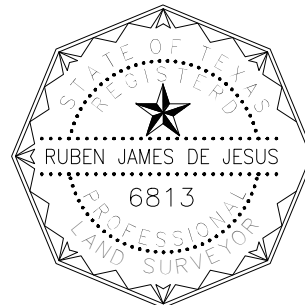
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY  
CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MARIO A. REYNA, PROFESSIONAL ENGINEER # 117368 DATE:  
STATE OF TEXAS  
DATE PREPARED: 10-19-2023  
DATE REVISED: 08-11-2023  
ENGINEERING JOB No. 21246.00

STATE OF TEXAS  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, RUBEN J. DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO  
HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF HARVEST CREEK AT WARE SUBDIVISION  
PHASE I, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION  
ON 12-10-21, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON  
DESCRIBED.

RUBEN J. DE JESUS, REGISTERED PROFESSIONAL LAND SURVEYOR # 6813 DATE:  
STATE OF TEXAS  
DATE SURVEYED: 12-10-2021  
SURVEY JOB No. 21999.23



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: 12/14/2023

### SUBDIVISION NAME: HARVEST CREEK AT WARE PHASE I

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

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

Paving: 65 ft. Curb & gutter: Both Sides

Revisions Needed:

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

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

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

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

Paving: 52 ft. Curb & gutter: both sides

Pending Items:

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

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

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

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

N.43rd Lane: Proposing 60 ft. ROW

Paving: 40 ft. Curb & gutter: both sides

Revisions needed:

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

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

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

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

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

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

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

Required

Required

Required

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



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



SETBACKS	
* Front: 20 ft. or greater for easement. **Any changes to setbacks may require Planning and Zoning Commission action in the future. **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easement. **12ft. U.E and Service Drive Easement proposed at the rear of lots35-87. **Zoning Ordinance: Section 138-356	Applied
* Interior Sides: 6 ft. or greater for easement **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easement **Zoning Ordinance: Section 138-356	Applied
* 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	Required
SIDEWALKS	
* 4 ft. wide minimum sidewalk required along N. Ware Road ,Warrior Dr. (Vine Ave.),and both sides of N.43rd Lane and both sides of all internal streets. Revisions needed: - Plat note #7 will need to be revised as shown above, and once sidewalk requirements are determined, prior to recording. **Sidewalk along N. Ware Road subject to increase to 5 ft. as per Engineering Department prior to final. **Sidewalk width requirement for Warrior Dr. (Vine Ave.) ,N43rd Lane and both sides of internal streets subject to increase prior to recording as per Engineering Department requirements. **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Warrior Dr. (Vine Ave.), N. Ware Rd. And N.43rd Lane. - Please revise plat note #9 as shown above prior to recording. **Additional buffers may be required prior to recording. **Landscaping Ordinance: Section 110-46	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along N. Ware Rd, Warrior Dr. (Vine Ave.) and N.43rd Lane. Revisions Needed: - Please revise plat note #13 as shown above prior to recording. **Must comply with City Access Management Policy	Required

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



<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Revisions Needed: -Remove note #19 prior to recording as it is a requirement not a required note. **Requirement might be triggered depending on the # of units proposed per lot on the multifamily lots.</p> <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	Required
	Applied
	NA
	Applied
	Required
<b>LOT REQUIREMENTS</b>	
<p>* Lots fronting public streets **Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area Revisions Needed: -Please verify that all lots are in compliance with lot width requirements. Please see lots 29-31 lots will have to be adjusted to comply with minimum 50 ft. of frontage requirements prior to recording. Review all lots and revise applicable prior to recording. *Provide preliminary site plan for multi-family lots to verify compliance with landscaping requirements. **Zoning Ordinance: Section 138-356</p>	Compliance
	Required
<b>ZONING/CUP</b>	
<p>* Existing: A-O Proposed: R-1 &amp; R-3A **Rezoning was approved by City Commission on 2/14/22. ***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval ****Rezoning was approved by City Commission on 2/14/22. ***Zoning Ordinance: Article V</p>	Compliance
	Compliance



<b>PARKS</b>	
<p>* Land dedication in lieu of fee.            *Must comply with Park Department requirements, the Developer submitted a variance request letter to the Park Land Ordinance requirements to be waived and proposes to dedicate an additional 10 ft. ROW and construct an 8-foot trail with landscape, lighting and irrigation and a connection to Bentsen Hike &amp; Bike Trail instead. On June 29, 2022, City Manager's Office approved the variance request with conditions. Must comply with conditions noted as per agreement letter dated July 14, 2022 prior to recording.</p> <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.            *Must comply with Park Department requirements, the Developer submitted a variance request letter to the Park Land Ordinance requirements to be waived and proposes to dedicate an additional 10 ft. ROW and construct an 8-foot trail with landscape, lighting and irrigation and a connection to Bentsen Hike &amp; Bike Trail instead. On June 29, 2022, City Manager's Office approved the variance request with conditions. Must comply with conditions noted as per agreement letter dated July 14, 2022 prior to recording.</p> <p>* Pending review by the City Manager's Office.            **Must comply with Park Department requirements, the Developer submitted a variance request letter to the Park Land Ordinance requirements to be waived and proposes to dedicate an additional 10 ft. ROW and construct an 8-foot trail with landscape, lighting and irrigation and a connection to Bentsen Hike &amp; Bike Trail instead. On June 29, 2022, City Manager's Office approved the variance request with conditions. Must comply with conditions noted as per agreement letter dated July 14, 2022 prior to recording.</p>	Required
	Required
	Required
<b>TRAFFIC</b>	
<p>* As per Traffic Department, previous Trip Generation and TIA submitted to be honored for Phase I.</p> <p>* As per Traffic Department, previous Trip Generation and TIA submitted to be honored for Phase I.</p>	Compliance
	Compliance
<b>COMMENTS</b>	
<p>Comments/Revisions needed:</p> <ul style="list-style-type: none"> <li>- Label reference for dash line on the west side side of proposed north to south street on the west boundary.</li> <li>- Label parcel on the west side of the west boundary line</li> <li>-Subdivision proposed to be private with dedication for ROW on perimeter streets as required, prior to recording.</li> <li>-Entry access from the R-3A district along N. Ware Rd. on the plat submitted was reviewed by Traffic Department.</li> <li>-ROW at gate locations to increase to accommodate proposed improvements, finalize prior to recording.</li> <li>-Any changes to setbacks may require Planning and Zoning Commission action in the future.</li> <li>-Must comply with City's Access Management Policy.</li> <li>-Subdivision approved in Preliminary form at the Planning and Zoning Commission meeting of November 16th,2022, subject to conditions noted in Planning Review.</li> <li>-At the Planning and Zoning Commission meeting of March 7th,2023 the subdivision was approved in Final form subject to conditions noted and with a recommendation of approval for both Variances. Subdivision boundaries have changed therefore requiring revised final approval by the Planning and Zoning Commission.</li> </ul>	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APROVAL OF THE SUBDIVISION IN REVISED FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

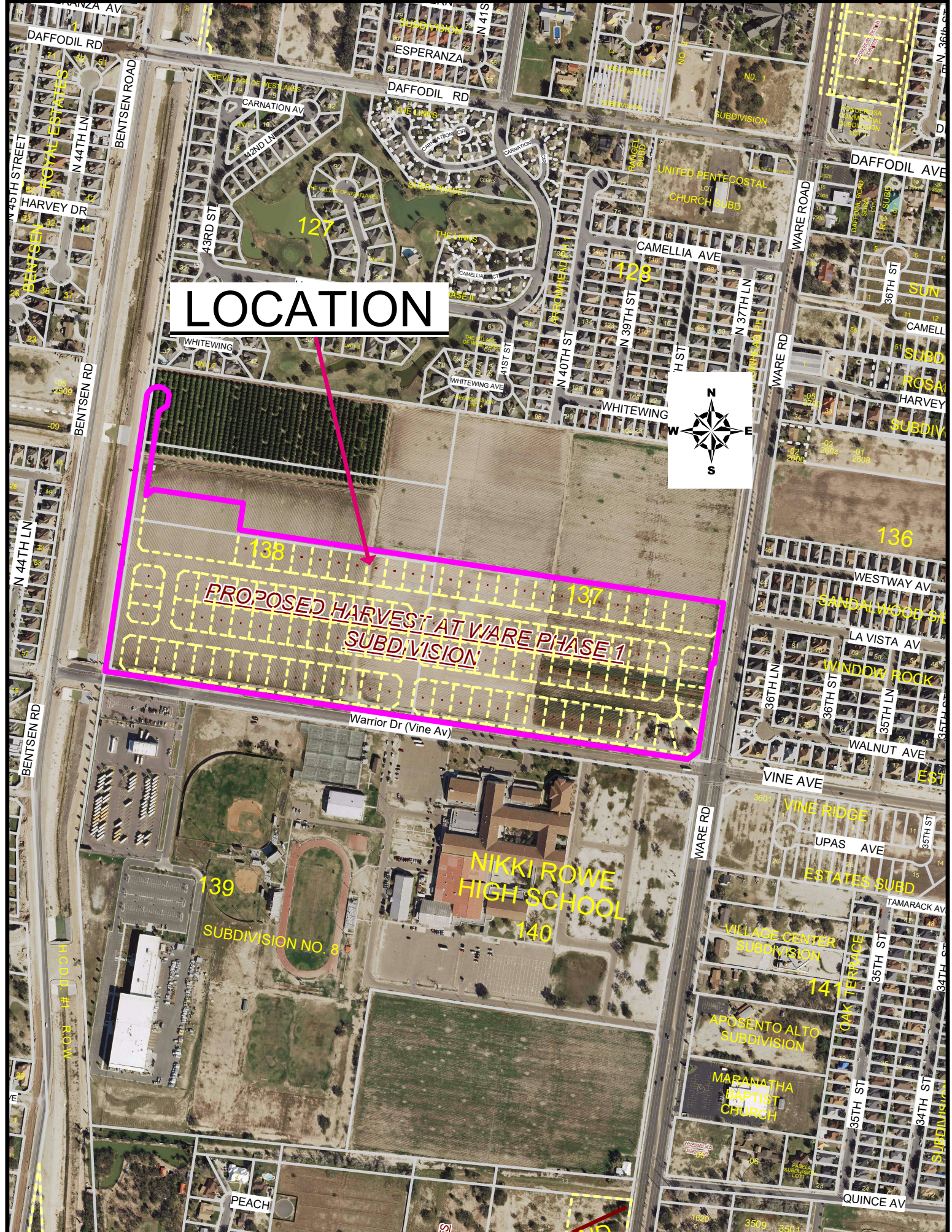
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**



# LOCATION



**PROPOSED HARVEST AT WARE PHASE 1  
SUBDIVISION**







City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Sub2022-0053

Project Information	Subdivision Name <u>Mayberry Hills Subdivision</u>	
	Location <u>20.003 Acres out of Lot 47-9, West addition to Sharyland, Hidalgo County, Texas</u>	
	City Address or Block Number <u>10400 N. MAYBERRY RD</u>	
	Number of Lots <u>57</u> Gross Acres <u>20.003</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>Ag</u> Proposed Zoning <u>R3A</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Multi Family</u> Irrigation District # <u>1</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 _____	
	Parcel # <u>318770</u> Tax Dept. Review _____	
	Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>20.003 Acres out of Lot 47-9, West addition to Sharyland Hidalgo County, Texas, Recorded in Vol 1 Pg 56 Map Records, Hidalgo County, Texas</u>		
Owner	Name <u>Alejandro Moreno</u> Phone <u>(956) 877-1901</u>	
	Address <u>7315 N 16<sup>th</sup> Lane</u> E-mail <u>moa231974@gmail.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>22 Real Estate, LLC</u> Phone <u>(214) 532-6059</u>	
	Address <u>4902 Trailhead Bend Way</u> E-mail <u>roger@era.capitalpartners.com</u>	
	City <u>Port Worth</u> State <u>TX</u> Zip <u>76109</u>	
	Contact Person <u>Roger Maese</u>	
Engineer	Name <u>MAS Engineering, LLC</u> Phone <u>(956) 537-1311</u>	
	Address <u>3911 N 10<sup>th</sup> St Suite H</u> E-mail <u>msalinas6973@att.net</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>Mario Salinas</u>	
Surveyor	Name <u>Manuel Carrizales</u> Phone <u>(956) 567-2167</u>	
	Address <u>4807 bondola Ave</u> E-mail <u>mannyrpls@CLS.LAND</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78542</u>	

ENTERED

MAY 05 2022

Initial: AM

L.G.



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

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

### **PLAT TO SHOW:**

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

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

Owners Signature

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

Signature Mario A. Salinas Date 4-20-21

Print Name Mario A. Salinas

Owner ☐ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application



VAR2023-0033



**City of McAllen**  
**Planning Department**  
**VARIANCE TO SUBDIVISION**  
**PROCESS APPLICATION**

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

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

**Project**

Legal Description 20.003 ACRES OUT OF LOT 47-9, WEST ADDITION TO SHARYLAND

Proposed Subdivision (if applicable) MAYBERRY HILLS SUBDIVISION

Street Address 10400 N. MAYBERRY ROAD

Number of lots 57 Gross acres 20.03

Existing Zoning R-3A Existing Land Use VACANT

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

**Applicant**

Name MARIO A. SALINAS, P.E., Phone 956-537-1311

MAS ENGINEERING, LLC.

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

City MCALLEN State TX Zip 78501

**Owner**

Name KABE BUILDERS, LLC. Phone 956-651-2065

Address 2501 W. MILITARY HWY., STE C-45 E-mail ERIK.MONTANEZ@GMAIL.COM

City MCALLEN State TX Zip 78503

**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 11/17/2023

Print Name MARIO A. SALINAS, 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

8500-8089AV

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.

WE HAVE MADE REQUIRED REVISIONS TO MEET THE CITY'S COMPLIANCES WITH MUCH EFFORT. THIS REQUEST IS DUE TO THE ANNEXATION OF THE PROPOSED SUBDIVISION AND THE SURROUNDING AREA STILL BEING VACANT AND LOCATED WITHIN McALLEN'S ETJ.

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

THE PROPERTY OWNER IS REQUESTING SUCH VARIANCES TO MAXIMIZE THE LAND FOR THE ENJOYMENT OF FUTURE RESIDENTS OF THE CITY OF MCALLEN.

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 PROPOSED SUBDIVISION WILL ACTUALLY ENHANCE THE SURROUNDING AREA AND WILL START A TREND FOR FUTURE DEVELOPMENT.

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

THE PROPOSED SUBDIVISION WILL BENEFIT FOR FUTURE DEVELOPMENT.



*MAS ENGINEERING, LLC*  
*TBPE FIRM NO. 15499*

December 11<sup>th</sup>, 2023

Edgar Garcia  
City of McAllen  
Planning Department  
311 North 15<sup>th</sup> Street  
McAllen, Texas 78501

Re: Variance Request – Mayberry Hills Subdivision

Dear Mr. Garcia,

On behalf of the Developer, we are requesting multiple variances for the subdivision as follows:

- 1) Requesting to allow central locations as per map in lieu of alleys.
- 2) Requesting to reduce the existing 20 ft. setback for unenclosed carports to 15 ft. and building setbacks to remain at 20 ft.
- 3) Requesting to change the right-of-way from 60 ft. to 50 ft. and will construct a 40 ft. back-to-back pavement cross-section and add a 10 ft. utility easement on both sides.
- 4) Requesting to allow a pavement cross-section of 25 ft. with curb and gutter for one side of the half street (proposed Yale Avenue). The Developer has dedicated 40' of Right-of-Way by this plat.

Please feel free to contact me with any questions.

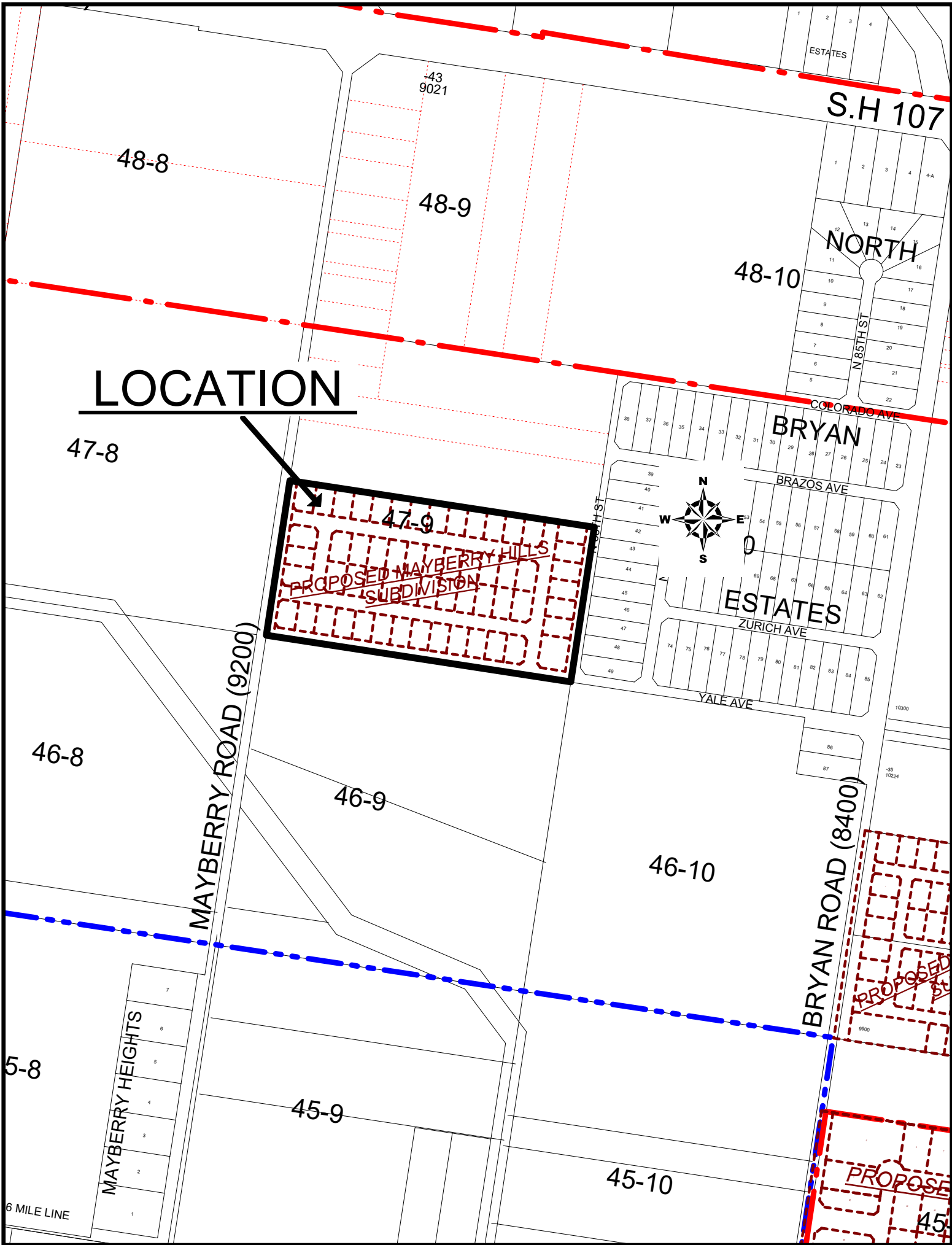
Sincerely,



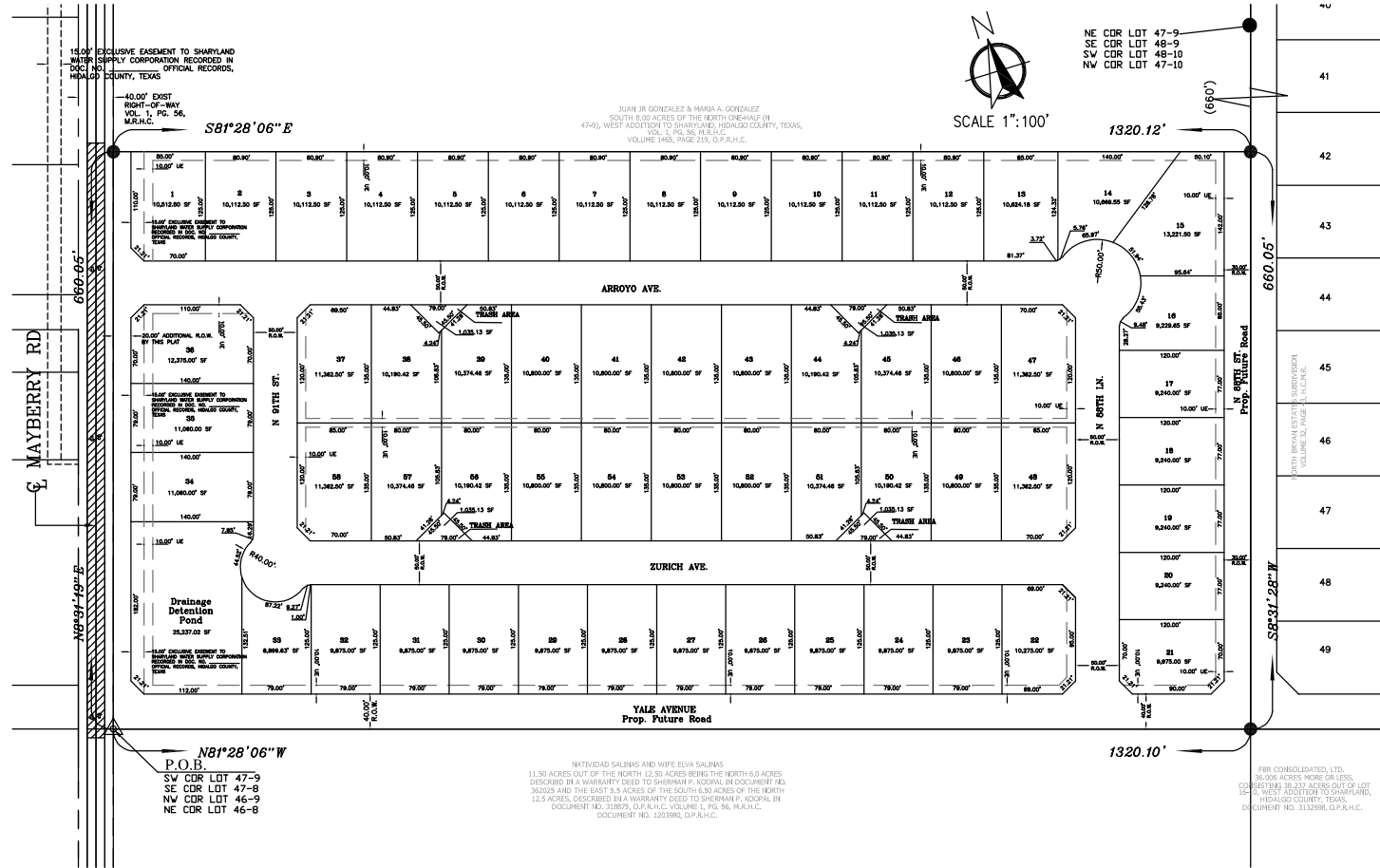
Mario A. Salinas, P.E.  
MAS Engineering, LLC

*3911 N 10<sup>th</sup> St. Suite #*  
*McAllen, Texas 78501*  
*E-mail: [msalinas6373@att.net](mailto:msalinas6373@att.net)*  
*Phone: (956) 537-1311*









STATE OF TEXAS  
COUNTY OF HIDALGO  
THE UNDERSIGNED, OWNER OF THE REAL PROPERTY THE SUBJECT OF THIS PLAT, AND DESIGNATED HEREIN MAYBERRY SUBDIVISION TO THE CITY OF McALLEN, TEXAS, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THOSE PORTIONS OF THE SUBDIVISION DESIGNATED AS STREETS, ALLEYS PARKS, WATERCOURSES AND DRAINS, EXCEPT THAT THE UNDERSIGNED SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF McALLEN, TEXAS FROM ANY LIABILITY.

WITNESS MY HAND ON THIS THE \_\_\_\_\_ DAY OF, \_\_\_\_\_ 20\_\_\_\_.

KABE BUILDERS, LLC.  
CESAR CABELLO  
McALLEN, TEXAS,

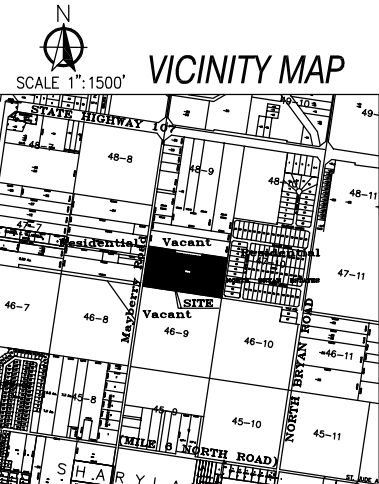
STATE OF TEXAS  
COUNTY OF HIDALGO  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CESAR CABELLO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING THIS THE \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC  
STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT PUBLIC SAFETY DRIVER'S LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING DULY SWORN BY ME, DECLARED THAT HIS STATEMENT THEREIN IS TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

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



UNITED IRRIGATION DISTRICT

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

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

SECRETARY \_\_\_\_\_ PRESIDENT \_\_\_\_\_  
FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK  
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

PRINCIPAL CONTACTS:  
Name Address City & Zip Phone  
OWNER: ZAC HENSON 8430 BLUE HEARON COURT FORT WORTH, Tx. 76108 (956) 764-1747  
ENGINEER: MARIO A. SALINAS 3911 N. 10 TH. ST. SUITE H McAllen, Tx. 78501 (956) 537-1311  
SURVEYOR: MANUEL CARRIZALES 2221 Daffodil Ave. McAllen, Tx. 78501 (956) 682-9081

- NOTES:
1. NO BUILDING OR BUILDING STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT.
  2. MINIMUM SETBACKS SHALL BE AS FOLLOWS:  
FRONT ..... 20 FEET  
SIDE ..... 6 FEET OR GREATER FOR EASEMENT  
CORNER ..... 10 FEET OR GREATER FOR EASEMENT  
REAR ..... 10 FEET OR GREATER FOR EASEMENT  
GARAGE ..... 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
  3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE EIGHTEEN (18) INCHES ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF THE LOT.
  4. A TOTAL OF 147,501 CUBIC FEET (3.39 ACRE FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION.
  5. BENCH MARK MC 41: ELEVATION= 158.96 LOCATED IN THE NORTHEAST CORNER OF BRYAN ROAD AND 6 MILE LINE. THE MONUMENT IS 78 FT EAST OF CL OF BRYAN ROAD. 18 FT NORTHEAST OF A CONCRETE STAND PIPE, AND 64 FT NORTHEAST OF A STOP SIGN. IT IS NORTH ON ELEVATED CANAL.
  6. THIS PROPERTY IS LOCATED IN ZONE "AE" ON A FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NO. 480334 0295 D, MAP REVISED JUNE 6, 2000.
  7. FEMA CLOMR-F HAS BEEN COMPLETED FOR A BFE OF 154.5 FEET (NGVD). CASE NO. 23-06-1904 C
  8. ALL LOT CORNERS MARKED WITH A 1/2 - INCH DIAMETER IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" OR AS NOTED ON THE PLAT.
  9. 4 FT. WIDE SIDEWALK REQUIRED ALONG MAYBERRY AVE., N. 88TH STREET, YALE AVE. AND BOTH SIDES OF ALL INTERIOR STREETS.
  10. ALL UTILITIES IN THIS SUBDIVISION SHALL BE UNDERGROUND.
  11. EACH LOT IN THIS SUBDIVISION WILL BE REQUIRED TO HAVE A SLID WASTE DISPOSAL CONTRACT WITH ALTON SOLID WASTER SERVICES.
  12. A 15' X 15' CORNER CLIP EASEMENT SHALL BE PROVIDED AT STREET INTERSECTION.
  13. SHOULD ANY ENTITY HAVING AUTHORITY OVER THE RECORDED EASEMENT DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL OR IN ANY WAY REQUIRED EXCAVATION ACCESS TO THE LINES THEREIN, THAT ENTITY SHALL HAVE THE RIGHTS TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING, AND PRIVATE IRRIGATION SYSTEMS. OWNER(S) OR PROPERTIES SHALL HOLD HARMLESS AND INDEMNIFY ANY SUCH ENTITY FROM THE DAMAGES AND/OR REPLACEMENT COSTS CAUSED BY NEEDED WORK.
  14. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
  15. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENTS OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
  16. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY OR ROAD WILL BE A;PWED 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.
  17. 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.
  18. EACH LOT SHALL BE REQUIRED TO CONSTRUCT A 5' X 10' CONCRETE SLAB FOR WASTE BINS, AT TIME OF BUILDING PERMIT STAGE.
  19. LANDSCAPING PLAN MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT.
  20. EACH INDIVIDUAL LOT OWNER WILL BE RESPONSIBLE OF THE CARE AND MAINTENANCE OF THE BUFFER FENCE ALONG THE REAR FRONTAGE OF EACH LOT.
  21. NO ACCESS WILL BE PERMITTED TO BRYAN ROAD TO ACCESS DRAINAGE DETENTION POND.
  22. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG MAYBERRY AVENUE, NORTH 88TH STREET AND YALE AVENUE.
  23. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG MAYBERRY AVENUE, 88TH STREET AND YALE AVENUE.
  24. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
  25. COMMON AREAS FOR COMMERCIAL DEVELOPMENTS PROVIDE FOR COMMON PARKING, ACCESS, SETBACKS, LANDSCAPING, ETC.
  26. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS, PRIVATE STREETS AND DETENTION AREA
  27. AS PER DECLARATION OF COVENANTS CONDITIONS, AND RESTRICTIONS FOR MAYBERRY HILLS SUBDIVISION, RECORDED AS DOCUMENT NUMBER \_\_\_\_\_ HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS, PRIVATE STREETS AND DETENTION AREA ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.

SHARYLAND WATER SUPPLY COMPANY

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

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

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

STATE OF TEXAS  
COUNTY OF HIDALGO

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

DAVID O. SALINAS \_\_\_\_\_ DATE \_\_\_\_\_  
SALINAS ENGINEERING AND ASSOCIATES  
2221 DAFFODIL AVE.  
McALLEN, TEXAS 78501  
(956) 682-9081

MAP  
OF  
**MAYBERRY HILLS SUBDIVISION**  
HIDALGO COUNTY, TEXAS

BEING 20.003 ACRES OUT OF LOT 47-9, WEST ADDITION TO SHARYLAND. HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN CONVEYED TO ALEJANDRO MORENO, RECORDED IN DOCUMENT NO. 1762217, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

BEING 20.003 ACRES OUT OF LOT 47-9, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED BY A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN CONVEYED TO ALEJANDRO MORENO, RECORDED IN DOCUMENT NO. 1762217, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 20.003 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND, THE SOUTHWEST CORNER OF THE SAID LOT 47-9, SAME BEING THE NORTHWEST CORNER OF LOT 46-9, AND SAME BEING A POINT ON THE CENTERLINE OF MAYBERRY ROAD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N83°1'19"E, ALONG THE CENTERLINE OF MAYBERRY ROAD, SAME BEING ALONG THE WEST LINE OF THE SAID LOT 47-9, A DISTANCE OF 660.05 FEET TO AN IRON ROD FOUND ALONG THE CENTERLINE OF MAYBERRY ROAD, SAME BEING SOUTHWEST CORNER OF A CALLED THE SOUTH 8.00 ACRES OF THE NORTH ½ OF LOT 47-9, CONVEYED TO JUAN JR. GONZALEZ AND MARIA A. GONZALEZ , RECORDED IN VOLUME 1465, PAGE 219, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S81°28'06"E, ACROSS THE SAID LOT 47-9, SAME BEING ALONG THE SOUTH LINE OF THE SAID 8.00 ACRES TRACT, PASSING AT 20.00 FEET AN IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF MAYBERRY ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1320.12 FEET TO AN IRON ROD FOUND, ON THE WEST RIGHT OF WAY LINE N.88TH STREET, SAME BEING THE SOUTHEAST CORNER OF THE SAID 8.00 ACRES TRACT, SAME BEING A POINT ON THE EAST LINE OF THE SAID LOT 47-9, SAME BEING A POINT ON THE WEST LINE OF THE SAID LOT 47-10, SAME BEING A POINT ON THE WEST LINE OF NORTH BRYAN ESTATES SUBDIVISION, RECORDED IN VOLUME 32, PAGE, 43, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S83°1'28"W, ALONG THE COMMON BOUNDARY LINE OF LOT 47-9, SAME BEING ALONG THE WEST LINE OF THE SAID NORTH BRYAN ESTATES SUBDIVISION, A DISTANCE OF 660.05 FEET TO AN IRON ROD FOUND, THE SOUTHWEST CORNER OF THE SAID NORTH BRYAN ESTATES SUBDIVISION, SAME BEING THE SOUTHEAST CORNER OF LOT 47-9, AND SAME BEING THE NORTHEAST CORNER OF A CALLED 11.50 ACRES, CONVEYED TO NATIVIDAD SALINAS AND WIFE ELVA SALINAS, RECORDED IN DOCUMENT NO. 1203980, OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°28'06"W, ALONG THE SOUTH LINE OF THE SAID LOT 47-9 SAME BEING THE NORTH LINE OF THE SAID LOT 46-9, SAME BEING THE NORTH LINE OF THE SAID 11.50 ACRES TRACT, PASSING AT 1300.10 FEET AN IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF MAYBERRY ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1320.10 FEET TO THE POINT OF BEGINNING, AND CONTAINING 20.003 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS  
COUNTY OF HIDALGO  
THE UNDERSIGNED, OWNER OF THE REAL PROPERTY THE SUBJECT OF THIS PLAT, AND DESIGNATED HEREIN MAYBERRY HILLS SUBDIVISION TO THE CITY OF McALLEN, TEXAS, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THOSE PORTIONS OF THE SUBDIVISION DESIGNATED AS STREETS, ALLEYS PARKS, WATERCOURSES AND DRAINS, EXCEPT THAT THE UNDERSIGNED SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF McALLEN, TEXAS FROM ANY LIABILITY.

WITNESS MY HAND ON THIS THE \_\_\_\_\_ DAY OF, \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_ KABE BUILDERS, LLC.  
CESAR CABELLO  
McALLEN, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO

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

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR \_\_\_\_\_ DATE: \_\_\_\_\_

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

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

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

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

BY: RAUL SESIN, P.E, C.F.M., DISTRICT MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

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

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

DATE OF PREPARATION 11-17-2023

**MAS ENGINEERING LLC.**  
CONSULTING ENGINEERING  
FIRM NO. F-15499  
3911 N. 10TH STREET, SUITE H PH. (956) 537-1311  
McALLEN, TEXAS. 78501 E-MAIL: MSALINAS6973@ATT.NET





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 12/14/2023

### SUBDIVISION NAME: MAYBERRY HILLS SUBDIVISION

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

North Mayberry Road: \*Dedication required for 40 ft. from centerline for 80 ft. total ROW  
Paving: 52 ft. Curb & gutter: both sides

Revisions Needed:

- Revise name as shown above were applicable, prior to final.
- Remove cross hatching from plat, prior to final.
- Provide existing ROW dimension from centerline on both sides to determine ROW dedication required and any existing document number as applicable prior to final. If document number is referenced please include a copy for staff review prior to final.
- Provide total ROW dimension after accounting for dedication
- Provide document reference on survey prior to final

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

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

Non-compliance

North 88th Street: 30 ft. dedication from centerline for 60 ft. total ROW

Paving: 40 ft. Curb & gutter: both sides

Revisions Needed:

- Remove "prop" from ROW labeling, prior to final.
- Provide existing ROW dimension from centerline and total ROW and any existing document number as applicable prior to final. If document number is referenced please include a copy for staff review prior to final.

-Label ROW dedication by this plat prior to final

-Provide document referenced on survey prior to final

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

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

Non-compliance

Yale Avenue: 40 ft. dedication from centerline for future 80 ft. total ROW

Paving: 52 ft. Curb & gutter: both sides

Revisions Needed:

- Clarify status of previously mentioned proposed half street. As per updated Variance request letter dated December 11th, 2023, Engineer requesting a variance to allow a half street for the proposed Yale Avenue, proposing 40 ft. with a 25 ft. pavement cross section with curb and gutter for one side. Development staff reviewed the request and did not have any objection to the request.

-Label ROW dedication by this plat prior to final

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

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

Non-compliance

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



<p>Internal Streets: 60 ft. ROW  Paving: 40 ft. Curb &amp; gutter: both sides  Revisions needed:  - Engineer submitted updated Variance request letter dated December 11th, 2023, requesting that the ROW be reduced from 60 ft. to 50 ft., the Engineer has indicated that the paving width will remain at 40 ft., and will have an additional 10 ft. Utility Easement on either side.  Development staff has reviewed the request and indicated that if approved that a 10 ft. U.E and Sidewalk Easement be dedicated along the front of the lots as applicable.  -Street names will be assigned prior to final  ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan  ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	Non-compliance
<p>Paving _____ Curb &amp; gutter _____  ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan  ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	NA
<p>* 1,200 ft. Block Length  **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 900 ft. Block Length for R-3 Zone Districts.  **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac  **Plat submitted May 5, 2022, does not provide for cul-de-sacs  **Subdivision Ordinance: Section 134-105</p>	NA
<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: 16 ft.  Revisions Needed  -Public Works Department might require service drive or alley to provide waste collection service for the R-3A lots prior to final. As per review dated September 29th, 2023, per Public Works Department Please provided service drives for multi-family subdivision. Finalize prior to final.  **Alley/service drive easement required for commercial and multi-family properties.  ***Subdivision Ordinance: Section 134-106</p>	Non-compliance
<b>SETBACKS</b>	
<p>* Front: 20ft. or greater for easements  Revisions Needed:  -Engineer submitted updated Variance request letter dated December 11th, 2023, requesting a front setback of 20 feet except 15 feet for unclosed carports only. Wording for front setback notes must be finalized given the outcome of the request prior to final. Please see note requirement above.  **Proposing: 20 Feet  ***Zoning Ordinance: Section 138-356  * Rear: 10 ft. or greater for easements  **Zoning Ordinance: Section 138-356  * Sides: 6 ft. or greater for easements  **Zoning Ordinance: Section 138-356  * Corner: 10 ft. or greater for easements  **Zoning Ordinance: Section 138-356  * Garage: 18 ft. except where greater setback is required, greater setback applies.  **Zoning Ordinance: Section 138-356  *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Non-compliance</p> <p>Applied</p> <p>Applied</p> <p>Applied</p> <p>Applied</p> <p>Applied</p>

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



SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along North Mayberry Road, N. 88th Street, Yale Avenue ,and both sides of all interior streets</p> <p>Revisions Needed:</p> <p>-Please revise plat note #9 as shown above finalize wording for note prior to final.</p> <p>**Sidewalk width requirements might increase to 5 ft. prior to final per Engineering Department requirements.</p> <p>***Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Non-compliance</p> <p>Required</p>
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Mayberry Road, North 88th Street, and Yale Avenue</p> <p>Revisions Needed:</p> <p>-Revise note #23 as shown above, prior to final.</p> <p>**Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p> <p>**Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Non-compliance</p> <p>Applied</p> <p>Required</p>
NOTES	
<p>* No curb cut, access, or lot frontage permitted along North Mayberry Road, N. 88th Street, and Yale Avenue.</p> <p>Revisions Needed:</p> <p>-Plat note #21 must be revised as shown above prior to final</p> <p>-As per Traffic Department, Access management policy requires 200 ft. of spacing between accesses. Please provide dimensions to make sure entrances are in compliance.</p> <p>**Must comply with City Access Management Policy</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance for 5 or more dwelling units on each lot if applicable.</p> <p>**Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final.</p> <p>***Zoning Ordinance: Section 138-210.</p> <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>Revisions Needed</p> <p>-Include note as shown above, finalize wording for note once subdivision requirement's have been finalized prior to final.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>Revisions Needed:</p> <p>-Remove note #25, prior to final, as it is not applicable to this development.</p>	<p>Non-compliance</p> <p>Applied</p> <p>Non-compliance</p> <p>Non-compliance</p>



<ul style="list-style-type: none"> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>Revisions required: <ul style="list-style-type: none"> <li>-Revise note# 26 &amp; 27 to show the correct section reference, please see below, finalize prior to final.</li> </ul> </li> <li>**Section 134-168 applies if private subdivision is proposed.</li> <li>***Section 110-72 applies if public subdivision is proposed.</li> <li>****Landscaping Ordinance: Section 110-72</li> <li>*****Subdivision Ordinance: Section 134-168</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</li> <li>***Section 134-168 applies if private subdivision is proposed.</li> <li>****Section 110-72 applies if public subdivision is proposed.</li> <li>*****Landscaping Ordinance: Section 110-72</li> <li>*****Subdivision Ordinance: Section 134-168</li> </ul>	Required
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: ETJ Proposed:R-3A</li> <li>***Initial Zoning to R-3A was approved by Planning and Zoning Commission on May 14, 2022.</li> <li>***Annexation and Initial Zoning to R-3A was approved by City Commission on June 13, 2022.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>***Initial Zoning to R-3A was approved by Planning and Zoning Commission on May 14, 2022.</li> <li>***Annexation and Initial Zoning to R-3A was approved by City Commission on June 13, 2022.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Complete
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee. Property received annexation approval at the City Commission of June 13, 2022.As per letter dated July 12, 2022,park fees waived as part of annexation.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per letter dated July 12, 2022,park fees waived as part of annexation.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Pending review by the City Manager's Office. Property received annexation approval at the City Commission of June 13, 2022.As per letter dated July 12, 2022,park fees waived as part of annexation.</li> </ul>	Applied
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation approved, TIA waived.</li> </ul>	Complete
<ul style="list-style-type: none"> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> <li>*** As per Traffic Department, Trip Generation approved, TIA waived.</li> </ul>	NA

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



COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"><li>*Must comply with City's Access Management Policy.</li><li>*As per conversation with Engineer of record on December 13th,2023, subdivision will be public.</li><li>*As per updated information ownership has changed Engineer must update submitted documentation to the City as applicable prior to final.</li><li>*Revise note 12 as follows: A 25 ft. x 25 ft. sight obstruction easement required at all street intersections.</li><li>* Remove note #18,19, and 25, prior to final.</li><li>* Clarify note #20, as it may be applicable to HOA requirements finalize prior to final.</li><li>*Clarify note #21 prior to final</li><li>*Dimensions on plat are not legible, please revise accordingly prior to final.</li><li>*Annexation and Initial Zoning to R-3A was approved by City Commission on June 13, 2022.</li><li>*Please remove plat notes/signature blocks related to the county as applicable prior final.</li><li>*Clarify subdivision status as Preliminary Approval has been more than a year and a 6-month extension will be required.</li></ul>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVAL AND CLARIFICATION OF THE REQUESTED VARIANCES.	Applied



# LOCATION





# City of McAllen

## Planning Department

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

SUB2023-0087

Project Information	Subdivision Name <u>VILLAS AT NORTHGATE SUBDIVISION</u>	
	Location <u>2,600 FEET WEST FROM THE INTERSECTION OF 10TH ST. AND NORTHGATE LN ON THE SOUTH RIGHT-OF-WAY OF NORTHGATE LN.</u>	
	City Address or Block Number <u>1701 NORTHGATE LN</u>	
	Number of Lots <u>13</u> Gross Acres <u>4.74</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Rezoning Applied for <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____	
	Existing Land Use <u>R-1</u> Proposed Land Use <u>R-1</u> Irrigation District # <u>H.C.I.D. #2</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential <u>X</u>	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>0.00</u> <u>6</u>	
	Parcel # <u>162803</u> Tax Dept. Review <u>[Signature]</u>	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>BEING A 4.74 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOT 21, EBONY HEIGHTS CITRUS GROVES UNIT No. 1, RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS.</u>		
Owner	Name <u>LOURDES GABRIELLA VELA</u>	Phone _____
	Address <u>6703 N. 11TH ST.</u>	E-mail _____
	City <u>MCALLEN,</u> State <u>TEXAS</u> Zip <u>78504</u>	
Developer	Name <u>LOURDES GABRIELLA VELA</u>	Phone _____
	Address <u>6703 N. 11TH STREET</u>	E-mail _____
	City <u>MCALLEN</u> State <u>TEXAS</u> Zip <u>78504</u>	
	Contact Person <u>LOURDES GABRIELLA VELA</u>	
Engineer	Name <u>IVAN GARCIA P.E., R.P.L.S.</u>	Phone <u>956-380-5152</u>
	Address <u>921 S. 10TH STREET</u>	E-mail <u>RIODELTA2004@YAHOO.COM</u>
	City <u>EDINBURG</u> State <u>TEXAS</u> Zip <u>78539</u>	
	Contact Person _____	
Surveyor	Name <u>IVAN GARCIA P.E., R.P.L.S.</u>	Phone <u>956-380-5152</u>
	Address <u>921 S. 10TH STREET</u>	E-mail <u>RIODELTA2004@YAHOO.COM</u>
	City <u>EDINBURG</u> State <u>TEXAS</u> Zip <u>78539</u>	







City of McAllen

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

**Planning Department**  
**VARIANCE TO SUBDIVISION**  
**PROCESS APPLICATION**

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

*11/20/23 - 0031*

**Project**

Legal Description

BEING A 4.112 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOT 20 AND 21, EBONY HEIGHTS CITRUS GROVES UNIT No. 1, RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 4.112 ACRES TRACT BEING THE SAME LAND DESCRIBED IN A WARRANTY DEED FROM MARIA DE LOURDES VELA AND HUSBAND, LUIS FABIAN VELA TO LOURDES GABRIELLA VELA, AND RECORDED IN DOCUMENT #3413477, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

Street Address

Villas At Northgate Subdivision

Number of lots 13 Gross acres 4.112 ACRES

Existing Zoning R-1 Existing Land Use SINGLE FAMILY RESIDENTIAL

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

**Applicant**

Name RIO DELTA ENGINEERING Phone (956) 380-5152

Address 921 S. 10TH AVENUE

EDINBURG@RIODELTAENGINEERING.COM

City EDINBURG State TX Zip 78539

**Owner**

Name LOURDES GABRIELLA VELA

Phone \_\_\_\_\_

Address 6703 N. 11TH STREET

E-mail \_\_\_\_\_

City McALLEN State TX Zip 78504

**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 11/3/23

Print Name Irish Garcia P.E., R.P.L.S.

☐ Owner

☒ Authorized Agent

**Office**

\*FOR OFFICE USE ONLY\*

APPLICATION FILING FEE: ☐ \$250.00

Accepted by \_\_\_\_\_

Payment received by \_\_\_\_\_

Date \_\_\_\_\_

Rev 06/21







# City of McAllen

## Planning Department

### REASON FOR APPEAL

VARIANCE NO.1 -  
ADDITIONAL RIGHT-OF-  
WAY DEDICATION ALONG  
BICENTENNIAL BLVD.

VARIANCE NO. 2 -  
CUL-DE-SAC ORDINACE.

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.

VARIANCE NO. 1 - THE CITY OF MCALLEN HAS ALREADY PREVIOUSLY ACQUIRED A PORTION OF THIS LAND FROM THE OWNER AND PROVIDED AMPLE RIGHT-OF-WAY FOR THE EXTENSION OF BICENTENNIAL BLVD. THE EXISTING RIGHT-OF-WAY IS CURRENTLY 80 FEET. WE ARE DEDICATING ADDITIONAL RIGHT-OF-WAY AT A PORTION OF THE SUBDIVISION, SO WE CAN HAVE 50 FEET FROM THE CETERLINE TO THE NEW RIGHT-OF-WAY LINE.

VARIANCE NO. 2 - THE VERIANCE IS NECESSARY TO NOT LOSE BUILDABLE SQUARE FOOTAGE WITHIN THE LOTS AROUND THE CUL-DE-SAC.

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

VARIANCE NO. 1 - ADDITIONAL RIGHT-OF-WAY DEDICATION WOULD GREATLY LIMIT THE NUMBER OF LOTS WE CAN PROVIDE WITH THIS SUBDIVISION AND ULTIMATELY CREATE A HARDSHIP FOR THIS PROPERTY.

VARIANCE NO. 2 - THE VERIANCE IS NECESSARY TO NOT LOSE BUILDABLE SQUARE FOOTAGE WITHIN THE LOTS AROUND THE CUL-DE-SAC.

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.

VARIANCE NO. 1 - BICENTENNIAL BLVD. ALREADY HAS A FULLY DEVELOPED 56' B-B CROSS-SECTION THAT INCLUDES SIDEWALKS ALONG IT'S WEST RIGHT-OF-WAY. ADDITIONAL RIGHT-OF-WAY WOULD BE ADDED JUST AT THE SOUTHEAST CORNER SO WE CAN HAVE 50.00 FETT OF DISTANCE FROM THE CENTERLINE TO THE NEW RIGH-OF-WAY LINE.

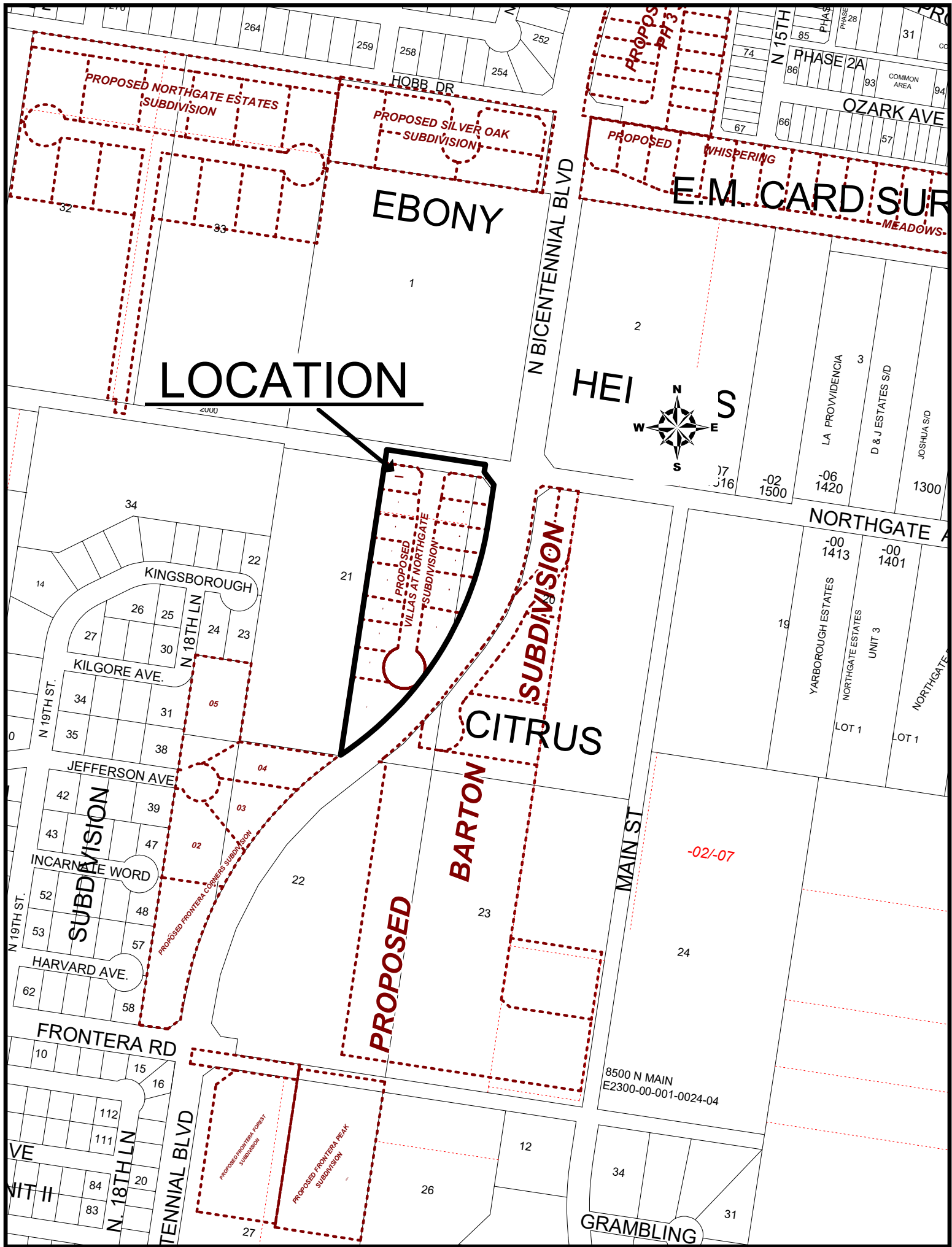
VARIANCE NO. 2 - A SMALL PORTION OF THE FUTURE SIDEWALK WILL BE ACCOMODATE WITHIN THE LOTS.

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.

VARIANCE NO. 1 - THIS VARIANCE WILL ONLY BE LIMITED TO THE FRONTAGE THIS PROPERTY HAS ALONG BICENTENNIAL BLVD. AND WILL NOT AFFECT ANY OTHER FUTURE DEVELOPMENTS IN THE AREA.

VARIANCE NO. 2 - THIS VERIANCE WILL BE ONLY FOR THE CUL-DE-SAC AND WILL NOT AFFECT ANY FUTURE DEVELOPMENTS IN THE AREA





LOCATION



# VILLAS AT NORTHGATE SUBDIVISION

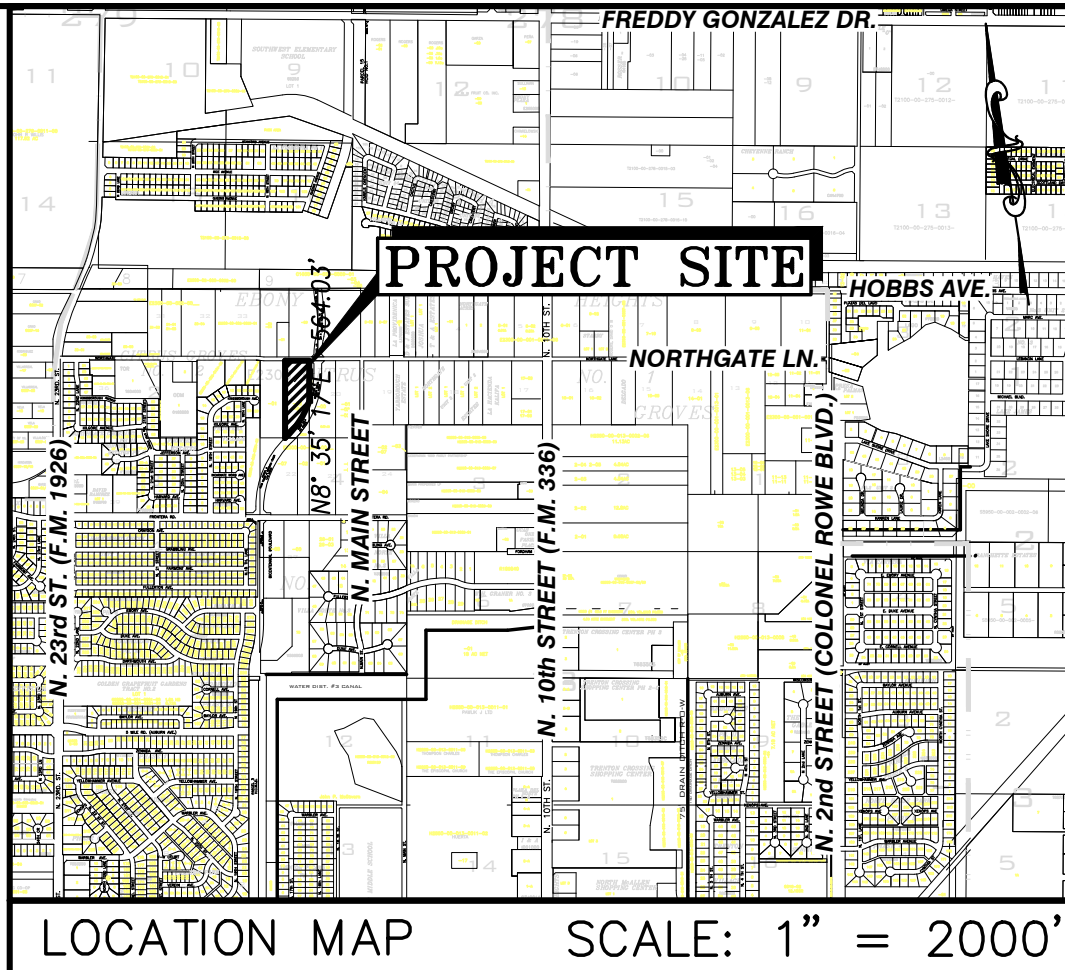
BEING A 4.112 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOT 20 AND 21, EBONY HEIGHTS CITRUS GROVES UNIT No. 1, RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 4.112 ACRES TRACT BEING THE SAME LAND DESCRIBED IN A WARRANTY DEED FROM MARIA DE LOURDES VELA AND HUSBAND, LUIS FABIAN VELA TO LOURDES GABRIELLA VELA, AND RECORDED IN DOCUMENT #3413477, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

(PRIVATE SUBDIVISION)

SCALE: 1" = 40'  
BASIS OF BEARING  
TEXAS STATE PLANE COORDINATES  
NAD 83  
TEXAS SOUTH ZONE (4205)  
WESTERN DATA SYSTEMS NETWORK

ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
N.W.C.	NORTHWEST CORNER
F.T.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
C.L.	CENTER LINE
L.O.T.	LOT LINE

LEGEND	
○	CAPPED 1/2" IRON ROD SET
●	1/2" IRON ROD FOUND
△	CALCULATED POINT
△	COTTON PICKER SPINDLE SET
X	"X" MARK SET IN CONCRETE



SCALE: 1" = 2000'

## METES AND BOUNDS

BEING A 4.112 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOT 20 AND 21, EBONY HEIGHTS CITRUS GROVES UNIT No. 1, RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 4.112 ACRES TRACT BEING THE SAME LAND DESCRIBED IN A WARRANTY DEED FROM MARIA DE LOURDES VELA AND HUSBAND, LUIS FABIAN VELA TO LOURDES GABRIELLA VELA, AND RECORDED IN DOCUMENT #3413477, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 4.112 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON-PICKER-SPINDLE SET AT THE NORTHWEST CORNER OF THE SAID LOT 21 OF EBONY HEIGHTS CITRUS GROVES UNIT No. 1, SAME BEING A POINT ON THE CENTERLINE OF NORTHGATE LANE;

THENCE S 81° 24' 43" E ALONG THE NORTH LINE OF THE SAID LOT 21 OF EBONY HEIGHTS CITRUS GROVES UNIT No. 1, A DISTANCE OF 288.40 FEET TO A COTTON-PICKER-SPINDLE SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE N 81° 24' 43" W CONTINUING ALONG THE NORTH LINE OF THE SAID LOT 21 OF EBONY HEIGHTS CITRUS GROVES UNIT No. 1, TO A POINT ON THE NORTH LINE OF THE SAID LOT 20, A DISTANCE OF 283.92 FEET TO A COTTON-PICKER-SPINDLE SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 8° 35' 17" E ACROSS THE SAID LOT 20 OF EBONY HEIGHTS CITRUS GROVES UNIT No. 1, TO A POINT ON THE SOUTH RIGHT-OF-WAY OF NORTHGATE LANE, A DISTANCE OF 20.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 8° 35' 17" E ACROSS THE SAID LOT 20 OF EBONY HEIGHTS CITRUS GROVES UNIT No. 1, A DISTANCE OF 101.55 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG A CURVE TO THE RIGHT TO A POINT ON THE SOUTH LINE OF THE SAID LOT 21, HAVING A CURVE LENGTH OF 749.85 FEET, RADIUS 800.00 FEET AND DELTA ANGLE 47° 74' TO A 1/2-INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 8° 35' 17" E ACROSS THE SAID LOT 21 OF EBONY HEIGHTS CITRUS GROVES UNIT No. 1, TO A POINT ON THE NORTH LINE OF SAID LOT 21 OF EBONY HEIGHTS CITRUS GROVES UNIT No. 1, SAME BEING A POINT ON THE CENTERLINE OF NORTHGATE LANE, PASSING AT 787.82 FEET TO A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF NORTHGATE LANE, AND CONTINUING FOR A TOTAL DISTANCE OF 817.82 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 4.112 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 2.151 ACRES LIES WITHIN THE RIGHT-OF-WAY OF NORTHGATE LANE.

## GENERAL PLAT NOTES:

1. THE PROPERTY IS IN ZONE "X" - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480334 0325 D MAP REVISED: JUNE 6, 2000.

2. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 107.50 (NAVD 1929) OR 107.15 (NAVD 88). ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

3. MINIMUM FINISH FLOOR SHALL BE 18" ABOVE TOP OF CURB OR AT BASE FLOOD ELEVATION, WHICHEVER IS HIGHER.

4. MINIMUM BUILDING SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:

FRONT: 25 FT. OR GREATER FOR EASEMENTS.

REAR: 10 FT. OR GREATER FOR EASEMENTS.

SIDES: 6 FT. OR GREATER FOR EASEMENTS.

CORNER: 10 FT. OR GREATER FOR EASEMENTS.

GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

5. A DRAINAGE DETENTION OF 14,827 OF OR 0.340 ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETERMINED IN COMMON LOT "A" AND COMMON LOT "B". COMMON LOT "A" AND COMMON LOT "B" WILL BE DESIGNATED FOR DETENTION PURPOSES ONLY. DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE CITY OF McALLEN WILL NOT MAINTAIN DETENTION AREA.

6. ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.

7. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

8. THE CITY OF McALLEN TO HAVE A 25'X25' CORNER CLIP EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTERSECTION.

9. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED NORTHGATE LANE, NORTH BICENTENNIAL BOULEVARD, AND ON BOTH SIDES OF ALL INTERIOR STREETS.

10. CITY OF McALLEN BENCHMARK (MC59) SET BY ARANDA & ASSOC. LOCATED AT THE NW CRN OF N. 23RD ST. AND MILE 3 RD. ELEV. 118.71 NAVD 88

11. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG NORTHGATE LANE AND NORTH BICENTENNIAL BOULEVARD.

12. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

13. ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.

14. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTHGATE LANE AND NORTH BICENTENNIAL BOULEVARD.

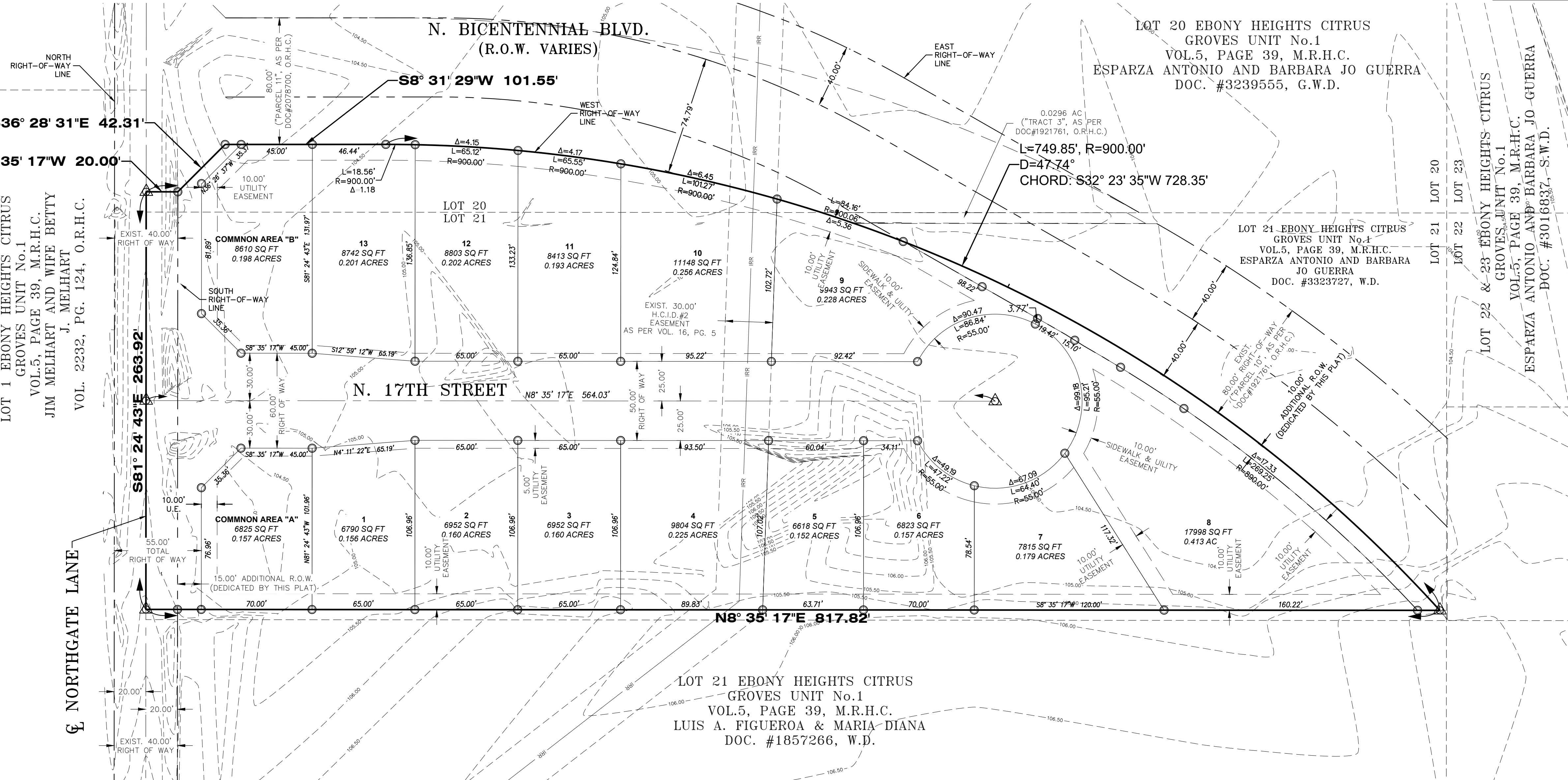
15. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

16. 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.

17. AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR VILLAS AT NORTHGATE SUBDIVISION, RECORDED AS DOCUMENT NUMBER \_\_\_\_\_ HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCES OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS, ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 OF THE SUBDIVISION ORDINANCE SHALL BE NULL AND VOID.

18. COMMON LOT A AND COMMON LOT B, IDENTIFIED AS A DETENTION AREA SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, VILLAS AT NORTHGATE SUBDIVISION HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF McALLEN. NO OTHER STRUCTURE SHALL BE ERECTED IN COMMON LOT A AND COMMON LOT "B", WHICH SHALL BE USED EXCLUSIVELY AS A DETENTION AREA. AFTER COMMON LOT A'S AND COMMON LOT B'S TRANSFER OF TITLE TO THE VILLAS AT NORTHGATE SUBDIVISION HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE VILLAS AT NORTHGATE SUBDIVISION HOMEOWNER'S ASSOCIATION, FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(a), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT A AND COMMON LOT B, THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION, RECORDED IN INSTRUMENT No. \_\_\_\_\_ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

LOT 1 EBONY HEIGHTS CITRUS GROVES UNIT No.1 VOL.5, PAGE 39, M.R.H.C. JIM MEHART AND WIFE BETTY J. MEHART VOL. 2232, PG. 124, O.R.H.C.



## 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 VILLAS AT NORTHGATE SUBDIVISION, TO THE CITY OF McALLEN, TEXAS, AND WHOME 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 (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.

LOURDES GABRIELLA VELA  
6703 N. 11TH ST.  
MCALLEN, TEXAS 78504

DATE

## STATE OF TEXAS

COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LOURDES GABRIELLA VELA, 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 \_\_\_\_ 2023.

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

## HOMEOWNERS' ASSOCIATION ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF HIDALGO

I, LOURDES GABRIELLA VELA, PRESIDENT OF VILLAS AT NORTHGATE SUBDIVISION HOMEOWNERS' ASSOCIATION, (DOCUMENT NUMBER \_\_\_\_\_ HIDALGO COUNTY DEED RECORDS), AGREE TO THE CONDITIONS STATED IN NOTE #12 OF THE PLAT RECORDS.

LOURDES GABRIELLA VELA (PRESIDENT)

6703 N. 11TH ST.  
MCALLEN, TEXAS 78504

STATE OF TEXAS

COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LOURDES GABRIELLA VELA, 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 \_\_\_\_ 2019.

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

## HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS \_\_\_\_ DAY OF \_\_\_\_, 2023 SUBJECT TO THE FOLLOWING:

1) NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 2 RIGHT-OF-WAY EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION.

SECRETARY

PRESIDENT

## 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(1)(3). 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.  
GENERAL MANAGER

DATE

## 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.

CITY MAYOR

DATE

## STATE OF TEXAS

COUNTY OF HIDALGO

PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE

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

PLANNING AND ZONING CHAIR

DATE

## STATE OF TEXAS - COUNTY OF HIDALGO

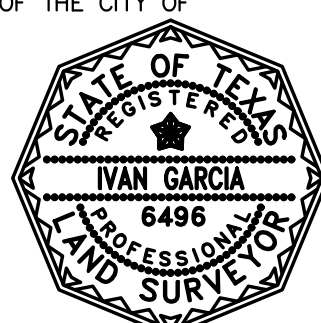
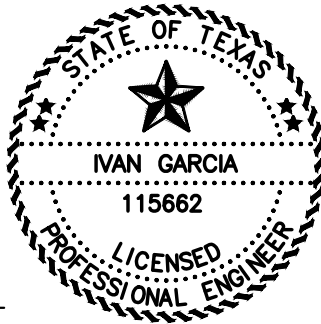
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

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

## 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.  
REG. PROFESSIONAL LAND SURVEYOR No. 6496  
SURVEY FIRM No. 10194027



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

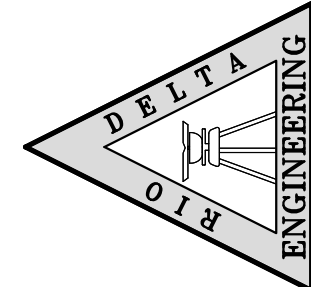
BY: \_\_\_\_ DEPUTY

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



ISSUED FOR:  
FINAL

PLAT SHEET  
VILLAS AT NORTHGATE SUBDIVISION  
MCALLEN, TEXAS  
HIDALGO COUNTY

PROJECT :

ENGINEER:  
IVAN GARCIA P.E. R.P.L.S.

SURVEYOR:  
IVAN GARCIA P.E. R.P.L.S.

CHECKED:  
IVAN GARCIA P.E. R.P.L.S.

DRAWN:  
G.F./Y.V.

SCALE:  
1"=40'

DATE:  
NOVEMBER 3, 2023

PROJECT:  
SUB 019 028

REVISIONS:

PAGE NO.  
SHT 2





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 12/15/2023

### SUBDIVISION NAME: VILLAS AT NORTHGATE SUBDIVISION

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

Northgate Lane : Proposing 15 ft. dedication for 35 ft. from centerline for 70 ft. total ROW  
Paving: 44 ft. Curb & gutter: both sides

Revisions Needed:

- Label ROW from Centerline to new plat boundary, prior to final.
- Label total ROW after accounting for dedication from center line as "Total", prior to final.,
- Include additional ROW being dedicated by this plat labeling and dimension along plat boundary as to ensure compliance with requirements as noted above, prior to final.
- Provide additional ROW details for corner clip area, prior to final.

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

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

Non-compliance

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

Revisions Needed:

- Label Centerline on plat, prior to final.
- City of McAllen thoroughfare plan designates N. Bicentennial Blvd, as a Hi-Speed arterial with 150 ft. of total ROW. Current subdivision layout does not comply with required ROW dedication requirements. After meeting with development staff the Engineer submitted a revised variance request on December 1st, 2023 to allow 10 ft. of additional dedication were applicable for 50 ft. from centerline by this plat. Engineer must include additional dimensions for ROW being dedicated by this plat as it varies, prior to final
- Provide full row details for North Bicentennial Blvd on both sides of centerline, to finalize ROW requirements, finalize prior to final.
- Verify alignment of existing N. Bicentennial Blvd to the North and South prior to final.
- Include total ROW Labeling with dimensions prior to final.
- Include document numbers on plat and provide any documents as applicable regarding any existing ROW dedications for N. Bicentennial Blvd..

\*\*Clarify what appears to be a remnant tract along eastern plat boundary adjacent to North Bicentennial Boulevard prior to final, subdivision requirement subject to change once clarified, finalize prior to final. As per plat submitted on November 16th,2023 plat no longer exhibits what appeared to be a remnant tract.

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

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

Non-compliance



<p>Interior Street: Dedication as needed for 50 ft. total ROW.  Paving: 32 ft. Curb &amp; gutter: Both Sides  *Plat dedication ranges proposes 50-60 ft. of total ROW dedication.  Revisions Needed:  -Street names will be established prior to final and plat will need to revised accordingly. Must include private reference after street name.  - As per plan submitted on August 9th ,2023 gate details submitted entrance exhibits 60 ft. of total ROW with islands, engineer must clarify pavement width on both sides of islands as 20 ft. of paving is required face to face on both sides, row subject to increase to accommodate paving, gate mechanisms, islands and 4 ft. sidewalk on both sides finalize gate area requirements as applicable prior to final  - Cul-De-Sac may have to be adjusted/moved to accommodate for improvements such as buffers, finalize prior to final. Currently exhibits 3.77 ft. of separation finalize as applicable prior to final.  **Engineer must clarify if subdivision is proposed to be private as gate details were submitted, clarify prior to final. As per plat submitted on November 16th,2023 subdivision proposed to be Private.  ***The ROW for interior street is proposed to be adjacent to N. Bicentennial ROW.  Clarify/revise the plat, since Internal street cannot have curb cut along N. Bicentennial and the buffer may not be placed on the ROW. Cul-De-Sac may have to be adjusted/moved to accommodate for improvements such as buffers. Cul-De-Sac may have to be adjusted/moved to accommodate for improvements such as buffers, finalize prior to final. Currently exhibits 3.77 ft. of separation finalize prior to final.  ****Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan  ****Monies must be escrowed if improvements are not constructed prior to recording.</p>	Non-compliance
<p>Paving _____ Curb &amp; gutter _____  **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan  **Monies must be escrowed if improvements are not constructed prior to recording.</p>	NA
<p>Paving _____ Curb &amp; gutter _____  **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan  **Monies must be escrowed if improvements are not constructed prior to recording.</p>	NA
<p>* 1,200 ft. Block Length.  **Subdivision Ordinance: Section 134-118</p>	Compliance
<p>* 900 ft. Block Length for R-3 Zone Districts.  **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac  Revisions Needed:  -Engineer submitted a variance request on December 1st,2023 in reference to the the 10 ft. of ROW back of curb requirements around Cul-de Sac's proposing 55 ft. of ROW with a 10 ft. U.E, and S.W Easement, in lieu of the required 10 ft. ROW back of Curb.  **The ROW for interior street is proposed to be adjacent to N. Bicentennial ROW. Clarify/revise the plat, since Internal street cannot have curb cut along N. Bicentennial and the buffer may not be placed on the ROW. Cul-De-Sac may have to be adjusted/moved to accommodate for improvements such as buffers, finalize prior to final. Currently exhibits 3.77 ft. of separation finalize prior to final.  ***ROW at "Cul-de Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to final. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required.  ****Subdivision Ordinance: Section 134-105</p>	Non-compliance



ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties and multi-family properties. **Subdivision is proposed to be single-family residential. ***Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 25 ft. or greater for easements. ***Zoning Ordinance: Section 138-356 * Rear: 10 ft. or greater for easements. ***Zoning Ordinance: Section 138-356 * Interior sides: 6 ft. or greater for easements. ***Zoning Ordinance: Section 138-356 * Corner: 10 ft. or greater for easements ***Zoning Ordinance: Section 138-356 *Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
	Applied
	Applied
	Applied
	Applied
	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required along Northgate Lane, North Bicentennial Boulevard and both sides of all interior streets. **Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final. As per plat submitted on November 16th, 2023 plat exhibits 5 ft. in note requirements. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Northgate Lane and North Bicentennial Boulevard. **Subdivision buffers must be located out of the ROW. ***Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.	Applied
	Applied
	Required
NOTES	
* No curb cut, access, or lot frontage permitted along Northgate Lane and North Bicentennial Boulevard. **As per Traffic Department, No individual access to Bicentennial Blvd or Northgate lane would be granted. ***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 for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
	NA
	NA

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



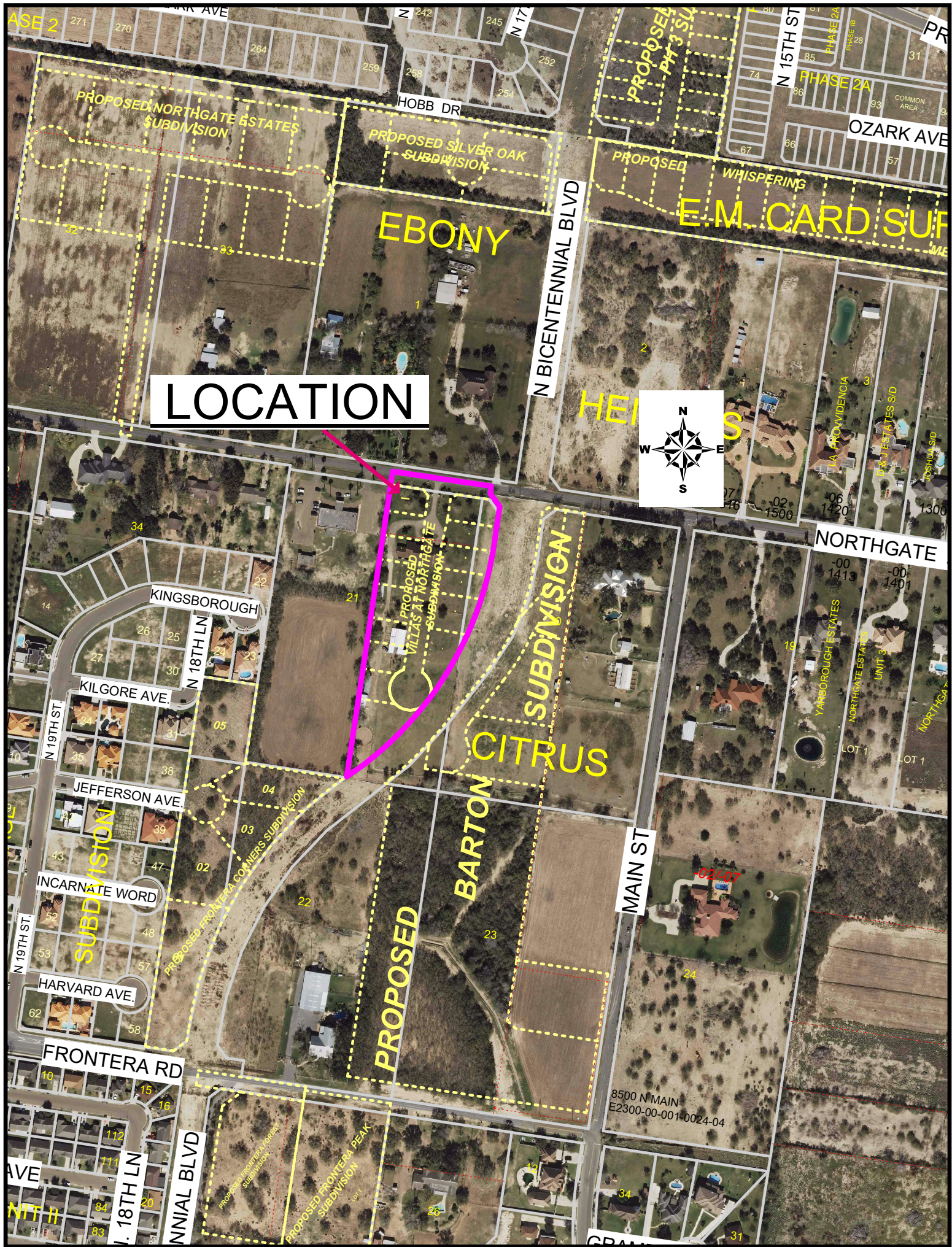
<ul style="list-style-type: none"> <li>* Common Areas, any private streets, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 134-168 applies if private subdivision is proposed.</li> <li>***Section 110-72 applies if public subdivision is proposed.</li> <li>****Landscaping Ordinance: Section 110-72</li> <li>*****Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</li> <li>***Section 134-168 applies if private subdivision is proposed.</li> <li>****Section 110-72 applies if public subdivision is proposed.</li> <li>*****Landscaping Ordinance: Section 110-72</li> <li>*****Subdivision Ordinance: Section 134-168</li> </ul>	Applied
	Required
	Required
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets.</li> <li>**Subdivision Ordinance: Section 134-1</li> <li>* Minimum lot width and lot area.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential</li> <li>***Zoning Ordinance: Article V</li> <li>* Rezoning Needed Before Final Approval</li> <li>**Proposed zoning is compliant with current zoning.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Compliance
	NA
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee. As per plat submitted on August 9th,2023 a total of 13 lots proposed park fees total to \$9,100 (\$700 X13 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.</li> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on August 9th,2023 a total of 13 lots proposed park fees total to \$9,100 (\$700 X13 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.</li> <li>* Pending review by the City Manager's Office. As per plat submitted on August 9th,2023 a total of 13 lots proposed park fees total to \$9,100 (\$700 X13 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.</li> </ul>	NA
	Required
	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation for a 15-single family Lot Subdivision is waived.</li> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> <li>** As per Traffic Department, Trip Generation for a 15-single family Lot Subdivision is waived.</li> </ul>	Compliance
	NA

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



COMMENTS	
Comments: -Must comply with City's Access Management Policy. - Any abandonments must be done by separate process, not by plat. -As per plat submitted on November 16th,2023 subdivision proposed to be Private.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE APPROVAL AND CLARIFICATION OF THE REQUESTED VARIANCE FOR NORTH BICENTENNIAL BLVD.	Applied





LOCATION







City of McAllen

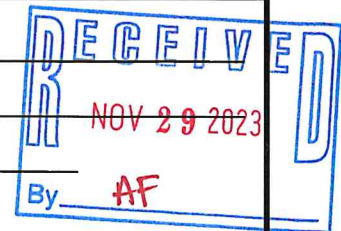
SUB2023-0135

# Planning Department

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

## SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>Club Addition</u>	
	Legal Description <u>Club Addition lot 1 &amp; 2 Bk 4</u> <u>ID: 138499</u>	
	Location <u>135 QUINCE AVE.</u>	
	City Address or Block Number _____	
	Total No. of Lots <u>2</u> Total Dwelling Units <u>1</u> <u>73x125 each lot</u> <u>18,436 total sqft</u> Net Acres <u>.42</u>	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial ( _____ Acres) / <input checked="" type="checkbox"/> Residential ( <u>2</u> Lots) Replat: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	
	Existing Zoning <u>R1</u> Proposed Zoning <u>R1</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____	
	Existing Land Use <u>Residential Single</u> Proposed Land Use <u>Residential Single</u>	
	Irrigation District # <u>1</u> Water CCN: <input type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other <u>City</u> <u>Geo 05850-00-004-0001-00</u>	
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # _____		
Estimated Rollback Tax Due <u>N/A</u> Tax Dept. Review <u>N/A</u>		
Owner	Name <u>HEIR FUND LLC</u> Phone <u>956 492 5638</u>	
	Address <u>1007 Sycamore Ave</u> E-mail <u>ireneunbe00@yahoo.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
Developer	Name <u>SAME AS Owner</u> Phone _____	
	Address _____ E-mail _____	
	City _____ State _____ Zip _____	
	Contact Person _____	
Engineer	Name <u>Lucas Castillo / Atlas</u> Phone <u>956-379-3857</u>	
	Address <u>500 S. 11th St.</u> E-mail <u>Castillo.atlas@gmail.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person _____	
	_____	
Surveyor	Name <u>AA Salinas Engineering</u> Phone <u>956 618-5565</u>	
	Address <u>1524 Dove Ave</u> E-mail <u>jackie@aa-salinas.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	

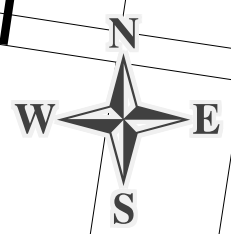




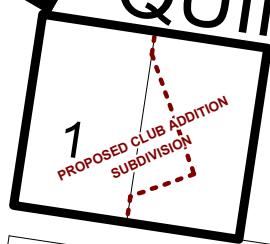
24  
25  
SYCAMORE  
SUBDIVISION

<sup>1</sup> CLUB ADDITION<sup>7</sup>  
1

LOCATION



QUINCE AVE



13 4 7 8  
LOT A

PECAN BLVD

PECAN SQUARE OFFICE SUBD  
2 1A 1B

2ND ST

1ST ST



METES AND BOUNDS DESCRIPTION

A 0.423-OF AN ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOTS 1 AND 2, BLOCK 4, CLUB ADDITION AMENDED, IN THE CITY OF MCALLEN, ACCORDING TO THE MAP RECORDED IN VOLUME 11, PAGE 9, MAP RECORDS, HIDALGO COUNTY, TEXAS, LOCATED ON THE SOUTH SIDE OF QUINCE AENUE LYING APPROXIMATELY 175 FEET NORTH OF PECAN AVENUE (HIGHWAY FM 495) AND 295 FEET WEST OF FIRST STREET, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) AND BEING THE POINT OF BEGINNING (P.O.B.) ARE AT A NO. 4 REBAR FOUND FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 1 AND OF SAID 0.423-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, EAST, WITH THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID QUINCE AVENUE, AND THE APPARENT NORTH LOT LINE OF SAID LOT 1 AND OF SAID 0.423-OF AN ACRE TRACT, A DISTANCE OF 73.75 FEET PAST THE APPARENT COMMON NORTHERN CORNER OF SAID LOT 1 AND LOT 2, CONTINUING WITH THE APPARENT NORTH LOT LINE OF SAID LOT 2 FOR A TOTAL DISTANCE OF 147.50 FEET TO A POINT, BEARING S 68°07'10" W A DISTANCE OF 0.27 OF A FOOT FROM A NO. 4 REBAR FOUND, FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 2 AND OF SAID 0.423-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH, WITH THE APPARENT EAST LOT LINE OF SAID LOT 2 AND OF SAID 0.423-OF AN ACRE TRACT, A DISTANCE OF 40.1 FEET PAST AN EXISTING CEDAR FENCE CORNER, CONTINUING ALONG AN EXISTING CEDAR FENCE VARYING FROM ZERO FEET TO 0.9 OF A FOOT TO THE LEFT OF, AND WITH SAID 0.423-OF AN ACRE TRACT EAST LOT LINE FOR A TOTAL DISTANCE OF 125.00 FEET TO A THREE-QUARTER (3/4) INCH IRON PIPE FOUND, BEARING 0.9 OF A FOOT SOUTH OF AND 0.9 OF A FOOT WEST OF AN EXISTING CEDAR FENCE CORNER, FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 2 AND OF SAID 0.423-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, WEST, ALONG AN EXISTING CEDAR FENCE VARYING FROM 0.9 OF A FOOT TO THE RIGHT OF TO 0.9 OF A FOOT TO THE LEFT OF, AND WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 2 AND OF SAID 0.423-OF AN ACRE TRACT, A DISTANCE OF 73.75 FEET PAST THE APPARENT COMMON SOUTHERN LOT CORNER OF SAID LOT 2 AND LOT 1, CONTINUING WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 1 FOR A TOTAL DISTANCE OF 147.50 FEET TO A THREE-QUARTER (3/4) INCH IRON PIPE FOUND, BEARING

0.9 OF A FOOT NORTH OF AND 5.6 FEET EAST OF AN EXISTING CEDAR FENCE CORNER, FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 1 AND OF SAID 0.423-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH, ALONG AN EXISTING CEDAR FENCE VARYING FROM 5.6 FEET TO 9.9 FEET TO THE LEFT OF, AND WITH THE APPARENT WEST LOT LINE OF SAID LOT 1 AND OF SAID 0.423-OF AN ACRE TRACT, A DISTANCE 48 FEET PAST AN EXISTING CEDAR FENCE, CONTINUING FOR A TOTAL DISTANCE OF 125.00 FEET TO THE SAID NO. 4 REBAR FOUND FOR THE NORTHWEST CORNER OF SAID 0.423-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING 0.423 OF AN ACRE OF LAND, MORE OR LESS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER 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.

LUCAS CASTILLO JR.  
REGISTERED PROFESSIONAL ENGINEER  
P.E. REGISTRATION NO. 119990

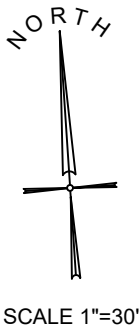
STATE OF TEXAS  
COUNTY OF HIDALGO

I, 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 ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

HOMERO L. GUTIERREZ  
REGISTERED PUBLIC SURVEYOR  
RPLS NO. 2791

LEGEND

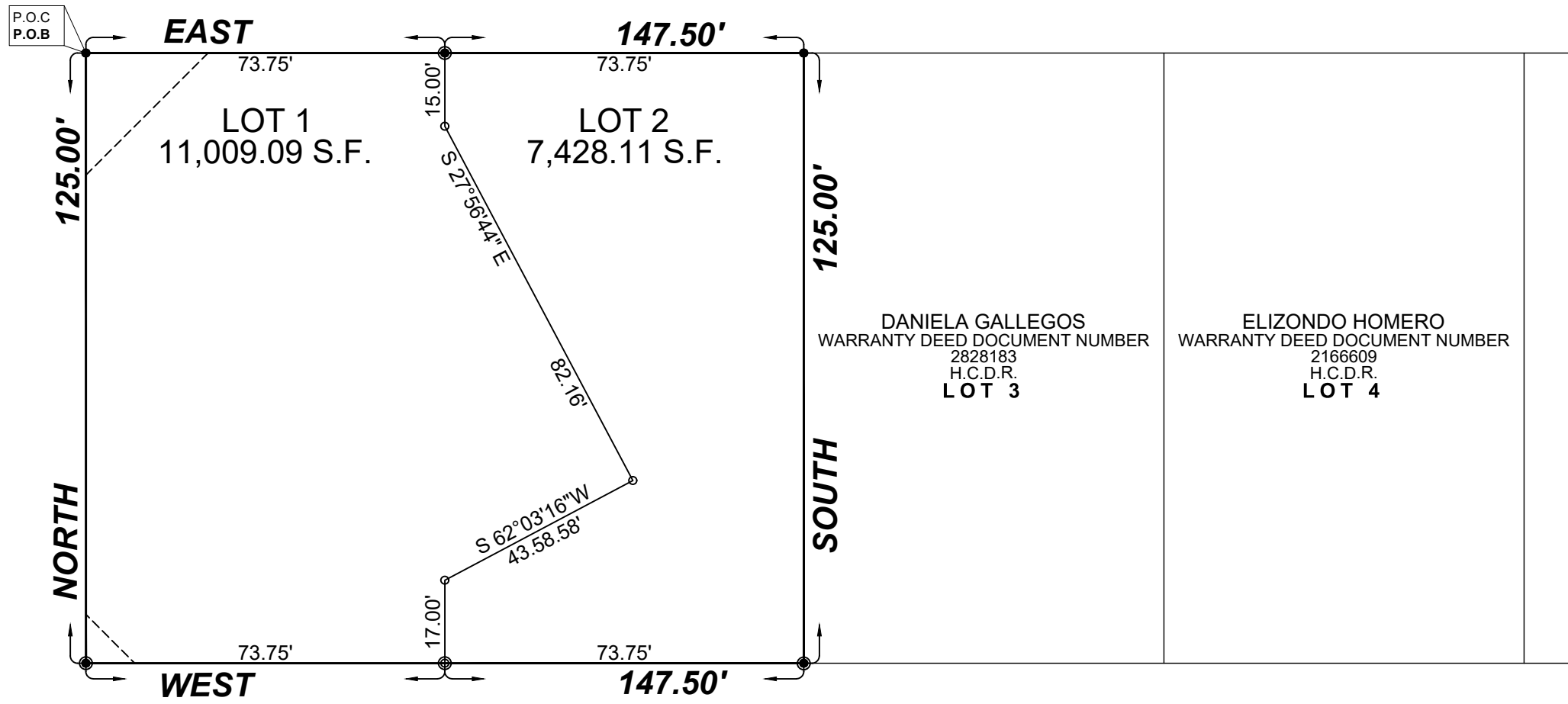
R.O.W. RIGHT OF WAY  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCING  
H.C.M.R. HIDALGO COUNTY MAP RECORDS  
H.C.D.R. HIDALGO COUNTY DEED RECORDS  
H.C.W.I.D. HIDALGO COUNTY WATER IMPROVEMENT DISTRICT  
● FOUND NO. 4 REBAR  
● FOUND 3/4" IRON PIPE  
○ SET NO. 4 REBAR WITH ORANGE PLASTIC CAP STAMPED 2791



REPLAT OF LOTS 1 & 2

A 0.423-OF AN ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOTS 1 AND 2, BLOCK 4, CLUB ADDITION AMENDED, IN THE CITY OF MCALLEN, ACCORDING TO THE MAP RECORDED IN VOLUME 11, PAGE 9, MAP RECORDS, HIDALGO COUNTY, TEXAS

QUINCE AVE



GENERAL NOTES

- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT THE CENTER OF THE LOT.
- SETBACKS:  
FRONT: 35 FEET  
REAR: 35 FEET  
SIDES: 5 FEET
- THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
- NO BUILDING ALLOWED OVER ANY EASEMENT GRANTED BY THIS PLAT.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

THE STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS LOT 1 & NORTH HALF OF LOT 2, BRYAN'S ADDITION, HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE 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.

IRENE URIBE  
HEIR FUND LLC  
1007 SYCAMORE AVENUE  
MCALLEN, TEXAS 78501

STATE OF TEXAS  
COUNTY OF HIDALGO

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

NOTARY PUBLIC  
HIDALGO, TEXAS  
MY COMMISSION EXPIRES

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING & 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 & ZONING

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



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

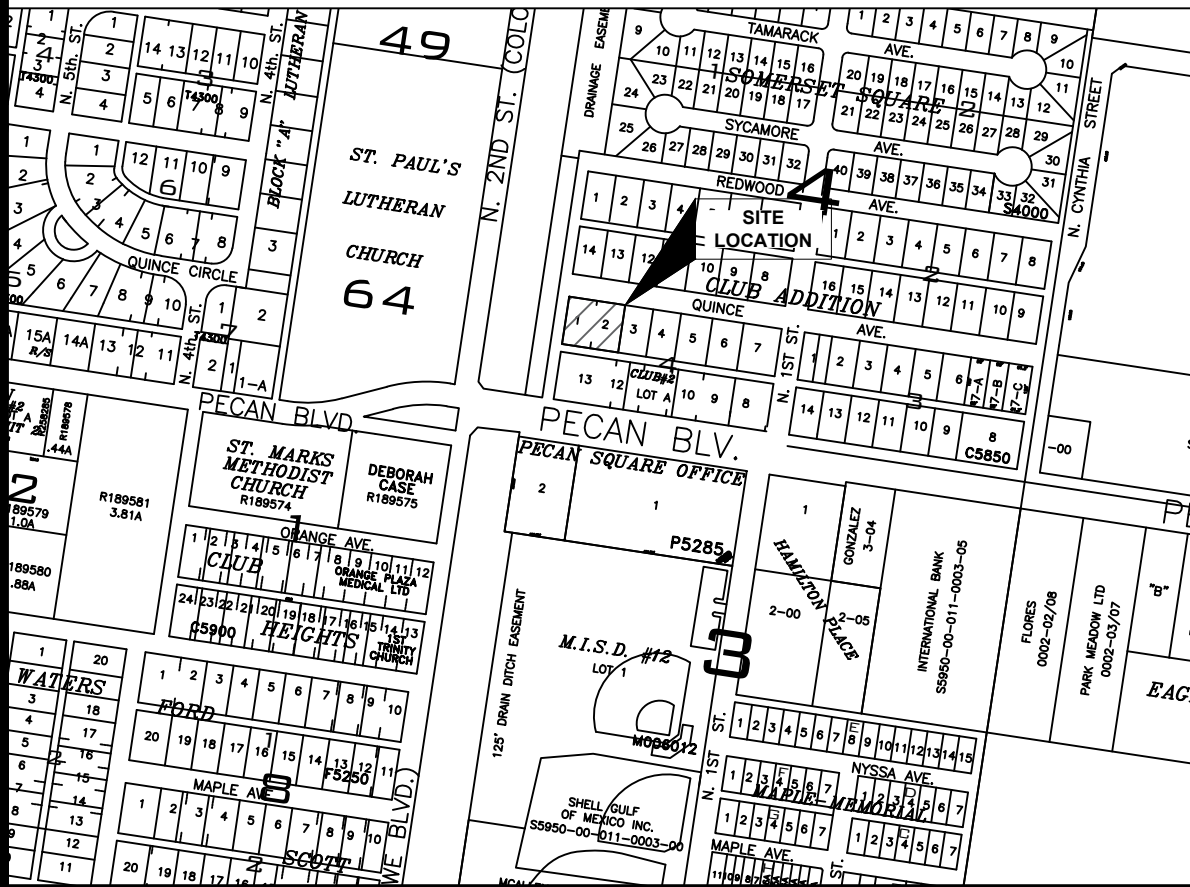
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

DOCUMENT NUMBER

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

LOCATION MAP SCALE: 1"=500'







# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 12/15/2023

### SUBDIVISION NAME: CLUB ADDITION

#### REQUIREMENTS

##### STREETS AND RIGHT-OF-WAYS

Quince Avenue: Dedication for 25 ft. from centerline for 50 ft. total ROW.

Paving: 32 ft. Curb & gutter: Both Sides

Revisions Needed:

-Provide ROW details, as to ensure compliance with minimum requirements as noted above prior to final.

- Reference the document number on the plat for the existing ROW, adjacent to the subdivision boundary, and provide a copy for staff review as applicable prior to final.

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

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

Original 1st Street: Existing 30ft. of total ROW.

Paving :32 ft. Curb & gutter: Both Sides

Revisions Needed:

-Engineer must clarify and reference existing dedications on plat, ROW requirements will have to be reviewed once existing dedications have been established. Finalize ROW requirements for Original 1st Street, subdivision, paving, ROW, and note requirements subject to change once ROW is clarified, prior to final.

- Any abandonments must be done by separate process, not by plat.

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

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

\* 1,200 ft. Block Length.

\*\*Subdivision Ordinance: Section 134-118

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

\*\*Subdivision Ordinance: Section 134-118

\* 600 ft. Maximum Cul-de-Sac.

\*\*Subdivision Ordinance: Section 134-105

Non-compliance

Non-compliance

Compliance

NA

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.

\*As per application dated November 29,2023, proposed land use is single-family.

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

\*\*\*Subdivision Ordinance: Section 134-106

NA

##### SETBACKS

\* Front: In accordance with the zoning ordinance or in line with average setbacks of existing structures or greater for easements, whichever is greater applies.

Revisions Needed:

-Revise note as shown above prior to final.

\*Proposing: 35 feet

\*\*Zoning Ordinance: Section 138-356,138-367

Non-compliance

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



<ul style="list-style-type: none"> <li>* Rear: In accordance with the zoning ordinance or greater for easements, whichever is greater applies.</li> <li>Revisions Needed:</li> <li>-Revise note as shown above prior to final.</li> <li>*Proposing: 35 feet</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Sides: In accordance with the zoning ordinance or greater for easements, whichever is greater applies.</li> <li>Revisions Needed:</li> <li>-Revise note as shown above prior to final.</li> <li>*Proposing: 5 feet</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Corner: 10 ft. or greater for easements.</li> <li>Revisions Needed:</li> <li>-Include note as shown above as applicable, prior to final.</li> <li>-Note requirement under review, as survey and original subdivision plat exhibit ROW along the western boundary of lot 1, clarify existing dedications, any existing abandonments must be referenced on plat, finalize corner setbacks requirements prior to final.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Garage: 18 ft. except where greater setback is required; greater setback applies.</li> <li>Revisions needed:</li> <li>-Include note as shown above, prior to final.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required along Quince Avenue and other streets as applicable.</li> <li>Revisions needed:</li> <li>-Include note once ROW requirements have been finalized, finalize wording for note prior to final.</li> <li>***Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final.</li> <li>****Subdivision Ordinance: Section 134-120</li> </ul>	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
<b>NOTES</b>	
*Must comply with City Access Management Policy	Applied

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



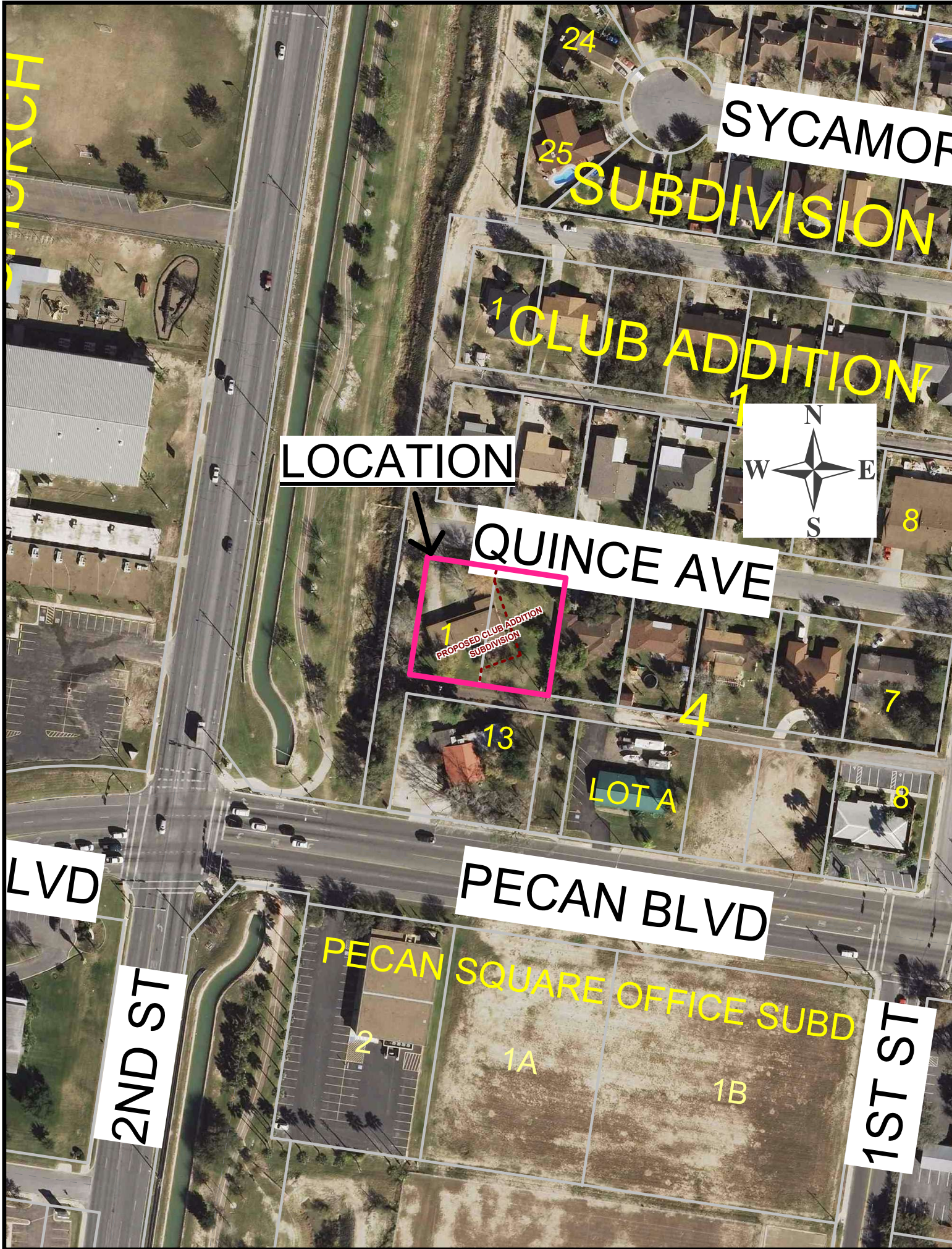
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Revisions Needed: -Site plan needed for lot 2 to ensure compliance with setback requirements, as well as exhibit that a buildable lot is proposed, prior to final.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>***Section 110-72 applies if public subdivision is proposed.</p> <p>****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</p> <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Section 110-72 applies if public subdivision is proposed.</p> <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	Non-compliance
	NA
	Applied
	NA
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</p> <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Section 110-72 applies if public subdivision is proposed.</p> <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	NA
<b>LOT REQUIREMENTS</b>	
<p>* Lots fronting public streets. **Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area. Revisions Needed: -Site plan needed for lot 2 to ensure compliance with setback requirements, as well as exhibit that a buildable lot is proposed, finalize prior to final. **Zoning Ordinance: Section 138-356</p>	Compliance
	Non-compliance
<b>ZONING/CUP</b>	
<p>* Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential ***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V</p>	Applied
	NA
<b>PARKS</b>	
<p>* Land dedication in lieu of fee.</p> <p>* Park Fee of \$1400 (\$700 X 2 lot/dwelling unit) to be paid prior to recording. Fees are payable prior to recording and can go up or down; as they are dependent on the amount of lots/dwelling units. Must comply with Parkland dedication ordinance requirements prior to recording.</p> <p>* Pending review by the City Manager Office.</p>	NA
	Required
	NA
<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation waived for a 2-lot Single Family subdivision	Completed

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



* Traffic Impact Analysis (TIA) required prior to final plat. ** As per Traffic Department, Trip Generation waived for a 2-lot Single Family subdivision	NA
<b>COMMENTS</b>	
Comments: - Must comply with City's Access Management Policy. - Any abandonments must be done by separate process, not by plat. - If any plat restrictions are proposed to be changed from original plat, vacate and replat would be required. - Public Hearing with notices will be required for the re-subdivision. - Subdivision name is under review, finalize prior to final.	Required
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE, & UTILITY APPROVALS.	Applied





SYCAMOR

SUBDIVISION

1 CLUB ADDITION

LOCATION



QUINCE AVE



1 PROPOSED CLUB ADDITION SUBDIVISION

LOT A

PECAN BLVD

PECAN SQUARE OFFICE SUBD

2ND ST

1ST ST

LVD





# City of McAllen

## Planning Department

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

Project Information	LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION/ Subdivision Name <u>PROPOSED PARKE AT NOLANA SUBDIVISION</u>	
	Location <u>On the north side Nolana Avenue between N. 29th and N. 34th Street</u>	
	City Address or Block Number <u>3200 NOLANA AVE</u>	
	Number of Lots <u>4</u> Gross Acres <u>23.741</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning <u>C3</u> Proposed Zoning <u>C3</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Commercial</u> Irrigation District # <u>HCID#1</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>yes</u>	
	Parcel # <u>210823 &amp; 210827</u> Tax Dept. Review <u>g</u>	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>23.741 acres, out of Lot 111, La Lomita Irrigation and Construction Company's Subdivision</u> according to the plat thereof recorded in Volume 24, Page 68, Hidalgo County Deed Records, Hidalgo County, Texas		
Owner	Name <u>Parke at Nolana LLC</u> Phone <u>c/o (956) 381-0981</u>	
	Address <u>105 Sequoia Drive</u> E-mail <u>craig@corporateassetpartners.com</u>	
	City <u>San Antonio</u> State <u>TX</u> Zip <u>78232</u>	
Developer	Name <u>Corporate Asset Partners LLC</u> Phone <u>(210) 667-6466</u>	
	Address <u>105 Sequoia Drive</u> E-mail <u>craig@corporateassetpartners.com</u>	
	City <u>San Antonio</u> State <u>Texas</u> Zip <u>78232</u>	
	Contact Person <u>Craig J Garansuay, Managing Member</u>	
Engineer	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>mario@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	
	Contact Person <u>Mario A. Reyna, P.E.</u>	
Surveyor	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	

JUL 01 2022

BY: CW



## Proposed Plat Submittal

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

### PLAT TO SHOW:

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

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

Minimum Developer's Requirements Submitted with Application

Owners Signature

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

Signature  Date 06.13.2022

Print Name Mario A. Reyna, P.E.

Owner ☐

Authorized Agent ☒





TBPELS Firm # F-1435  
TBPELS # 10096900

# 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

November 28, 2023

Edgar Garcia, Planning Director  
City of McAllen Planning Department  
311 North 15<sup>th</sup> Street  
McAllen, Texas 78501

**Re: PARKE AT NOLANA SUBDIVISION – REQUEST FOR EXTENSION**

Dear Mr. Garcia:

On behalf of the owner, Parke at Nolana, LLC, a Texas limited liability company, Craig Garansuay, Manager, Melden & Hunt, Inc. is requesting a six-month extension on the above referenced subdivision plat. According to our records, the Planning and Zoning Commission gave the plat preliminary approval on July 19, 2022. The owners are requesting an additional six-month time frame.

Your consideration on this request at your next board meeting is appreciated. If you have any questions and/or require additional information, please do not hesitate to contact me.

Respectfully,



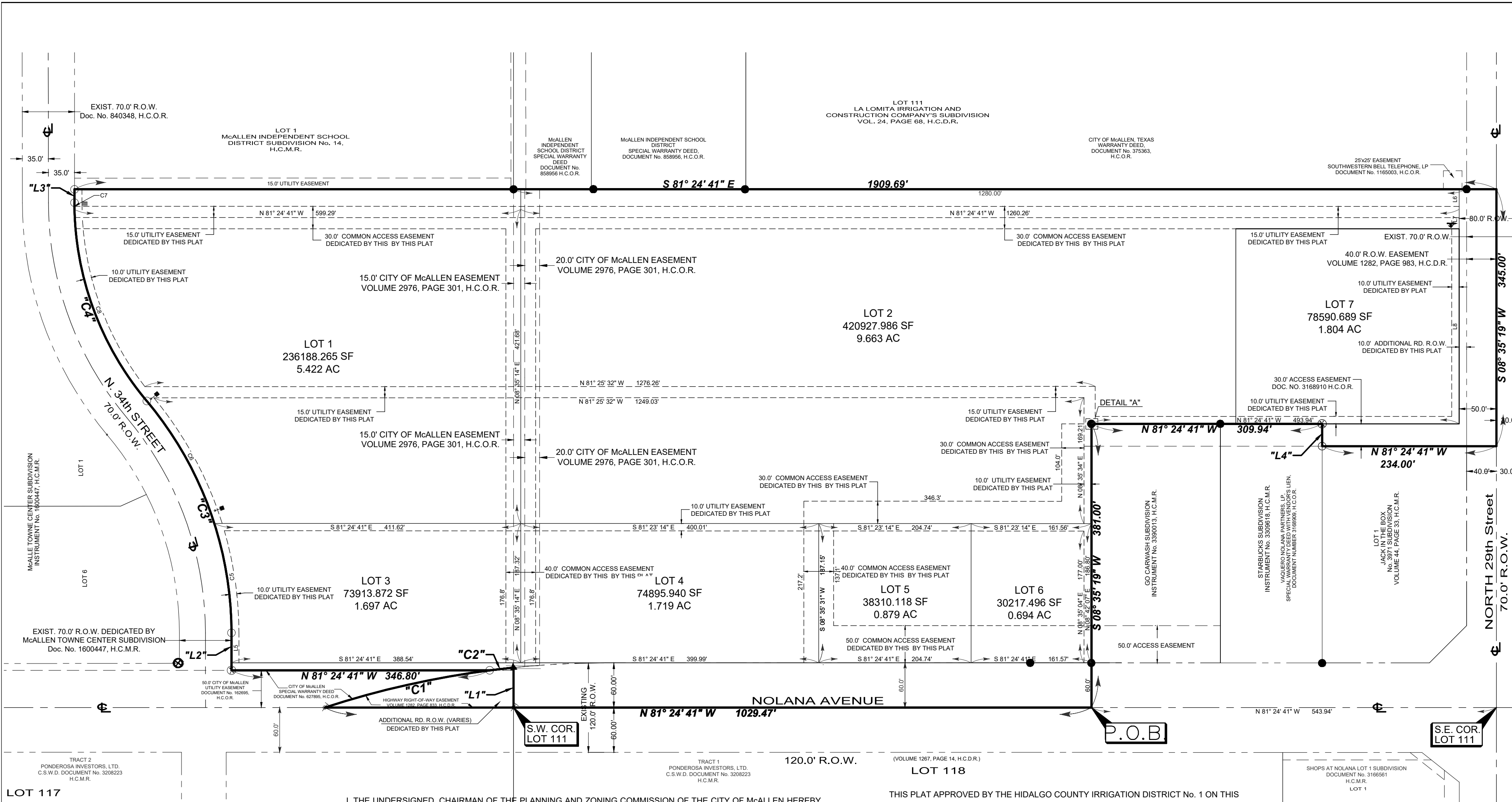
Mario A. Reyna, P.E.  
President

Cc: Parke at Nolana, LLC, a Texas limited liability company









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 \_\_\_\_\_

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.

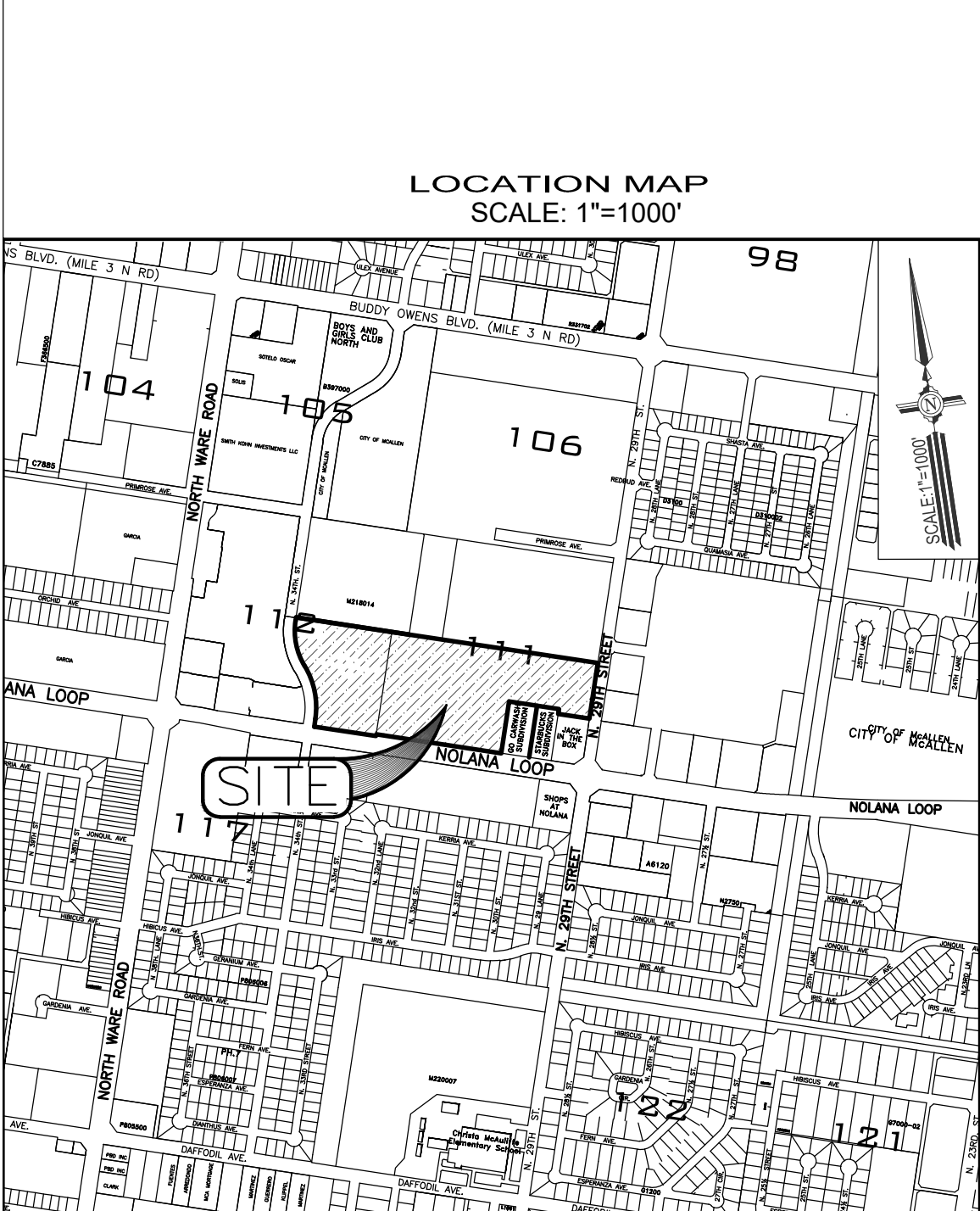
MAYOR, CITY OF McALLEN \_\_\_\_\_ DATE \_\_\_\_\_

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

**LEGEND**

- FOUND NO. 4 REBAR
- ⊙ SET SQUARE CUT
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- ⦿ SET NAIL

R.O.W. - RIGHT OF WAY  
H.C.D.R. - HIDALGO COUNTY DEED RECORDS  
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS  
S.E. COR. - SOUTHEAST CORNER  
Sq. Ft. - SQUARE FEET  
P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCING  
AC. - OF ONE ACRE  
C. - CENTER LINE



Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
"C1"	012° 19' 51"	1205.94	259.53	130.27	259.03	N 86° 37' 46" E
"C2"	001° 31' 51"	1205.94	32.22	16.11	32.22	N 87° 58' 18" W
"C3"	036° 57' 04"	485.00	338.18	176.29	331.37	N 11° 27' 43" W
"C4"	036° 56' 44"	414.99	289.32	150.82	283.50	N 11° 27' 53" W
C5	017° 39' 15"	485.00	149.44	73.32	148.85	N 00° 18' 49" W
C6	022° 17' 49"	485.00	188.74	95.58	187.55	N 20° 17' 21" W
C7	036° 56' 44"	414.99	289.32	150.82	283.50	N 11° 27' 53" E
C8	036° 56' 44"	414.99	289.32	150.82	283.50	S 11° 27' 53" E

Line Table		
Line #	Direction	Length
"L1"	S 08° 35' 19" W	53.68
"L2"	N 08° 30' 49" E	50.27
"L3"	N 08° 30' 29" E	18.13
"L4"	N 08° 35' 19" E	30.00
L5	N 08° 30' 49" E	40.27
L6	S 08° 35' 19" W	53.00
L7	S 08° 35' 19" W	53.00
L8	S 08° 35' 19" W	261.97

DRAWN BY: R. DE JESUS DATE: 12-15-2022  
SURVEYED, CHECKED: \_\_\_\_\_ DATE: \_\_\_\_\_  
FINAL CHECK: \_\_\_\_\_ DATE: \_\_\_\_\_

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

## SUBDIVISION MAP OF PARKE AT NOLANA SUBDIVISION

BEING A SUBDIVISION OF 23.741 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 111 AND 112, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, HIDALGO COUNTY DEED RECORDS.

### METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 23.741 ACRES SITUATED IN THE CITY OF McALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 111 AND 112, LA LOMITA IRRIGATION AND CONSTRUCTION SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, HIDALGO COUNTY MAP RECORDS, SAID 23.741 ACRES BEING IN PART OUT OF A TRACT OF LAND CONVEYED TO SAID SHUAIB & HASAN H. MOHAMMED BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 818528, AND OUT OF A TRACT OF LAND CONVEYED TO SUSAN HINDMAN BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 2675576, HIDALGO COUNTY OFFICIAL RECORDS, SAID 23.741 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 111;

THENCE, N 81° 24' 41" W ALONG THE SOUTH LINE OF SAID LOT 111, A DISTANCE OF 543.94 FEET TO A NAIL SET, FOR THE SOUTHERMOST SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 81° 24' 41" W ALONG THE SOUTH LINE OF SAID LOT 111, AT A DISTANCE OF 776.06 FEET PASS A NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 111, CONTINUING A TOTAL DISTANCE OF 1,029.47 TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

2. THENCE, IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 10° 48' 05", A RADIUS OF 1,205.94 FEET, AN ARC LENGTH OF 227.35 FEET, A TANGENT OF 114.01 FEET, AND A CHORD THAT BEARS N 85° 51' 53" E A DISTANCE OF 227.01 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

3. THENCE, N 81° 24' 41" W A DISTANCE OF 346.80 FEET TO AN "X" MARK SET ON CONCRETE FOR THE NORTHERNMOST SOUTHWEST CORNER OF THIS TRACT;

4. THENCE, N 08° 30' 49" E A DISTANCE OF 50.27 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;

5. THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 39° 57' 04", A RADIUS OF 485.00 FEET, AN ARC LENGTH OF 338.18 FEET, A TANGENT OF 150.82 FEET, AND A CHORD THAT BEARS N 11° 27' 53" W A DISTANCE OF 331.37 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;

6. THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 39° 56' 44", A RADIUS OF 414.99 FEET, AN ARC LENGTH OF 289.32 FEET, A TANGENT OF 150.82 FEET, AND A CHORD THAT BEARS N 11° 27' 53" W A DISTANCE OF 283.50 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;

7. THENCE, N 08° 30' 29" E A DISTANCE OF 18.13 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;

8. THENCE, S 81° 24' 41" E AT A DISTANCE OF 589.69 FEET PASS A NO. 4 REBAR FOUND ON THE EAST LINE OF SAID LOT 112 AND THE WEST LINE OF SAID LOT 111, AT A DISTANCE OF 1,869.69 FEET PASS A NO. 4 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF NORTH 29<sup>TH</sup> STREET, CONTINUING A TOTAL DISTANCE OF 1,869.69 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF THIS TRACT;

9. THENCE, S 08° 35' 19" W WITHIN THE EXISTING RIGHT-OF-WAY OF NORTH 29<sup>TH</sup> STREET, A DISTANCE OF 345.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;

10. THENCE, N 81° 24' 41" W AT A DISTANCE OF 40.00 FEET PASS THE WEST RIGHT-OF-WAY LINE OF NORTH 29<sup>TH</sup> STREET, CONTINUING A TOTAL DISTANCE OF 234.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

11. THENCE, N 08° 35' 19" E A DISTANCE OF 30.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

12. THENCE, N 81° 24' 41" W A DISTANCE OF 309.94 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

13. THENCE, S 08° 35' 19" W AT A DISTANCE OF 321.00 FEET PASS A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF NOLANA AVENUE, CONTINUING A TOTAL DISTANCE OF 381.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.741 ACRES OF WHICH 0.317 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF NORTH 29<sup>TH</sup> STREET AND 1.247 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF NOLANA AVENUE, LEAVING A NET OF 22.177 ACRES OF LAND, MORE OR LESS.

15. No curb cut, access, or lot frontage permitted along Nolana Avenue for lots 3, 4, 5 & 6.

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

THE STATE OF TEXAS  
COUNTY OF HIDALGO

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

CRAIG J. GARANSWAY  
PARKE AT NOLANA, LLC.  
A TEXAS LIMITED LIABILITY COMPANY  
105 SQUIVA DRIVE  
SAN ANTONIO, TX 78232

THE STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

STATE OF TEXAS  
COUNTY OF HIDALGO

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

MERTON B. GOLDMAN, TRUSTEE  
FLTX INVESTMENTS, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
1800 LEE TREVINO  
EL PASO, TEXAS, 79936

THE STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

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

DATE PREPARED: 12/15/2022 DATE REVISED: 06/29/2023  
ENGINEERING JOB # 22021.0

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

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

DATE SURVEYED: 10/27/21& 04/25/22  
T-1137 PG. 9 & 52, SURVEY JOB # 22311.08-21804.08



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

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

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

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





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 12/14/2023

SUBDIVISION NAME: PARKE AT NOLANA SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>North 29th Street: Dedication as required for 50 ft. from centerline for 100 ft. ROW  Paving: 65 ft. Curb &amp; gutter: Both sides  Pending Items:  - Provide details regarding existing dedications, 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>Nolana Avenue: Dedication as required for 60 ft. from centerline for 120 ft. total ROW.  Paving: 65 ft. Curb &amp; gutter: Both sides  Revisions Needed:  - Clarify and show dedication along lot 3 as to ensure compliance with ROW requirements as noted above, finalize prior to final. A detail on plat will be acceptable.  **Subdivision Ordinance: Section 134-105  **Monies must be escrowed if improvements are required prior to recording.  **COM Thoroughfare Plan</p>	Non-compliance
<p>N. 34th Street: 70 ft. total ROW  Paving: approximately 40 ft. - 44 ft. Curb &amp; gutter: Both Sides  Pending Items:  - Show existing ROW along the curve prior to final.  **Subdivision Ordinance: Section 134-105  **Monies must be escrowed if improvements are required prior to recording.  **COM Thoroughfare Plan</p>	Non-compliance
<p>Paving _____ Curb &amp; gutter _____  **Subdivision Ordinance: Section 134-105  **Monies must be escrowed if improvements are required prior to final  **COM Thoroughfare Plan</p>	Applied

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



<p>* 1,200 ft. Block Length. Revisions Needed: - Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 1200 ft. maximum block length requirement. **Subdivision Ordinance: Section 134-118</p> <p>* A variance application to the 1,200 block length requirement and N/S quarter mile collector has been submitted by the engineer on December 1, 2023, and approved administratively by staff. The engineer has mentioned that there is no stub out on the north side to connect; therefore, a N/S collector is not feasible. The latest submitted plat shows common access easements on the plat, including a 40 ft. N/S common access easement running between lots 1&amp;2 and Lots 3&amp;4. The property's depth will be approximately 1,859 ft. at its deepest point, after ROW dedication. None of the development departments opposed the requested variance(s). The variance request was reviewed and approved administratively by staff for the following reasons: 1. 35 ft. ROW for a N/S Collector (N. 33rd St.) and 70 ft. E/W Collector (Primrose Ave.) which was dedicated by McAllen Independent School District Subdivision No.9 was abandoned by the City Commission on August 14, 2000 (Ordinance No.2000-62). Therefore, there is no other N/S Collector on the north side for connection. 2. N. 34th Street on the west side of the subdivision has become the new N/S Collector in this area. It also aligns more to the east side, as it goes to the north.</p> <p>* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105</p>	<p>Applied</p> <p>NA</p> <p>NA</p>
<p><b>ALLEYS</b></p>	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties and multi-family properties. Revisions Needed: - Revise the intersection of common access easements to include 25 ft. x 25 ft. corner clip prior to final. - Clarify/revise the access easement shown on the south side of Lot 7 as it has not been shown as part of Lot 7. Based on the referenced document, it does not seem to be public ROW. If it is part of Lot 7, extend the east boundary line of Lot 7 to the south and show the existing easement with dashed lines. Review and revise as applicable prior final. - Ensure that access points regarding any access/service drive easements are in compliance with Traffic &amp; Fire Department requirements, finalize prior to final. - Ensure all existing dedications for surrounding plats are included, prior to final. Ex. Go Carwash, Starbucks, etc. finalize prior to final. **Subdivision Ordinance: Section 134-106</p>	<p>Non-compliance</p>
<p><b>SETBACKS</b></p>	
<p>* Front: Nolana Avenue/ N. 29th Street/ N. 34th Street :In accordance with the zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies.</p> <p>Revisions needed: - Clarify/revise the setback note as shown above prior to final. - Proposing 60 ft. or in line with existing structures, approved site plan, or greater for easements, whichever is greater applies. ***Zoning Ordinance: Section 138-356,138-367</p>	<p>Non-compliance</p>

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



<p>Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: - Revise wording for note as noted above, prior to final. - There are two rear setback written on the plat note. Remove one prior to final. **5 ft. minimum setback is required from any proposed service drives. **Zoning Ordinance: Section 138-356</p> <p>* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: - Revise wording for note as noted above, prior to final. **Zoning Ordinance: Section 138-356</p> <p>* Corner: See front setback note. - Corner setback could be combined with front setback as shown above. Finalize prior to final. **Zoning Ordinance: Section 138-356</p> <p>* Garage _____ **Zoning Ordinance: Section 138-356</p> <p><b>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</b></p>	Non-compliance
	Required
	Required
	NA
	Applied
<b>SIDEWALKS</b>	
<p>* 4 ft. wide minimum sidewalk required on Nolana Avenue, N. 29th Street, and N. 34th Street Revisions needed: - Revise sidewalk note as shown above prior to final. If 5 ft. is based on the Engineering Dept. requirements, only change 4 ft. to 5 ft. - Proposing: 5 ft. wide minimum sidewalk required on Nolana Avenue, N. 29th Street, and N. 34th Street AT BUILDING PERMIT STAGE. **5 ft. sidewalk may be required as per Engineering Department prior to final. **Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Non-compliance
	Required
<b>BUFFERS</b>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
	Applied
	Required
<b>NOTES</b>	
<p>* No curb cut, access, or lot frontage permitted along Nolana Ave. for Lots 3,4, 5 and Common Lot 6. - Clarify the location of proposed curb cuts to finalize wording for Plat note #15 (shown above) prior to final. **Must comply with City Access Management Policy</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	Required
	Required



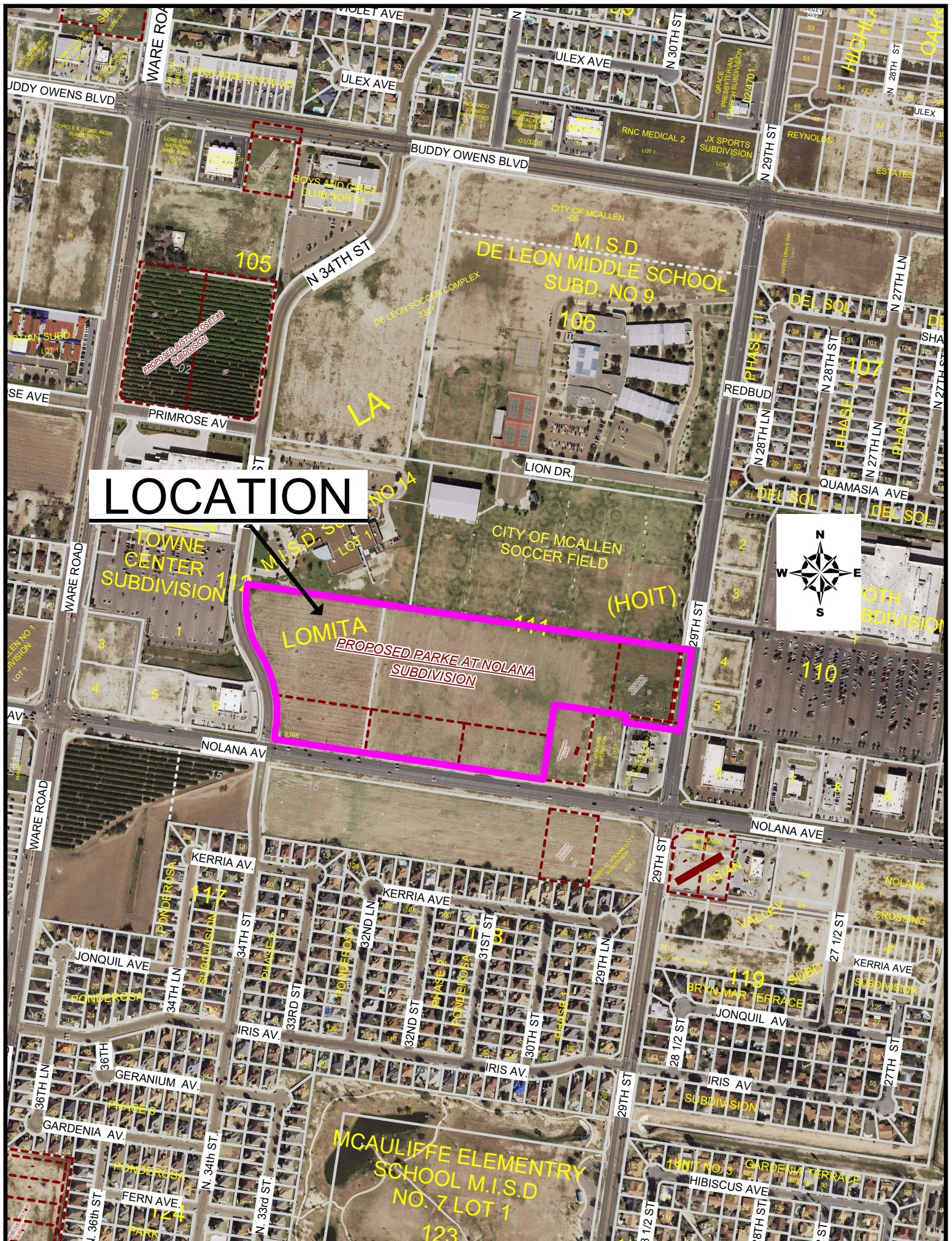
<ul style="list-style-type: none"> <li>* Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>- Clarify if there are any gates proposed OR Revise plat note #12 as shown above prior to final.</li> <li>- Proposing: Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>- Remove plat note #12 prior to final as it is not a required plat note.</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Required
	Non-compliance
	NA
	NA
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area</li> <li>**Zoning Ordinance: Section 138-356</li> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Applied
	Applied
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: C-3 Proposed: C-3</li> <li>***Zoning Ordinance: Article V</li> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>	Applied
	NA
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> <li>- Submitted application dated July 1, 2022, proposes a commercial development. Park Land dedication does not apply to commercial subdivisions.</li> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</li> <li>- Submitted application dated July 1, 2022, proposes a commercial development. Park Land dedication does not apply to commercial subdivisions.</li> <li>* Pending review by the City Manager's Office.</li> <li>- Submitted application dated July 1, 2022, proposes a commercial development. Park Land dedication does not apply to commercial subdivisions.</li> </ul>	NA
	NA
	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>*** As per Traffic Department, TIA approved with conditions, please refer to conditions noted in Traffic Review.</li> <li>** As per Traffic Department, TIA approved with conditions, please refer to conditions noted in Traffic Review.</li> </ul>	Applied
	Required

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



COMMENTS	
<p>Comments/Revisions needed:</p> <ul style="list-style-type: none"> <li>- Based on plat note No. 13, Lot 6 is for detention. Rename Lot 6 to "Common Lot 6" prior to final.</li> <li>- Lot lines have various weights and some could not be easily distinguished from the easement lines. Use the same line weight used for the north and east side of Lot 7 for all Lot lines and use dashed lines for all easement lines prior to final.</li> <li>- Some labels are illegible as they have been hindered by other labels. Review and revise as applicable prior to final.</li> <li>- All signature blocks must comply with Sec 134-61 of the subdivision ordinance prior to recording.</li> <li>* Must comply with City's Access Management Policy.</li> </ul> <p>** A variance application to the 1,200 block length requirement and N/S quarter mile collector has been submitted by the engineer on December 1, 2023, and approved administratively by staff.</p> <p>The engineer has mentioned that there is no stub out on the north side to connect; therefore, a N/S collector is not feasible. The latest submitted plat shows common access easements on the plat, including a 40 ft. N/S common access easement running between lots 1&amp;2 and Lots 3&amp;4. The property's depth will be approximately 1,859 ft. at its deepest point, after ROW dedication. None of the development departments opposed the requested variance(s). The variance request was reviewed and approved administratively by staff for the following reasons:</p> <ol style="list-style-type: none"> <li>1. 35 ft. ROW for a N/S Collector (N. 33rd St.) and 70 ft. E/W Collector (Primrose Ave.) which was dedicated by McAllen Independent School District Subdivision No.9 was abandoned by the City Commission on August 14, 2000 (Ordinance No.2000-62). Therefore, there is no other N/S Collector on the north side for connection.</li> <li>2. N. 34th Street on the west side of the subdivision has become the new N/S Collector in this area. It also aligns more to the east side, as it goes to the north.</li> </ol>	Non-compliance
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY SIX-MONTH EXTENSION FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.</p>	Applied







Sub 2023-0032

# City of McAllen

## Planning Department

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

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

COMPLETED

APR 06 2023

Name: NM

E. KF



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

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

### **PLAT TO SHOW:**

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

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

Owners Signature

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

Signature  Date March 28, 2023

Print Name Steve Spoor, P.E.

Owner ☐ Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application

COMPLETED

APR 06 2023

Name: Natalie



**PLAT MAP**

**CITY OF McALLEN, TEXAS**

**PROPOSED MCA CITY CENTER SUBDIVISION**

**LOT 10**

**LOT 15**

**LOT 1**

**LOT 2**

**LOT 3**

**LOT 4**

**LOT 5**

**LOT 6**

**LOT 7**

**LOT 8**

**LOT 9**

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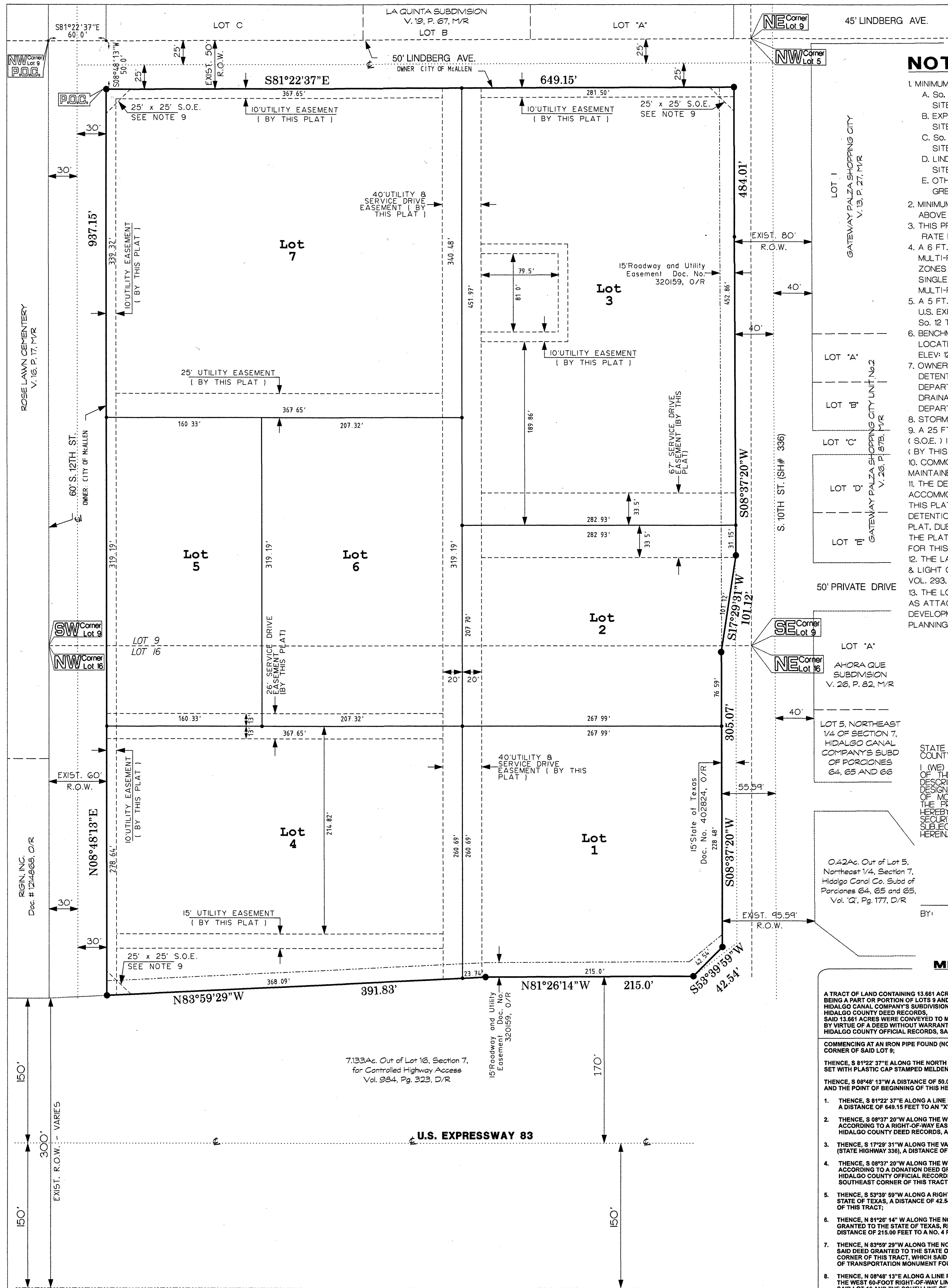
**LOT 251**

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**LOT 254**</





### NOTES:

- MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
  - So. 10TH STREET - 50 FEET OR GREATER FOR APPROVED SITE PLAN OR GREATER FOR EASEMENTS.
  - EXPRESSWAY 83 - 75 FEET OR GREATER FOR APPROVED SITE PLAN OR GREATER FOR EASEMENTS.
  - So. 12TH ST. - 10 FEET OR GREATER FOR APPROVED SITE PLAN OR GREATER FOR EASEMENTS.
  - LINDBERG AVE. - 30 FEET OR GREATER FOR APPROVED SITE PLAN OR GREATER FOR EASEMENTS.
  - OTHERS - ACCORDING TO ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
- THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0010C, REVISED NOVEMBER 2, 1982.
- A 6 FT. OPAQUE BUFFER IS REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES / USES. AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES / USES.
- A 5 FT. SIDEWALK IS REQUIRED ALONG So. 10 TH ST. AND U.S. EXPRESSWAY 83 AND A 4 FT. SIDEWALK IS REQUIRED ALONG So. 12 TH ST. AND LINDBERG AVE.
- BENCHMARK - STATION NAME: MC 82 SET BY ARANDA AND ASSOC. LOCATED AT N.W. CORNER OF JACKSON AVE. AND BROADWAY AVE. ELEV: 125.01 (NAVD88).
- OWNER IS REQUIRED TO PROVIDE AND ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT, MASTER DRAINAGE AND DETENTION IS ON FILE AT THE CITY ENGINEERING DEPARTMENT.
- STORM WATER DETENTION REQUIRED IS 102 ACRE-FEET (44,600 C.F.).
- A 25 FT. BY 25 FT. TRIANGULAR SIGHT OBSTRUCTION EASEMENT (S.O.E.) IS REQUIRED AT ALL STREET RIGHTS-OF-WAY INTERSECTIONS. (BY THIS PLAT.)
- COMMON AREAS, AND SERVICE DRIVES EASEMENTS TO BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT. DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- THE LAND SHOWN IS SUBJECT TO EASEMENT TO CENTRAL POWER & LIGHT CO. AS DESCRIBED IN VOL. 293, PG. 548, DEED RECORDS, HIDALGO COUNTY TEXAS.
- THE LOTS SHOWN HEREON ARE SUBJECT TO AN APPROVED SITE PLAN AS ATTACHED TO THE CONDITIONAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT ON FILE IN THE OFFICE OF THE CITY OF McALLEN PLANNING DEPARTMENT.

### METES & BOUNDS

A TRACT OF LAND CONTAINING 13.661 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OF LOTS 9 AND 16 IN THE NORTHWEST QUARTER (1/4) OF SECTION 7, HIDALGO CANAL COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, HIDALGO COUNTY DEED RECORDS, BY VIRTUE OF A DEED WITHOUT WARRANTY, RECORDED UNDER DOCUMENT NUMBER 2689441, HIDALGO COUNTY OFFICIAL RECORDS, SAID 13.661 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE FOUND (NORTHING: 1659555.996, EASTING: 1071434.793) FOR THE NORTHWEST CORNER OF SAID LOT 9;

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

THENCE, S 08°48'13"W A DISTANCE OF 50.00 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 81°22'37"E ALONG A LINE PARALLEL TO AND 50.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 64.15 FEET TO AN "X" MARK CUT IN CONCRETE FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 09°37'20"W ALONG THE WEST 60-FOOT RIGHT-OF-WAY LINE OF SOUTH 10TH STREET (STATE HIGHWAY 330), ACCORDING TO A RIGHT-OF-WAY EASEMENT GRANTED TO THE STATE OF TEXAS RECORDED IN VOLUME 884, PAGE 361, HIDALGO COUNTY DEED RECORDS, A DISTANCE OF 484.01 FEET TO A PK NAIL FOUND FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 17°23'31"W ALONG THE VARYING WIDTH WEST RIGHT-OF-WAY LINE OF SAID SOUTH 10TH STREET (STATE HIGHWAY 330), A DISTANCE OF 101.12 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 09°37'20"W ALONG THE WEST 60-FOOT RIGHT-OF-WAY LINE OF SAID SOUTH 10TH STREET (STATE HIGHWAY 330), ACCORDING TO A DONATION DEED GRANTED TO THE STATE OF TEXAS, RECORDED UNDER DOCUMENT NUMBER 402624, HIDALGO COUNTY OFFICIAL RECORDS, A DISTANCE OF 305.07 FEET TO A NO. 4 REBAR FOUND FOR THE EASTERMOST SOUTHEAST CORNER OF THIS TRACT;
- THENCE, S 53°39'59"W ALONG A RIGHT-OF-WAY CLIP LINE, ACCORDING TO SAID DONATION DEED GRANTED TO THE STATE OF TEXAS, A DISTANCE OF 42.54 FEET TO A NO. 4 REBAR FOUND FOR THE WESTERMOST SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81°26'14"W ALONG THE NORTH 320-FOOT RIGHT-OF-WAY LINE OF U.S. EXPRESSWAY 83, ACCORDING TO A DEED GRANTED TO THE STATE OF TEXAS, RECORDED IN VOLUME 884, PAGE 323, HIDALGO COUNTY DEED RECORDS, A DISTANCE OF 215.00 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, N 83°59'28"W ALONG THE NORTH 320-FOOT RIGHT-OF-WAY LINE OF SAID U.S. EXPRESSWAY 83, ACCORDING TO SAID DEED GRANTED TO THE STATE OF TEXAS, A DISTANCE OF 391.83 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT, WHICH SAID CORNER BEARS S 83°59'28"E A DISTANCE OF 60.07 FEET FROM A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND (NORTHING: 16594577.304, EASTING: 1071283.281);
- THENCE, N 08°48'13"E ALONG A LINE PARALLEL TO AND 60.00 FEET EAST OF THE WEST LINES OF SAID LOTS 16 AND 9 AND THE WEST 60-FOOT RIGHT-OF-WAY LINE OF SOUTH 12TH STREET, AT A DISTANCE OF 390.72 FEET PASS THE NORTH LINE OF SAID LOT 16 AND THE SOUTH LINE OF SAID LOT 9, CONTINUING FOR A TOTAL DISTANCE OF 937.15 FEET TO THE POINT OF BEGINNING, AND CONTAINING 13.661 ACRES OF LAND, MORE OR LESS.



## McALLEN CITY CENTER SUBDIVISION

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

STATE OF TEXAS:  
COUNTY OF HIDALGO:

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

McAllen CityCenter, LTD,  
a Texas limited partnership

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

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

STATE OF TEXAS:  
COUNTY OF HIDALGO:

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

NOTARY PUBLIC

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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS:  
COUNTY OF HIDALGO:

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

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

DATE

STATE OF TEXAS:  
COUNTY OF HIDALGO:

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



By: *Stephen Spoor*  
REGISTERED PROFESSIONAL ENGINEER  
P. E. REGISTRATION NO. 56752

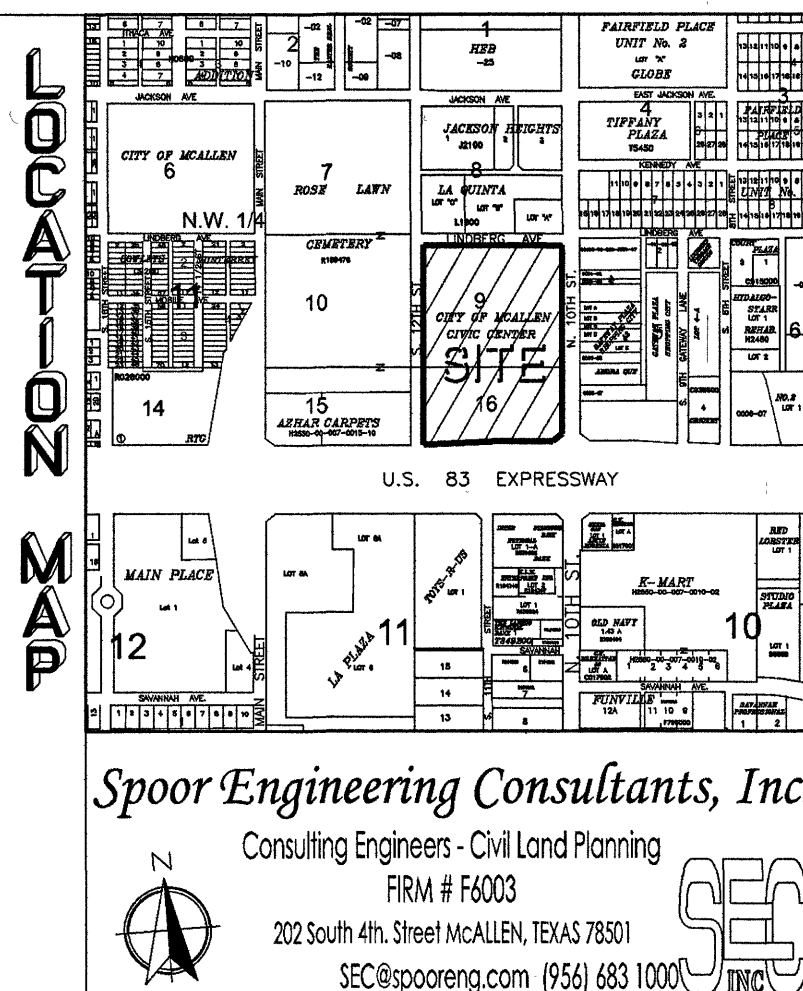
I, THE UNDERSIGNED MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION REGULATIONS OF THIS CITY WHERE IN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McAllen DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.20(a) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

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

DATE







# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 12/14/2023

### SUBDIVISION NAME: MCALLEN CITY CENTER SUBDIVISION

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

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

Revisions needed:

- Show ROW dedication as noted above or submit a variance request for staff review and possible Board's action prior to final.
- Provide a copy of the roadway and easement document referenced on the plat for staff review prior to final.

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Non-compliance

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

Paving: By State Curb & gutter: By State

Revisions needed:

- Label centerline to finalize the ROW requirements prior to final.
- Show the total ROW and ROW from the centerline after dedication, if applicable.
- Reference the document number for the existing ROW on the plat and provide a copy for staff review prior to final.
- Provide a copy of the roadway and easement document referenced on the plat for staff review prior to final.
- There is a 15 ft. Roadway and Utility Easement shown being part of Lot 3 by a separate document. Provide copy for staff review and clarify if it is part of Street ROW. If it is, it should not be shown as part of Lot 3. Clarify & revise as applicable prior to final.
- Show the ROW dedication as noted above or submit a variance for staff review and possible Board's action prior to final.

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Non-compliance

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

Paving: 40 ft. Curb & gutter: Both sides

Revisions as needed:

- Reference the document number on the plat for any existing ROW and provide a copy of the plat for staff review prior to Final.
- Clarify/remove the E/W solid line shown on the south side of S. 12th Street and the dashed line shown on the north side of S 12th Street prior to final. Review and revise as applicable prior to final.

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Non-compliance

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



<p>Lindberg Avenue: Dedication as needed for 30 ft. from centerline for total 60 ft. of ROW  Paving: 40 ft. Curb &amp; gutter: Both sides  Revisions as needed:  - Reference the document number on the plat and provide a copy of the plat for staff review prior to Final.  - Show the total ROW and ROW from the centerline after the ROW dedication on the plat prior to final.  - Show the dedication as noted above or request a variance for staff review and possible Board's action prior to final.  **Subdivision Ordinance: Section 134-105  **Monies must be escrowed if improvements are required prior to final  **COM Thoroughfare Plan</p> <p>* 1,200 ft. Block Length  **Subdivision Ordinance: Section 134-118</p> <p>* 900 ft. Block Length for R-3T and R-3C Zone Districts  **Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac  **Subdivision Ordinance: Section 134-105</p>	Non-compliance
	Applied
	NA
	Applied
<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: 16 ft.  *Alley/service drive easement required for commercial properties.  * Proposing: 26 ft. - 67 ft. service drive easement  - Revise the label for service drive easement to "Private service drive easement" prior to final.  - Curb cut locations must be approved by all development departments including Traffic Department prior to final.  **Subdivision Ordinance: Section 134-106</p>	Non-compliance
<b>SETBACKS</b>	
<p>*Front: In accordance with the Zoning Ordinance or greater for easements or approved site plan/PUD or inline with existing structures, whichever is greater applies.  Revisions Needed:  -Clarify/revise note as shown above prior to final.  -Proposed:  So. 10th Street: 50 ft. or greater for approved site plan or greater for easements  Expressway 83: 75 ft. or greater for approved site plan or greater for easements  So. 16th Street: 30 ft. or greater for approved site plan or greater for easements  Lindberg Ave.: 30 ft. or greater for approved site plan or greater for easements  **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>*Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan/PUD, whichever is greater applies.  Revisions Needed:  - Clarify/revise note as shown above prior to final.  - Proposed:  Others: According to Zoning Ordinance or greater for approved site plan or easements  **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan/PUD, whichever is greater applies.  Revisions Needed:  - Clarify/revise note as shown above prior to final.  - Proposed:  Others: According to Zoning Ordinance or greater for approved site plan or easements  **Zoning Ordinance: Section 138-356</p>	Non-compliance



<ul style="list-style-type: none"> <li>* Corner: In accordance with the Zoning Ordinance or greater for easements or approved site plan or PUD, whichever is greater applies.</li> <li>Revisions Needed: <ul style="list-style-type: none"> <li>- Clarify/revise note as shown above prior to final.</li> <li>- Proposed:</li> </ul> </li> <li>Others: According to Zoning Ordinance or greater for approved site plan or easements</li> <li>**Zoning Ordinance: Section 138-356</li> <li>* Garage _____</li> <li>**Zoning Ordinance: Section 138-356</li> <li>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</li> </ul>	Non-compliance
	NA
	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required on Expressway 83, South 10th Street, South 12th Street, and Lindberg Avenue.</li> <li>- Sidewalk requirement may increase to 5 ft. per Engineering Department prior to final. Revise plat note #5 as applicable prior to final.</li> <li>- If Engineering Dept. requires 5 ft. sidewalk on Expressway 83 and South 10th Street, the rest of the note should be as "and a 4 ft. wide minimum sidewalk...". Review and finalize prior to final.</li> <li>* Proposing: a 5 ft. sidewalk required on Expressway 83, South 10th Street, and a 4 ft. sidewalk required along South 12th Street, and Lindberg Avenue.</li> <li>**Subdivision Ordinance: Section 134-120</li> <li>* Perimeter sidewalks must be built or money escrowed if not built at this time.</li> </ul>	Required
	Required
<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses</li> <li>**Landscaping Ordinance: Section 110-46</li> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses</li> <li>**Landscaping Ordinance: Section 110-46</li> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Applied
	Applied
	Applied
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along _____</li> <li>- Curb cut locations must be approved by all development departments including Traffic Department prior to final.</li> <li>**Must comply with City Access Management Policy</li> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>* Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> </ul>	TBD
	Applied
	Applied
	Applied



<ul style="list-style-type: none"> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	NA
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: C-3 Proposed: C-3</li> <li>***Zoning Ordinance: Article V</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>	NA
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> <li>* Based on the application submitted on April 6, 2023, the proposed subdivision is for commercial development. Park fees do not apply to commercial development, unless changed to residential.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</li> <li>* Based on the application submitted on April 6, 2023, the proposed subdivision is for commercial development. Park fees do not apply to commercial development, unless changed to residential.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Pending review by the City Manager's office.</li> <li>* Based on the application submitted on April 6, 2023, the proposed subdivision is for commercial development. Park fees do not apply to commercial development, unless changed to residential.</li> </ul>	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> </ul>	TBD
<b>COMMENTS</b>	
<p>Comments:</p> <ul style="list-style-type: none"> <li>- A CUP for a Planned Unit Development might be required prior to final. If applicable, the requirements will be finalized based on the PUD conditions prior to final.</li> <li>- Provide the legal description of the properties on the west side of S. 12th Street.</li> <li>- Provide the LLC documents and authorization letter from the owners prior to final.</li> </ul> <p>*Must comply with City's Access Management Policy.</p>	Required

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

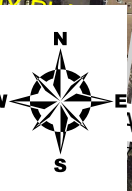


RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied





LOCATION



PROPOSED MCALEEN CITY CENTER  
PUD  
SUBDIVISION

EXPRESSWAY





City of McAllen

# Planning Department

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

## SUBDIVISION PLAT REVIEW APPLICATION

SUB2023-0134

Project Information	Subdivision Name <u>R GV Cold Storages - Boralis USA, Inc</u>	
	Legal Description <u>A 3.953 acre tract of land out of Lot 3, section 4, Hidalgo County Canal Company's Sub. Vol. Q. B. 177</u>	
	Location <u>1100 Military Hwy</u>	
	City Address or Block Number <u>1100 Military Hwy, Mc Allen, TX 78503</u>	
	Total No. of Lots <u>1</u>	Total Dwelling Units _____ Gross Acres <u>3.953</u> Net Acres <u>3.953</u>
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input type="checkbox"/> No	
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial ( <u>3.953</u> Acres) / <input type="checkbox"/> Residential ( _____ Lots) Replat: <input type="checkbox"/> Yes / <input type="checkbox"/> No	
	Existing Zoning <u>C-3</u> Proposed Zoning <u>I-1</u> Applied for Rezoning <input type="checkbox"/> No / <input checked="" type="checkbox"/> Yes: Date <u>10.10.23</u>	
	Existing Land Use <u>commercial</u> Proposed Land Use <u>Industrial</u>	
	Irrigation District # <u>3</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other _____	
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>189319, 189322, 189321, 189318</u>		
Estimated Rollback Tax Due <u>0</u> Tax Dept. Review <u>WPG</u>		
Owner	Name <u>Boralis USA, Inc</u>	Phone <u>(956) 239. 2150</u>
	Address <u>6713 S. 40th St.</u>	E-mail <u>jescortez37@hotmail.com</u>
	City <u>Mc Allen</u>	State <u>TX</u> Zip <u>78503</u>
Developer	Name <u>St. John River Group</u>	Phone <u>(956) 239 2150</u>
	Address <u>6713 S. 40th St.</u>	E-mail <u>jescortez37@hotmail.com</u>
	City <u>Mc Allen</u>	State <u>TX</u> Zip <u>78503</u>
	Contact Person <u>Jesus Cortez</u>	
Engineer	Name <u>CHLH Engineering, LLC</u>	Phone <u>(956) 222.5423</u>
	Address <u>701 S. 15th St.</u>	E-mail _____
	City <u>Mc Allen</u>	State <u>TX</u> Zip <u>78501</u>
	Contact Person <u>Cloromiro Hinajosa</u>	
Surveyor	Name <u>RC Consulting and Mapping</u>	Phone <u>(956) 960 8061</u>
	Address <u>2112 S. Sharyld. Ste 20</u>	E-mail <u>Roycastillosurvey@gmail.com</u>
	City <u>Mission</u>	State <u>TX</u> Zip <u>78572</u>

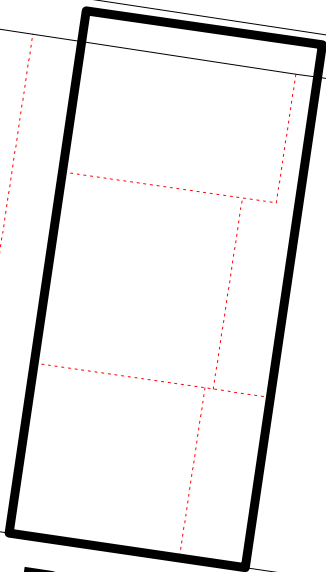
189320

KF





LOCATION



MILITARY HIGHWAY

10TH ST

10TH ST

PROPOSED

6400

INDUSTRIAL CENTER

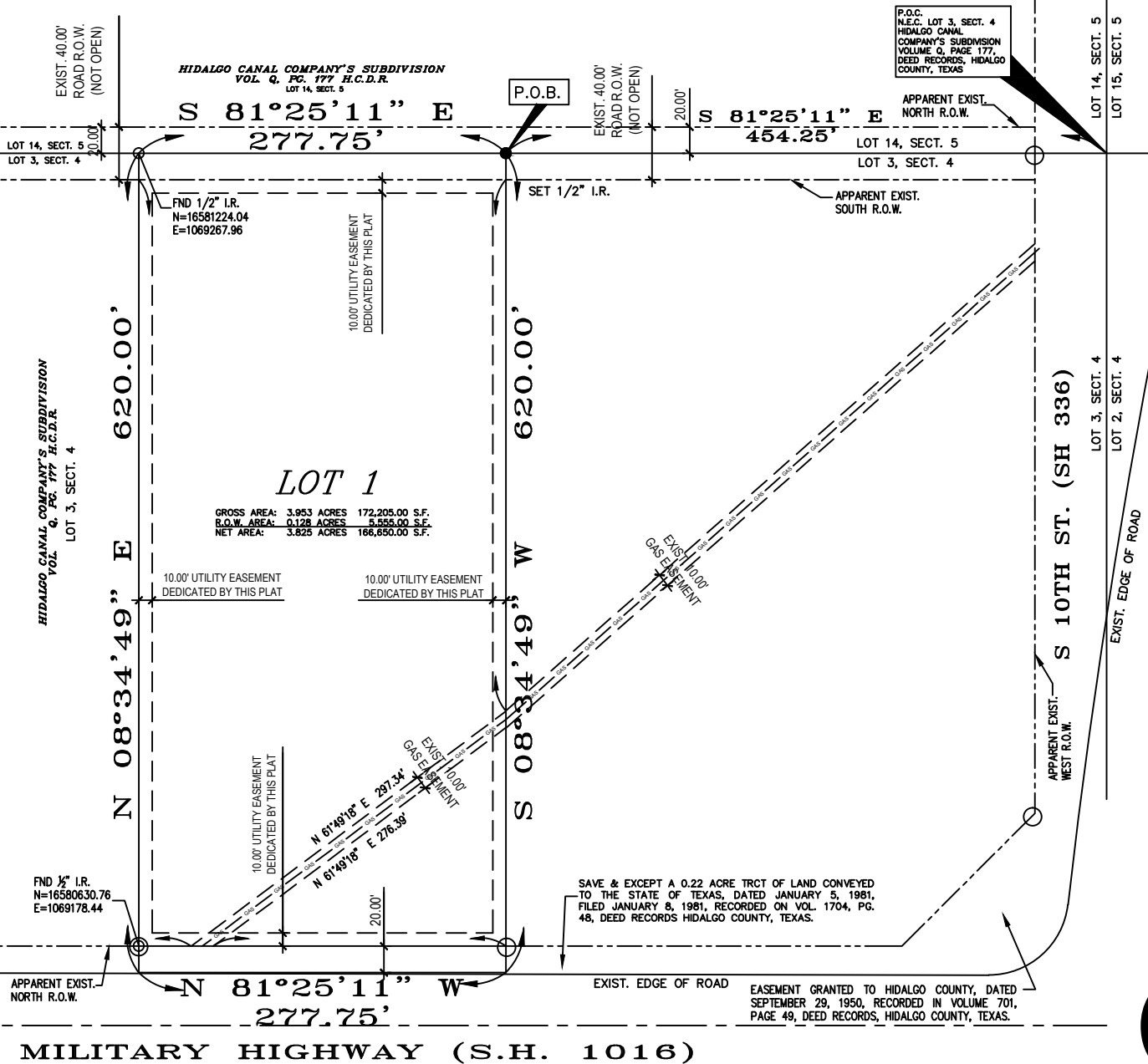
SUBDIVISION

VANESSA AVE

12TH ST

**B**DIVISION<sup>8</sup>





BEARING SHOWN BASED  
ON RECORD PLAT  
NOT TO SCALE

**CHLH**  
ENGINEERING, LLC

TBPE FIRM No. F-8719  
701 S. 15th STREET McALLEN, TX. 78501  
(956) 687-5560 (956) 687-5561 FAX

SUBDIVISION PLAT OF RGV COLD STORAGES BORALIS USA INC. SUBDIVISION  
MCALLEN, TEXAS





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 12/12/2023

### SUBDIVISION NAME: RGV COLD STORAGEES - BORALIS USA, INC

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

Military Highway (F.M. 1016): Dedication as needed for 75 feet from centerline for 150 feet total ROW.

Paving: 65-105 ft. Curb & gutter: Both sides

Revisions Needed:

- Show and label Centerline, total existing ROW, and existing ROW on both sides of the centerline, to determine dedication requirement prior to final.
- Show and label "additional ROW dedicated by this plat" to comply with dedication as noted above prior to final.
- Show the document number for any existing ROW on the plat and provide a copy for staff review prior to final.
- Clarify/remove existing edge of the road and only show ROW on the plat prior to final.
- All ROW requirements must be addressed prior to final.
- \*\*\*Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
- \*\*\*Monies must be escrowed if improvements are not constructed prior to recording.

Non-compliance

E/W Quarter Mile Collector (north boundary): Dedication as needed for 30 feet from centerline for 60 feet total ROW.

Paving: 40 ft. Curb & gutter: both sides

Revisions needed:

- Show and label Centerline, and "additional ROW dedicated by this plat" to comply with dedication as noted above prior to final.
- Show the document number for any existing ROW on the plat and provide a copy for staff review prior to final.
- Street names will be assigned by City prior to final.
- \*\*Subdivision Ordinance: Section 134-105
- \*\*Monies must be escrowed if improvements are required prior to recording
- \*\*COM Thoroughfare Plan

Non-compliance

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

\* 1,200 ft. Block Length

\*\*Subdivision Ordinance: Section 134-118

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

\*\*Subdivision Ordinance: Section 134-118

\* 600 ft. Maximum Cul-de-Sac

- No Cul-de-Sac is proposed.

\*\*Subdivision Ordinance: Section 134-105

Applied

Applied

NA

NA

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



<b>ALLEYS</b>	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/industrial properties. - Revise the plat to show alley/service drive easement or add a plat note as follows prior to final: A minimum 24 ft. private service drive for City Services to be established as part of site plan and must be maintained by lot owner and not the City of McAllen. **Subdivision Ordinance: Section 134-106	Non-compliance
<b>SETBACKS</b>	
* Front: According to the zoning ordinance, or greater for easements, or in line with average existing structures, or approved site plan, whichever is greater applies. - Revise the setback note as shown above prior to final. - Proposing: 45 ft. or greater for easements, or in line with existing, whichever is greater applies **Zoning Ordinance: Section 138-356 & 138-367	Non-compliance
* Rear: According to the zoning ordinance, or greater for easements, or approved site plan, whichever is greater applies. - Revise the setback note as shown above prior to final. - Proposing: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: According to the zoning ordinance, or greater for easements, or approved site plan, whichever is greater applies. - Revise the setback note as shown above prior to final. - Proposing: 6 ft. or greater for easements **Zoning Ordinance: Section 138-356	Non-compliance
* Corner _____ **Zoning Ordinance: Section 138-356	NA
* Garage - Remove the garage setback note prior to final, as it only applies to residential developments. - Proposing: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required on Military Highway and E/W Collector Street. - Finalize the ROW requirements to finalize the plat note prior to final. - Engineering Department may require 5 ft. sidewalk prior to final. - Proposing: 5 ft. wide sidewalk required on Military Highway. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required

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



NOTES	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
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: C-3 Proposed: I-1 * City Commission approved a rezoning request (REZ2023-0051) for the subject property from C-3 to I-1 District on December 11, 2023. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval * City Commission approved a rezoning request (REZ2023-0051) for the subject property from C-3 to I-1 District on December 11, 2023. ***Zoning Ordinance: Article V	Completed
PARKS	
* Land dedication in lieu of fee. ** As per the application submitted on November 28, 2023, the proposed development is for industrial use. Park fees do not apply to industrial developments.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording ** As per the application submitted on November 28, 2023, the proposed development is for industrial use. Park fees do not apply to industrial developments.	NA
* Pending review by the City Manager's Office. ** As per the application submitted on November 28, 2023, the proposed development is for industrial use. Park fees do not apply to industrial developments.	NA

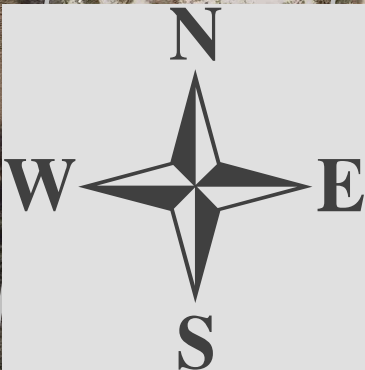
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**



<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
<b>COMMENTS</b>	
Comments: - Reference the document number for the gas easement and add dimensions from the lot corners to the gas easement prior to final. - Clarify the overlap on the proposed 10 ft. U.E. on the west side with the existing irrigation canal on. Review and revise as applicable prior to final. - Any abandonment must be done by separate process and not the plat. - Include the legal description of all adjacent properties on all sides, including on the south side of Military Highway, prior to final. - All signature blocks must comply with Sec. 134-61 of the subdivision ordinance prior to recording. *Must comply with City's Access Management Policy.	Non-compliance
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied



LOCATION



-10

+12

-03

-07

-02

-05

-06

MILITARY HIGHWAY

10TH ST

570

PROPOSED

6400

INDUSTRIAL CENTER

SUBDIVISION

VISION 8

10TH ST

VANESSA AVE

10TH ST



# City of McAllen

## Planning Department

SUB2023-0137

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

Project Information	Subdivision Name <u>McAllen Convention Center</u>	
	Legal Description <u>Lot 1A of McAllen Convention Center, Vol. 51, PG. 152 M.R.H.C.T.</u>	
	Location <u>Southeast corner of South Ware Road and Ithica Avenue</u>	
	City Address or Block Number <u>3400 EXPRESSWAY 83 MCALLEN, TX</u>	
	Total No. of Lots <u>1</u> Total Dwelling Units <u>n/a</u> Gross Acres <u>19.81</u> Net Acres <u>      </u>	
	<input type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input checked="" type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial ( <u>19.81</u> Acres)/ <input type="checkbox"/> Residential ( <u>      </u> Lots) Replat: <input checked="" type="checkbox"/> Yes/ <input type="checkbox"/> No	
	Existing Zoning <u>C-3</u> Proposed Zoning <u>n/a</u> Applied for Rezoning <input checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date <u>      </u>	
	Existing Land Use <u>Retail</u> Proposed Land Use <u>n/a</u>	
	Irrigation District # <u>      </u> Water CCN: <input checked="" type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other <u>      </u>	
Agricultural Exemption: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No Parcel # <u>711697</u>		
Estimated Rollback Tax Due <u>N/A</u> Tax Dept. Review <u>UPG</u>		
Owner	Name <u>Palms Crossing II, a Delaware limited liability company</u> Phone <u>614-621-9000 ext. 5417</u>	
	Address <u>4900 E. Dublin Granville Rd., 4th Floor</u> E-mail <u>kwalker@wpgus.com</u>	
	City <u>Columbus</u> State <u>OH</u> Zip <u>43081</u>	
Developer	Name <u>Same as Owner</u> Phone <u>      </u>	
	Address <u>      </u> E-mail <u>      </u>	
	City <u>      </u> State <u>      </u> Zip <u>      </u>	
	Contact Person <u>      </u>	
Engineer	Name <u>Kimley-Horn and Associates</u> Phone <u>469-353-6055</u>	
	Address <u>6160 Warren Parkway Suite 210</u> E-mail <u>marissa.volk@kimley-horn.com</u>	
	City <u>Frisco</u> State <u>TX</u> Zip <u>75034</u>	
	Contact Person <u>Marissa Volk</u>	
Surveyor	Name <u>Same as Engineer</u> Phone <u>      </u>	
	Address <u>      </u> E-mail <u>      </u>	
	City <u>      </u> State <u>      </u> Zip <u>      </u>	





# LOCATION

LOT 1

WARE

FM 2220)

HOUSTON AVE

7C

7D

6B

ITHACA AVE

1A

CONVENTION CENTER BLVD

3B

3C

3D

3E

8A

4A

5B

U.S. 83 EXPRESSWAY

U.S. EXPRE



8

11B

LOT 1

LOT 1

LOT 5

79

LOT 1

LOT 2

LOT 3

LOT 1





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 12/14/2023

### SUBDIVISION NAME: MCALLEN CONVENTION CENTER LOTS 1B-1E

#### REQUIREMENTS

##### STREETS AND RIGHT-OF-WAYS

South Ware Road: Dedication needed for 60 ft. from centerline for 120 ft. total ROW  
Paving: By the State Curb & gutter: By the State  
Revisions needed:  
- Label centerline and "Existing ROW" to determine ROW dedication requirement prior to final.  
- If 58.8 ft. and 59.2 ft. are the existing ROW on the west side of the centerline, clarify the discrepancy between the ROW dedication shown on the referenced recorded plats on the west side (60 ft.) and the existing ROW shown on this plat prior to final.  
- Plat shows variable width ROW for S. Ware Road; however, Plat of Lots 1A-9A McAllen Convention Center, shows South Ware Road with 120 ft. existing ROW. Show the existing ROW on multiple points to show the range of ROW and clarify the discrepancy prior to final.  
- All ROW requirements must be addressed prior to final.  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to recording  
\*\*COM Thoroughfare Plan

Non-compliance

Ithaca Avenue: Existing 50 ft. total ROW  
Paving: approximately 32 ft. Curb & gutter: both sides  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to recording  
\*\*COM Thoroughfare Plan

Applied

Convention Center Blvd: Existing 108 ft. total ROW  
Paving: approximately 65 ft. Curb & gutter: both sides  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to recording  
\*\*COM Thoroughfare Plan

Applied

\* 1,200 ft. Block Length  
\*\*Subdivision Ordinance: Section 134-118  
\* 900 ft. Block Length for R-3 Zone Districts  
\*\*Subdivision Ordinance: Section 134-118  
\* 600 ft. Maximum Cul-de-Sac  
\*\*Subdivision Ordinance: Section 134-105

Applied

NA

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.  
\*Alley/service drive easement required for commercial properties  
- Proposing: Variable width access, utility, and drainage easement (24 ft. to 59 ft.)  
- Revise the label from "access" to "private access" prior to final.  
- Add "By this plat" at the end of all easements dedicated by this plat prior to final.  
- Clarify the overlap of private access, utility, and drainage easements prior to final. The overlap requires all development departments' approval prior to final.  
- Clarify the 30 ft. access, utility, and drainage easements on the south side of subdivision prior to final, since it overlaps the existing 31 ft. private access easement and 55 ft. water and sewer easement.  
\*\*Subdivision Ordinance: Section 134-106

Non-compliance

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



SETBACKS	
Setbacks as per the City of McAllen requirements or approved site plan. * Since the subdivision is a replat of Lot 1A out of Lots 1A-9A McAllen Convention Center, the originally recorded restrictions apply. **Zoning Ordinance: Section 138-356 **Zoning Ordinance: Section 138-356 **Zoning Ordinance: Section 138-356 **Zoning Ordinance: Section 138-356 * Garage **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
	NA
	NA
	NA
	NA
	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk shall be required on S. Ware Road, Ithaca Avenue, and Convention Center Boulevard. - Revise the plat note as shown above prior to final. * Since the subdivision is a replat of Lot 1A out of Lots 1A-9A McAllen Convention Center, the originally recorded restrictions apply. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.	Non-compliance
	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between residential zones/uses - Add a platy note as shown above prior to final. * Since the subdivision is a replat of Lot 1A out of Lots 1A-9A McAllen Convention Center, the originally recorded restrictions apply. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses * Since the subdivision is a replat of Lot 1A out of Lots 1A-9A McAllen Convention Center, the originally recorded restrictions apply. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.	Required
	NA
	Required
NOTES	
**Must comply with City Access Management Policy * Site plan must be approved by City prior to building permit issuance. * Common Areas to be maintained by the property owners. - Add a plat note as shown above prior to final. * Since the subdivision is a replat of Lot 1A out of Lots 1A-9A McAllen Convention Center, the originally recorded restrictions apply. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
	Applied
	Non-compliance
	Applied



<ul style="list-style-type: none"> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	NA
	NA
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> <li>* Minimum lot width and lot area</li> <li>- Use solid line to show lot lines prior to final.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
	Non-compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: C-3 Proposed: C-3</li> <li>***Zoning Ordinance: Article V</li> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>	Applied
	NA
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> <li>* The proposed use is not mentioned on the application submitted on December 8, 2023. Provide the proposed use to determine Park Land dedication requirements prior to final.</li> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</li> <li>* The proposed use is not mentioned on the application submitted on December 8, 2023. Provide the proposed use to determine Park Land dedication requirements prior to final.</li> <li>* Pending review by the City Manager's Office.</li> <li>* The proposed use is not mentioned on the application submitted on December 8, 2023. Provide the proposed use to determine Park Land dedication requirements prior to final.</li> </ul>	NA
	NA
	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</li> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> </ul>	Applied
	Applied



COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"><li>- Since it is a replat, revise the subdivision's name to "McAllen Convention Center Lots 1B-1E Subdivision" prior to final.</li><li>- Total number of lots on the application is written as one, while four lots are proposed. Clarify and revise prior to final.</li><li>- The proposed use is not written on the application. Clarify and revise prior to final.</li><li>- The proposed zone on the application is written as n/a. Clarify and revise prior to final.</li><li>- The irrigation district is not written on the application. Review and revise as applicable prior to final.</li><li>- The subdivision boundary length on the plat, survey and originally recorded subdivision do not match. Clarify/review &amp; revise as applicable prior to final.</li><li>- Add "by this plat" at the end of all easements dedicated by this plat and add document number for all existing easements prior to final.</li><li>- Use solid line for lot lines prior to final.</li><li>- Add dimensions to clarify how many feet of the existing 55 ft. water and sewer easement in on this property (show at multiple points) prior to final.</li><li>- Add numbers to plat notes prior to final.</li><li>- All signature blocks must comply with Sec. 134-61 of the Subdivision Ordinance prior to recording.</li><li>- Legal description of all adjacent lots on all sides are required on the plat prior to recording.</li></ul> <p>*Must comply with City's Access Management Policy.</p>	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied



LOCATION

LOT 1

798 LIGHT

1094  
1098

WARE RD (FM 2220)

HOUSTON AVE

8

11B

CC - 3298  
POND - 3298



7C

6B

7D

ITHACA AVE

CONVENTION CENTER BLVD

1A

WARE RD (FM 2220)

1200

3B

3C

3D

3E

1353 TEMP

1699

8A

4A

5B

U.S. 83 EXPRESSWAY

U.S. EXPRI

LOT 5

79

-02

-05

-04

LOT 1

LOT 2

LOT 3

LOT 1



