

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, FEBRUARY 18, 2020 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

1) MINUTES:

- a) Minutes for Regular Meeting held on February 4, 2020

2) SITE PLAN:

- a) Revised Site Plan Approval for Lot B, Emily Sasser No. 2 Subdivision; 720 East Jackson Avenue **(SPR2020-00002)**
- b) Revised Site Plan Approval for Lot C, McAllen Pavilion Subdivision; 606 East U.S. Expressway 83 **(SPR2019-0001)**

3) SUBDIVISIONS:

- a) JR Frontera Subdivision; 1701 Frontera Road- John Rodriguez **(Final) (SUB2020-0004)** UIG
- b) Highland Oaks Subdivision; 4900 North 29th Street- RBY Reynolds Estates, LLC **(Final) (SUB2020-0008)** M&H
- c) The Shops at Tres Lagos Subdivision; 4401 Tres Lagos Boulevard- Rhodes Enterprises, Inc **(Revised Preliminary) (SUB2019-0005)** M&H
- d) Shops at Nolana Subdivision; 2901 Nolana Avenue- Ponderosa Retail, LTD **(Revised Preliminary) (SUB2020-0005)** HA

4) INFORMATION ONLY:

- a) City Commission Actions; February 10, 2020

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting & Public Hearing on Tuesday, February 4, 2020 at 3:33 p.m. in the McAllen City Hall City Commission Room at 1300 Houston Avenue, McAllen, Texas.

| | | |
|-----------------------|----------------------------|---------------------------------|
| Present: | Pepe Cabeza de Vaca | Chairperson |
| | Daniel Santos | Vice-Chairperson |
| | Michael Hovar | Member |
| | Rogelio Cervantes | Member |
| | Gabriel Kamel | Member |
| | Michael Fallek | Member |
| | Jose B. Saldana | Member |
| Staff Present: | Evaristo Garcia | Assistant City Attorney |
| | Michelle Rivera | Assistant City Manager |
| | Edgar Garcia | Planning Director |
| | Luis Mora | Deputy Director |
| | Rodrigo Sanchez | Senior Planner |
| | Berenice Gonzalez | Planner III |
| | Jose De La Garza | Planner III |
| | Liliana Garza | Planner II |
| | Juan Martinez | Development Coordinator |
| | Ryan Cortes | Engineering Department |
| | Porfirio Hernandez | Technician II |
| | Claudia Mariscal | Administrative Secretary |

CALL TO ORDER – Pepe Cabeza de Vaca, Chairperson

PLEDGE OF ALLEGIANCE

INVOCATION- Rogelio Cervantes

1) MINUTES:

a) Minutes for Regular Meeting held on January 21, 2020.

The minutes for the regular meeting held on January 21, 2020 were approved as submitted. The motion to approve was made by Mr. Michael Fallek. The motion was seconded by Mr. Rogelio Cervantes, and the item received unanimous approval with six members present and voting.

2) ELECTION OF OFFICERS:

a) Chairperson

Daniel Santos nominated Mr. Pepe Cabeza De Vaca. Mr. Rogelio Cervantes seconded the motion, which approved unanimously with seven members present and voting.

b) Vice- Chairperson

Mr. Rogelio Cervantes nominated vice-chairperson Daniel Santos for another term. Mr. Gabriel

Kamel seconded the motion, which approved unanimously with seven members present and voting.

3) **SUBDIVISIONS:**

**a) Gumwood Commerce Subdivision; 705 North 23rd Street- DG and GG Investments LLC
(Revised Final) (SUB2019-0015) SE**

Mr. Mora stated the subject property was zoned C-3 and was located N. 23rd Street - 20 ft. additional dedication for 50 ft. from centerline; 100 ft. ROW. Paving: by the state curb & gutter to be done by the state. Show ROW from centerline and total ROW to new property line after accounting for ROW dedication. N. 24th Street: 10 ft. dedication for 30 ft. from centerline; future 60 ft. ROW with paving of 40 ft. and curb & gutter on both sides. Gumwood Ave. 30 ft. from centerline existing 60.06 ft. total ROW existing with paving of 40 ft. and curb & gutter on both sides. N. 24th Street is located at the rear of the lot, making it a double fronting lot. Plat needs to be revised as needed to show Service drive easement required by Public Works Department for waste collection services. Front setbacks along N. 23rd Street were 50 ft. or greater for easements, or in line with existing buildings, whichever is greater. Rear setbacks along N. 24th Street were 30 ft. or greater for easements, or in line with existing buildings, whichever is greater. Received letter January 24, 2020 for a variance request for 18 ft. setback for the double fronting lot along N. 24th Street. Interior side setbacks were in accordance with the Zoning Ordinance or greater for easements. Corner: Along Gumwood Avenue - 10 ft. or greater for easements Garage: All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on N. 24th Street and Gumwood Avenue, and a 5 ft. wide minimum sidewalk was required on N. 23rd Street. 5 ft. sidewalk required along N. 23rd Street, as per Engineering Department. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along N. 24th Street. An 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. 24th Street Site plan must be approved by the Planning Department and other development departments prior to building permit issuance. Common Areas, service drives 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. Department, TG has been approved; no TIA required. Escrow monies for improvements, including sidewalks along the perimeter streets if not constructed prior to plat recording. Comply with City's Access Management Policy Provide for a private service drive easement on the plat per Traffic comments. Pubic Works has asked for a site plan to address dumpster locations, etc. Which will be reviewed as part of the site plan review. Comply with other department requirements, as may be applicable, prior to recording.

Staff recommended approval of the subdivision in revised final form subject to the conditions noted, and clarification of the requested setbacks.

Mr. Michael Fallek asked if the property would be set further back than the adjacent properties and the one to the north was 15 feet, Mr. Mora explained that on the aerial map there is a building that is about 120 feet that is adjacent directly to the north and then skip a vacant property and then the one that setback is 15 feet. On the north side of block are residential uses that are setback approximately 15 feet. Mr. Fallek questioned that the survey shows a corner clip of a 20 by 20 site

obstruction easement and that would be his only question about approving something less than the 20 foot. Mr. Mora stated that in terms of intersection of Gumwood and 24th Street there is a buffer along North 24th street that must comply with a 25 by 25-site obstruction easement. Mr. Fallek said that it shows it was 20 by 20, Mr. Mora explained that it might have been taken from the property points but by ordinance, it is 25 from the curb intersection. The building itself it will not be in that corner clip.

After a brief discussion, Mr. Michael Fallek **moved** to approve with the variance and based on staff recommendation with conditions noted. Mr. Jose Saldana seconded the motion, which was approved with seven members present and voting.

b) Penitas, Lots 1A and 1B Subdivision; 7108 North 23rd Street- Martmore Real Estate LLC- (Preliminary) (SUB2020-0006) HLG

Ms. Gonzalez stated that the subject property was located at N. 23rd Street: 120 ft. ROW Paving: min. 65 ft. Curb & gutter: Both sides Show Centerline and how much ROW exists on both sides of centerline for N. 23rd Street Paving curb & gutter 800 ft. Block Length 600 ft. Maximum Cul-de-Sac ROW: 20 ft. Paving: 16 ft. alley/service drive easement required for commercial properties Plat showing 25 ft. common access easement should indicate that it is private and paved. On NW corner of plat, common access easement overlaps into adjacent property. Indicate document number allowing for shared access as part of this plat. Remove "prop" from the common access easement shown on plat Front: N. 23rd Street - 60 ft. or greater for approved site plan or easements Rear: In accordance with the zoning ordinance or greater for easements Sides: In accordance with the zoning ordinance or greater for easements Corner: In accordance with the zoning ordinance or greater for easements Garage. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. 23rd Street as per note on existing recorded plat. Minimum width may be increased to 5 ft. as per Engineering Department. Perimeter sidewalks must be built or money escrowed if not built at this time 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses Revise Note #10 as noted above. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses Note required on plat as noted above, prior to final. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. The number and location of curb cuts will be reviewed as part of site plan approval. Common Areas, Private Common Access Easements must be maintained by the lot owners and not the City of McAllen Revise Note #15 as noted above, prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Existing: C-3 Proposed: Application needs to be completed, proposed use was left blank. Trip Generation to determine if TIA is required, prior to final plat. As per Traffic Department, need to submit a Trip Generation to determine if a TIA will be required, prior to final. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy Name needs to be revised on plat and application as follows: Penitas, Lots 1A and 1B Subdivision. On plat show lots as Lot 1A and Lot 1B Existing plat notes remain as now exist. Need clarification regarding proposed zoning Public hearing required at time of final approval for this resubdivision.

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

Mr. Kamel asked if the applicant was going to use the two pieces of land to make one commercial site. Ms. Gonzalez indicated that it was one lot and that it was now being split it into two. Mr. Kamel inquired on the minimum acreage required for a commercial development. Chairperson Pepe explained that he saw on the plat that Lot B was .66 and Lot was .51. Mr. Kamel stated the application was incorrect. Mr. Mora explained the minimum lot width was 50 feet for commercial property.

After a brief discussion, Mr. Michael Hovar moved to approve based on staff recommendation with conditions noted. Mr. Daniel Santos seconded the motion, which was approved with seven members present and voting.

**c) Cris-Auto Service Subdivision; 7500 North 23rd Street- Cris Auto Service LLC.
(Preliminary) (SUB2020-0007) HLG**

Ms. Gonzalez stated the subject property was located on N. 23rd Street had a 10 ft. dedicated for 60 ft. from centerline for 120 ft. ROW with Paving: curb & gutter to be done by the state. Show ROW from centerline and total ROW on N. 23rd Street to new property line after accounting for ROW dedication. Warbler Avenue had 60 ft. ROW Paving: 40 ft. curb & gutter on both sides. 800 ft. Block Length 600 ft. Maximum Cul-de-Sac ROW: 20 ft. Paving: 16 ft. alley/service drive easement required for commercial properties. Plat needs to be revised to reflect this requirement. Front: N. 23rd Street - 60 ft. or greater for approved site plan or easements. Revise note on plat as noted above, prior to final. Rear: In accordance with the zoning ordinance or greater for approved site plan or easements Revise note on plat as noted above, prior to final. Side setbacks were in accordance with the zoning ordinance or greater for approved site plan or easements Revise note on plat as noted above, prior to final. Corner setbacks along Warbler Avenue had 30 ft. or greater for approved site plan or easements Revise note on plat as noted above, prior to final. All setbacks are subject to increase for easements or approved site plan. A 5 ft. wide minimum sidewalk required on N. 23rd Street and 4 ft. wide minimum sidewalk required on Warbler Ave. Required 5 ft. along N. 23rd Street as per Engineering. 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. An 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. 23rd Street with access only from Warbler Avenue shown on proposed plat. As per Note #14 shown on plat at time of initial submittal, need to be clarified. Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. Clarify Note #8 currently shown on plat regarding site plan, prior to final. Common Areas, private service access easements, etc. must be maintained by the lot owners and not the City of McAllen Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets. Minimum lot width and lot area Existing: C3 Proposed: Application needs to be revised, proposed

zoning was left blank. Trip Generation to determine if TIA is required, prior to final plat. As per Traffic Department, need to submit a Trip Generation to determine if a TIA will be required, prior to final. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy Need clarification regarding proposed zoning Conditional use permit required for an automotive service facility in a C-3 zone, prior to final approval.

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

Chairperson Cabeza de Vaca inquired if subdivision was already zoned a C-3. Ms. Gonzalez confirmed.

After a brief discussion, Mr. Daniel Santos moved to approve based on staff recommendation with conditions noted. Mr. Michael Hovar seconded the motion, which was approved with seven members present and voting.

**d) Mission Valley Estates Subdivision; 7321 Mile 7 ½ Road- Falcon International Bank
(Revised Preliminary Extension) (SUB2018-0052) SEA**

Ms. Gonzalez stated that the subject property was located at S. H. 107: 172 ft. ROW existing Paving: by the state curb & gutter on both sides. Mile 7 1/2 North Road: 15 ft. dedication for 40 ft. from centerline for 80 ft. ROW Paving: 52 ft. - 65 ft. Curb & gutter: both sides Entry Street from S.H. 107: 58 ft. ROW minimum as previously approved Paving: 32 ft. Curb & gutter: both sides Engineer needs to show/label ROW on the plat Entry Street from Mile 7 1/2 North Road: 73 ft. as previously approved Paving: 46 ft. Curb & gutter: both sides Engineer to shown/label ROW on the plat Other Interior Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides. 800 ft. Block Length: No stub streets proposed to the east and west. 600 ft. Maximum Cul-de-Sac: ROW: 20 ft. Paving: 16 ft. alley/service drive easement required for commercial properties Front: 25 ft. or greater for easements Rear: 10 ft. or greater for easements, except 25 ft. for double fronting lots along Mile 7 1/2 North Road. Revise rear setback note as noted above. 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. All setbacks are subject to increase for easements or approved site plan. No construction allowed over any easements. Provide distances from lot lines or corner pins to locate the easements on each lot. 4 ft. wide minimum sidewalk required on S.H. 107, Mile 7 1/2 North Road and both sides of all interior streets. Sidewalks on S.H. 107 and Mile 7 1/2 North Road may increase to 5 ft. - per Engineering Department. Note #11 will need to be revised once the sidewalk widths on S.H. 107 and Mile 1/2 North road are established. 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, or multi-family residential zones/uses, and along Mile 7 1/2 North Road..8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Mile 7 1/2 North Road. Revise Note #21 shown on the plat as noted above. Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen.Engineer needs to clarify if this will be a public or private subdivision. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of

McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Engineer needs to clarify if this is a public or private subdivision. If public, the note will reference Section 110-72. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets - Engineer needs to clarify if this will be a public or private subdivision. Existing: R-1 Proposed: R-1

Rezoning Needed Before Final Approval. Land dedication in lieu of fee. Park Fee of \$700 per dwelling unit to be paid prior to recording. Park fee of \$37,100 (based on \$700 x 53 dwelling units/lots) to be paid prior to recording. If the number of dwelling units/lots changes, the fees will be adjusted accordingly. Per Parks Department, the park fee is adjusted based on the reduction of lots from 53 to 48 lots. A park of \$33,600 must be paid prior to recording (48 lots x \$700 per lot/dwelling unit). Park fees are subject to change if the number of lots changes again. Pending review by the Parkland Dedication Advisory Board and CC. Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department, must submit a Trip Generation to determine if a TIA is required, prior to final. Traffic Impact Analysis (TIA) required prior to final plat. Need to clarify if this is a public or private subdivision so that comments can properly reflect the development. Gate and gate mechanism details must be submitted for review/approval, prior to final. Minimum 20 ft. pavement on both sides of islands along gate entry required. Must escrow monies, prior to recording, for improvements not constructed at this time, including paving, curb & gutter, sidewalks, etc. If streets are to be private, must be built to City standards and maintained by the owners, not the City of McAllen. P&Z approved the subdivision in preliminary form, with conditions, at the meeting of August 7, 2018. Subdivision was approved in revised preliminary form at the P&Z meeting of February 5, 2019; engineer requested a six-month extension.

Staff recommended approval for a six-month extension on revised preliminary plat.

Mr. Michael Hovar asked about the time of the initial extension request and Mr. Michael Fallek explained that the first approval was in February of 2019 which expires after on year.

After a brief discussion, Mr. Gabriel Kamel moved to approve based on staff recommendation with conditions noted. Mr. Jose Saldana seconded the motion, which was approved with seven members present and voting.

4) PUBLIC HEARING:

a) REZONING:

1. Rezone from C-1 (office building) District to R-3A (multifamily residential apartments) District: 1.724-acre tract of land out of the north 359.20 ft of the east 3.0 acres of Lot 14, Stewart's Addition, Hidalgo County, Texas; 615 Dallas Avenue
(REZ2019-0056)

Mr. De La Garza stated that the property is located on the south side of Dallas Avenue approximately 450 ft. east of South 8th Street. The lot has frontage of 209.10 ft. along Dallas Avenue and a depth of 359.2 ft. for a total area of 75,108 sq. ft. or 1.724 acres.

The applicant was proposing to rezone the property to R-3A (multifamily residential apartments)

District in order to construct a 32-unit two-story apartment complex. A revised feasibility plan was submitted.

The adjacent zoning is R-1 (single family residential) District to the north, south, and west, and C-1 District to the east.

The subject property is vacant. Surrounding land uses are Victor Fields Elementary School, Victor Fields Park, Travis Middle School, the Comfort House Hospice, single-family residences, and fourplexes.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Estate Residential, which is comparable to R-1 District.

The development trend for this area along Dallas Avenue is residential. The property was zoned to R-3T (multifamily residential townhomes) District in 1978. A rezoning request for the subject property to C-1 (office building) District was approved by the City Commission in July 2000 but no development occurred.

The requested zoning does not conform to the Estate Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan.

The applicant submitted a feasibility plan that shows a two story 32 2-bedroom unit apartment complex. 64 parking spaces would be required and 64 are proposed.

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

The rezoning request provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles. The proximity of the proposed development to an elementary school are compatible uses since institutional uses locate within residential neighborhoods.

A recorded subdivision plat and approved site plan are required prior to building permit issuance. Required Parkland Dedication or a variance for fees in lieu of parkland dedication comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

Staff has not received any calls or emails in opposition.

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

Chairperson asked if there was anyone in opposition to the proposed rezone request. There were none in opposition. Mr. Santos asked if this was the same item that they had a question on as far as traffic and Mr. De La Garza explained that it to be re noticed because there was a discrepancy on the survey submitted so now it was back on the agenda.

After a brief discussion, Mr. Gabriel Kamel moved to approve based on staff recommendation with

conditions noted. Mr. Michael Hovar seconded the motion, which was approved with seven members present and voting.

a) CONDITIONAL USE PERMITS:

1. Request of Jesus A. Garza, for a Conditional Use Permit, For Life of Use, For an event center at Lot A, Marleen's Center Subdivision, Hidalgo County, Texas; 124 South Ware Road. **(CUP2019-0193)**

Ms. Garza stated that the property is located at the southwest corner of South Ware Road and U.S. Business 83, and is zoned C-3 (general business) District. The L-shaped property has 121 ft. of frontage on South Ware Road and 246 ft. of frontage on U.S. Business Highway 83. The adjacent zoning is C-3 to the east, south and west, and C-4 (commercial industrial) District to the north. Surrounding land uses include a Valero and Stripes convenience store, Bell's Farm Market store, industrial and commercial businesses. An event center is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

The initial conditional use permit was approved for this establishment by the Planning and Zoning Commission on December 16, 1997 and has been renewed annually. The permit was last renewed on December 19, 2018 by Planning and Zoning Commission. The applicant submitted an application for Life of the Use on December 20, 2019.

The applicant is proposing to continue to operate a 15, 000 sq. ft. event center (Marleen's) in the existing building, which accommodates special events such as wedding receptions and quinceñeras. The Health Department and Fire Department has conducted their inspection. The establishment must comply with requirements set forth in Section 138-118(4) of the Zoning Ordinance as indicated below:

- 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 not within 400 ft. of any of the above-reference uses;
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment is located on S. Ware Rd. and U.S. Business 83, 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 15,000 sq. ft. building, 150 parking spaces are required and 180 parking spaces are provided;
- 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
- 6) 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. Establishment will have to comply with conditions of building permit.

Staff recommended approval of the request, for Life of the Use, subject to Section 138-118 (4) of the Zoning Ordinance, and Health and Fire Department requirements

Mr. Kamel asked why they changed from a yearly approval to life of use, to which Ms. Garza notified the board that the applicant was there to answer any questions. Jesus Garza 8801 North Ware Road came to speak. Mr. Kamel asked Mr. Jesus Garza why he was applying for a life of use to which he answered that every year he had to go through this process and what if he did not get approved. Chairperson Pepe Cabeza de Vaca explained that the Conditional Use Permit could be pulled at any time if there is violations on the business. Mr. J. Garza then added that it was difficult to comply every year for new rules. Chairperson Cabeza de Vaca said that it was for commodity to not to have to come every year. Ms. Michelle Rivera addressed the board and explained that she spoke to Mr. J. Garza about applying for a Life of Use because it may make his life a little simpler since he does have contracts 3 and 4 years out. Ms. Rivera agree that his Conditional Use Permit can be pulled at any time only if he does anything wrong but he does have a track record of being there for 15-20 years and we had not had any problems. Ms. Rivera added that they could consider event centers to apply for Life of Use permit with the same situation of having a long proven track record of being good neighbors and maybe for the new ones they can start with a One-year permit.

Chairperson Cabeza de Vaca asked if there was anyone there in opposition for the proposed Conditional Use Permit for Life of Use. There were none.

After the discussion, Mr. Gabriel Kamel moved to approve based on staff recommendation with conditions noted. Mr. Jose Saldana seconded the motion, which was approved with seven members present and voting.

7) INFORMATION ONLY:

a) City Commission Actions: January 13,2020

Mr. Edgar Garcia, Planning Director, stated that there was rezoning from R-1 to R-2 and was approved as recommended and there was another rezone for C-2 to C-3 on Dove which was also approved.

Mr. Garcia informed the board about the required City Commission votes to be overturned.

There being no further business to come before the Planning & Zoning Commission, Mr. Michael Hovar adjourned the meeting at 4:03 p.m. Mr. Gabriel Kamel seconded the motion, which carried unanimously with seven members present and voting.

Vice- Chairperson, Daniel Santos

ATTEST: _____
Claudia Mariscal, Secretary

Memo

TO: Planning and Zoning Commission

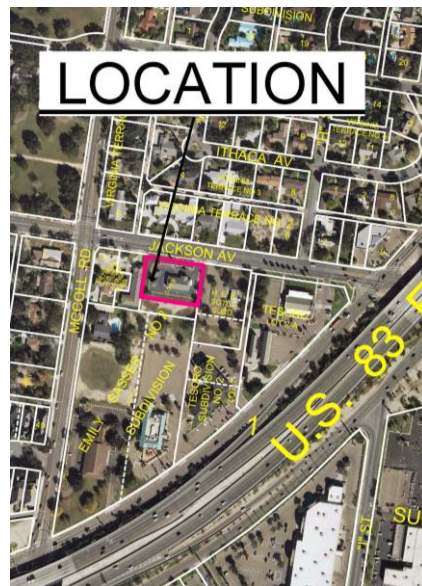
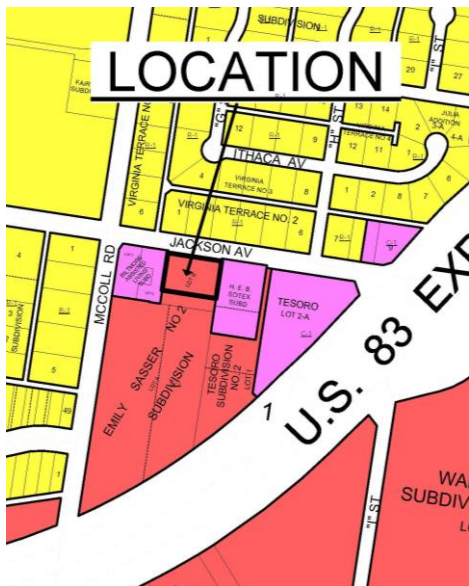
FROM: Planning Staff

DATE: February 14, 2020

SUBJECT: REVISED SITE PLAN APPROVAL FOR LOT B, EMILY SASSER NO. 2 SUBDIVISION; 720 E. JACKSON AVE. (SPR2020-0002)

LOCATION: This subject property is located on the south side of E. Jackson Avenue approximately 200 ft. east of S. McColl Rd. and is zoned C-3 (general business) District. The surrounding zoning is R-1 (single-family residential) District to the north, C-1 (office building) District to the west and east, and C-3 to the south.

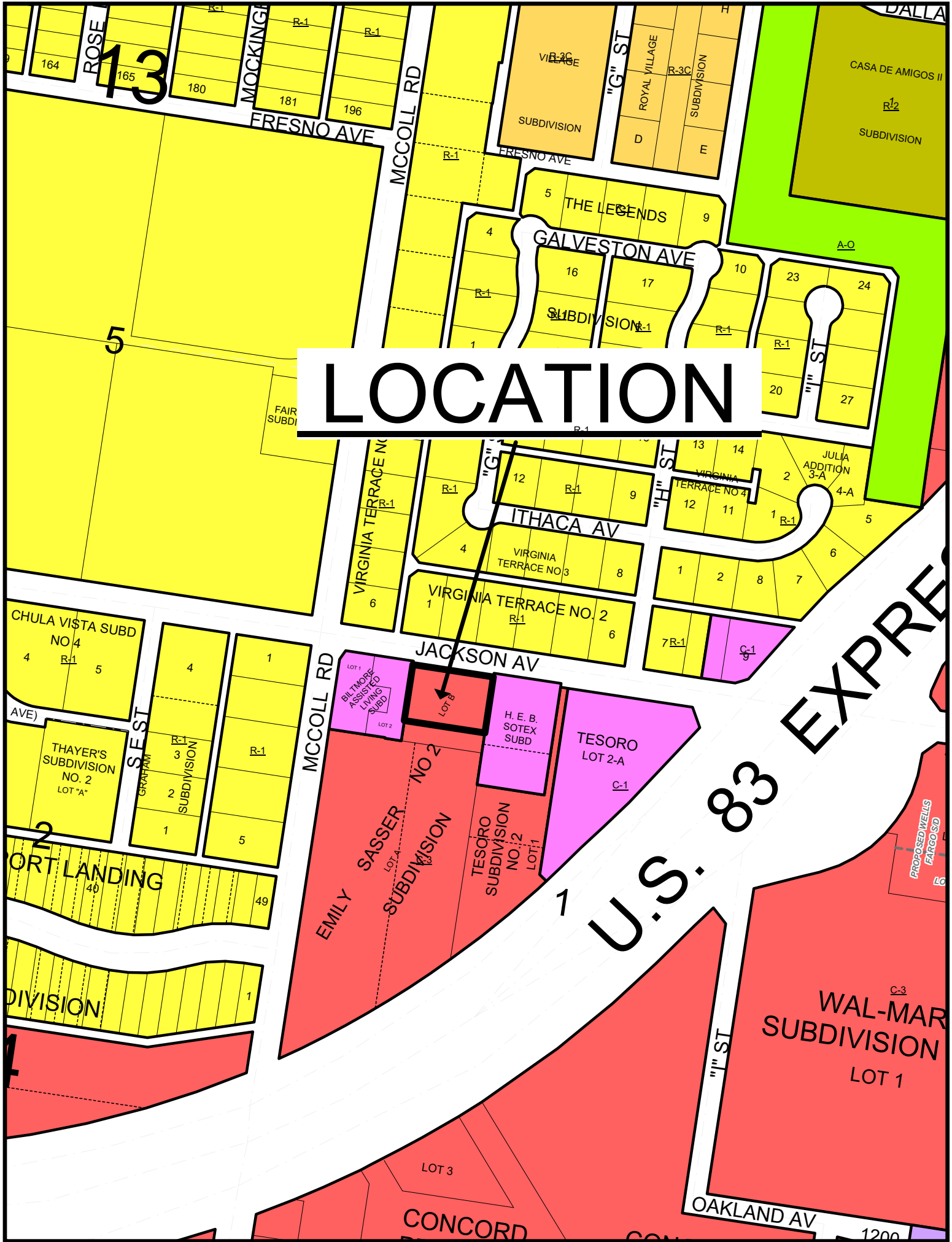
PROPOSAL: The applicant is requesting to revise an approved site plan for Emily Sasser No. 2 Subdivision. The customer is proposing to close their current curb cut along E. Jackson Ave and relocate it approximately 60 ft. to west. The new curb cut is proposed to be 40 ft. in width in order to provide access to both Lots A and B from E. Jackson Ave. The plat was recorded in June 15, 2018 and site plan was approved by Planning and Zoning Commission in March 6, 2018



ANALYSIS: The proposed curb cut will not affect the existing site and both buildings will be kept as originally approved for both lots. The original curb cut on the east side of the property will become part of the landscaping and will have 100% sod with irrigation. The applicant will be adding trees along the front and along the rear section of Lot B. The new 40 ft. wide curb cut has been approved by the Engineering Department. Public works has also approved the new location of the dumpster. Must comply with previously approved sidewalks, landscaping, buffers, and setbacks. The Development Staff has reviewed the modification to the site and has approved as shown on the attached site plan.

RECOMMENDATION:

Staff recommends approval of the site plan subject to the conditions noted, paving and building permit requirements, and the subdivision and zoning ordinances.



LOCATION

JACKSON AV

EXPRESS

U.S. 83

WAL-MART
SUBDIVISION
LOT 1

EMILY SASSER
SUBDIVISION

TESORO
LOT 2-A

TESORO
SUBDIVISION
NO 2

H. E. B.
SOTEX
SUBD

BILTMORE
ASSISTED
LIVING
SUBD

VIRGINIA TERRACE NO. 2

VIRGINIA TERRACE NO. 3

ITHACA AV

GALVESTON AVE

THE LEGENDS

FRESNO AVE

MCCOLL RD

ROSE

MOCKINGBIRD

OAKLAND AV

CONCORD

5

13

83

1

LOT 1

LOT 3

1200

CHULA VISTA SUBD
NO 4

THAYER'S
SUBDIVISION
NO. 2
LOT "A"

PORT LANDING

DIVISION

CASA DE AMIGOS II
SUBDIVISION

ROYAL VILLAGE
SUBDIVISION

VIRGINIA
SUBDIVISION

A-O

R-1

R-1

R-1

R-1

R-1

R-1

R-1

R-1

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LOCATION

The map shows the property location relative to major roads and subdivisions. Key features include:

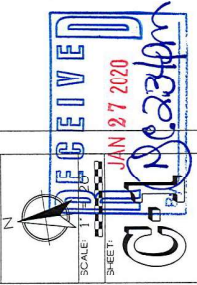
- Galveston Ave** at the top.
- Ithaca Av** running horizontally across the middle.
- Jackson Av** running horizontally below Ithaca Av.
- Virginia Terrace No. 2** running vertically on the left side.
- Emily Sasser Subdivision** and **Tesoro Subdivision** labeled on the left.
- I-83 Expressway** running diagonally from the bottom left to the top right.
- U.S. 83** labeled on the expressway.
- 11th St** running vertically on the right side.
- Waller Subdivision** at the bottom right.
- LOT 18** is highlighted with a pink rectangle at the intersection of Virginia Terrace No. 2 and Jackson Av.

Prepared by:
Spoor Engineering Consultants, Inc.
 Consulting Engineers - Civil Land Planning
 RMA # F-6003
 202 South 4th Street McAllen, Texas 78501
 (956) 683 1000
 sec@spooring.com

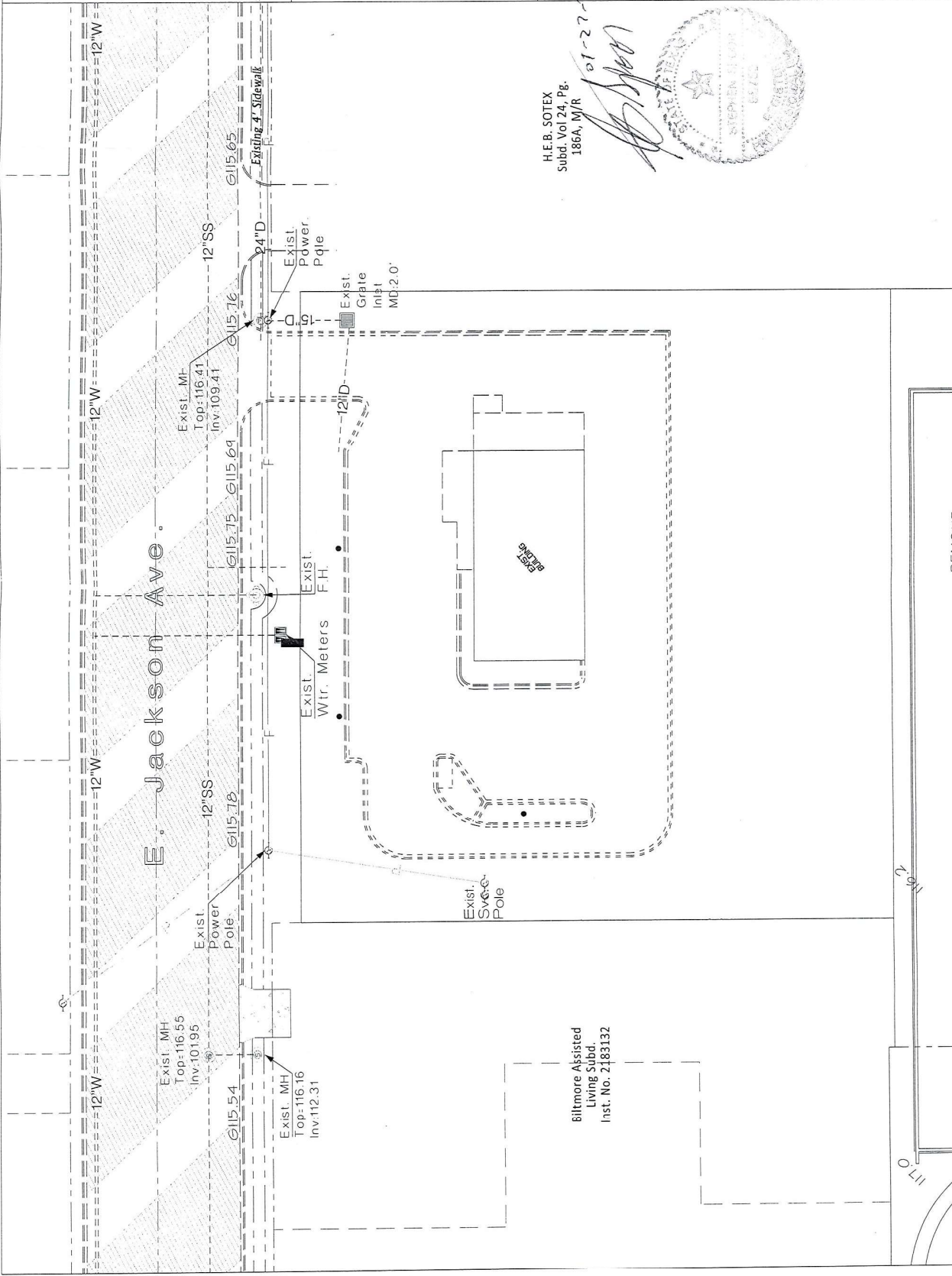
Lot B
 Emily Sasser No. 2
 Subdivision

Existing
 Conditions

DATE: JAN 23, 2020
 SCALE: 1" = 40'
 SHEET: 1



H.B. SOTEX
 Subd. Vol 24, Pg.
 186A, M/R



Biltmore Assisted
 Living Subd.
 Inst. No. 2183132

170' 16'

REMOVE

Lot B
Emily Sasser No. 2
 Subdivision

NOT

SITE PLAN

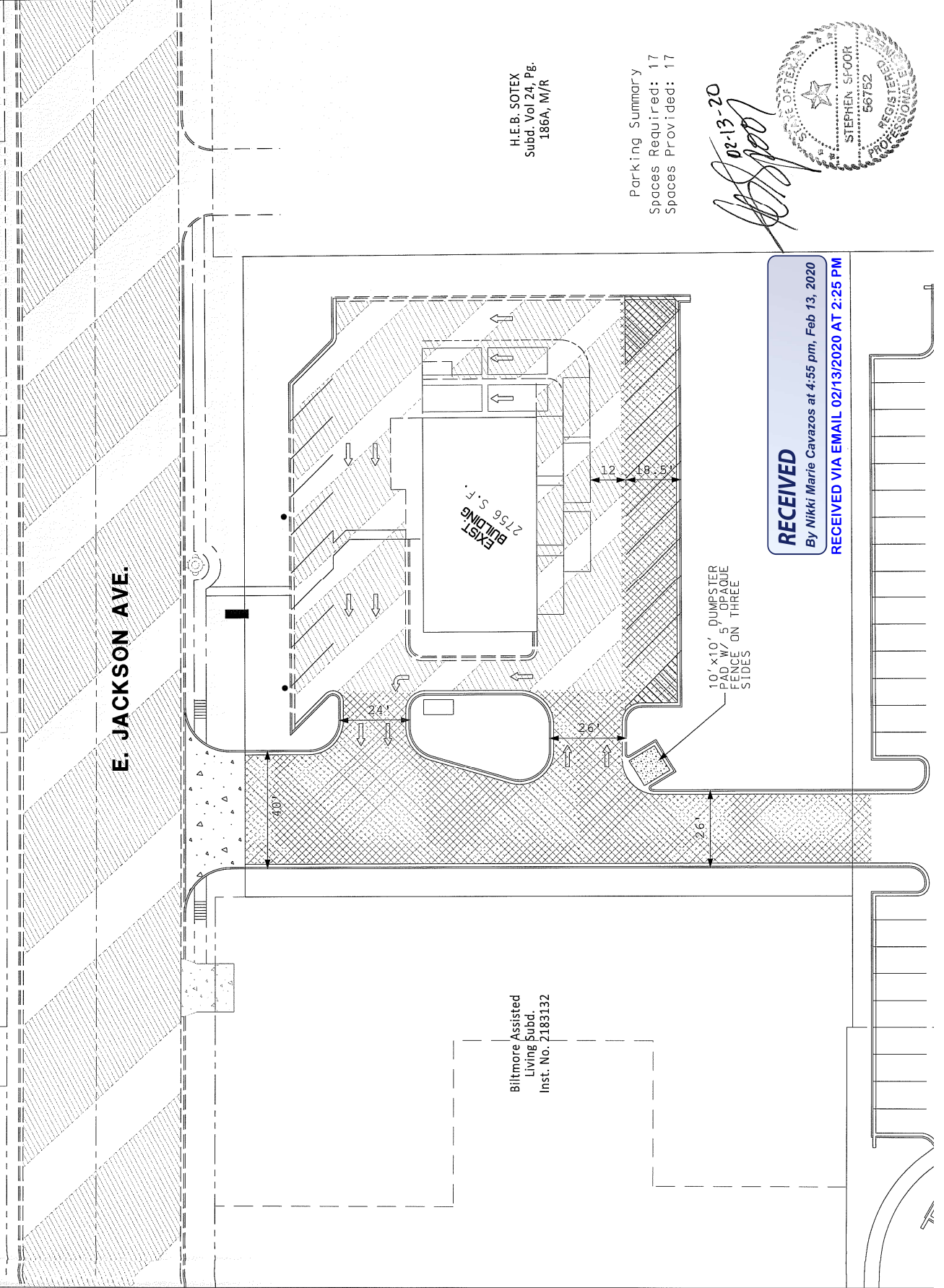
DATE: Jan. 23, 2020



SCALE: 1" = 20'

SHEET

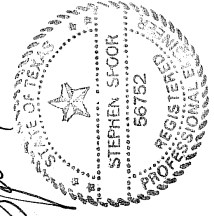
C-2



H.E.B. SOTEX
 Subd. Vol 24, Pg.
 186A, M/R

Parking Summary
 Spaces Required: 17
 Spaces Provided: 17

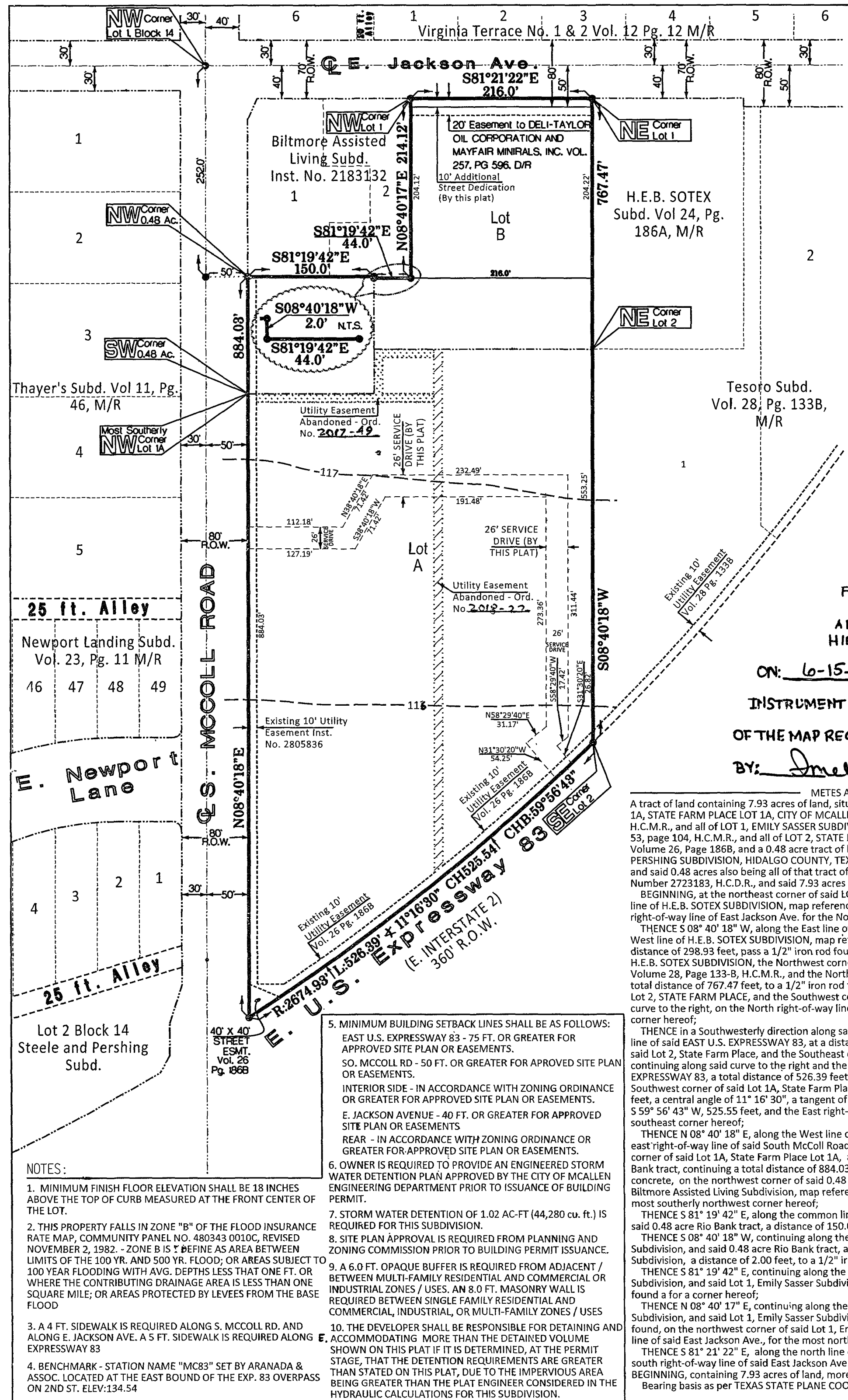
02-13-20
[Signature]



RECEIVED
 By Nikki Marie Cavazos at 4:55 pm, Feb 13, 2020
 RECEIVED VIA EMAIL 02/13/2020 AT 2:25 PM

Biltmore Assisted
 Living Subd.
 Inst. No. 2183132

LOT AREA: 44,101 S.F.
LS REQUIRED: 4,410 S.F.
LS PROVIDED: 17,571 S.F.
TREE CREDITS REQUIRED: (8) - 4"
TREE CREDITS PROVIDED: (8) - 4"

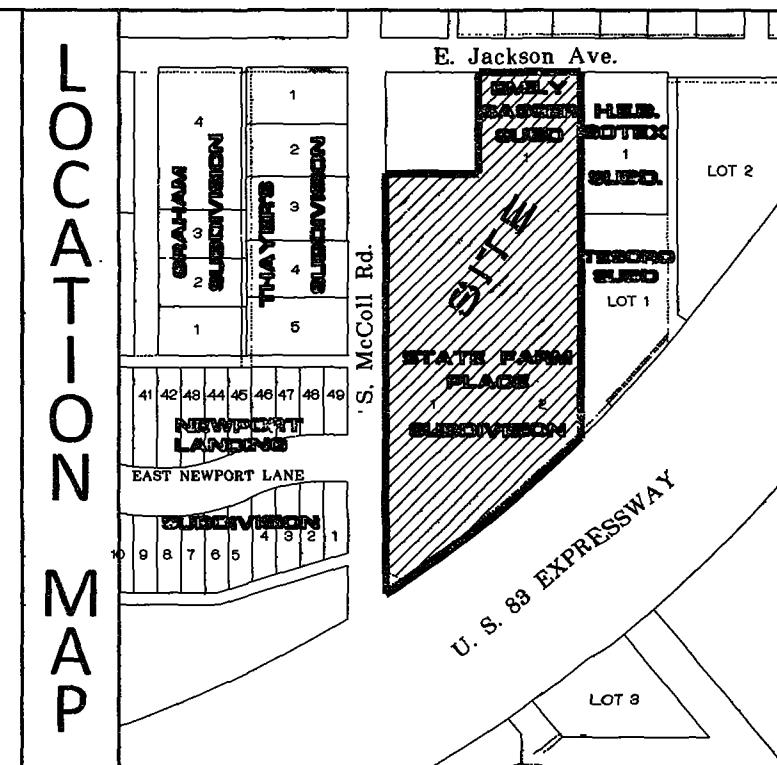


Prepared by:
Spoor Engineering Consultants, Inc.
Consulting Engineers - Civil Land Planning
FIRM # F-6003
202 South 4th Street McALLEN, TEXAS 78501
SEC@spooreng.com (956) 683 1000

March 21, 2018
1"=100'

MAP OF Emily Sasser No. 2 Subdivision

MCALLEN, TEXAS
A 7.93 ACRE TRACT OF LAND BEING ALL OF LOT 1A, STATE FARM PLACE LOT 1A, CITY OF MCALLEN, RECORDED IN INSTRUMENT NO. 2805836, MAP RECORDS, AND ALL OF LOT 1, EMILY SASSER SUBDIVISION, CITY OF MCALLEN, RECORDED IN VOLUME 53, PAGE 104, MAP RECORDS, AND ALL OF LOT 2, STATE FARM PLACE, CITY OF MCALLEN, RECORDED IN VOLUME 26, PAGE 186B, MAP RECORDS, AND A 0.48 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 14, STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 8, PAGE 115, 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 EMILY SASSER NO. 2 SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED, OR WHICH I (WE) WILL CAUSE TO BE INSTALLED, THEREON SHOWN OR NOT SHOWN IF REQUIRED OTHERWISE, TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

Rio Bank, A Texas Banking Corporation

BY: A. Ford Sasser, III 3/22/18
President & CEO
1655 N. 23rd St.
McAllen, Texas 78501
DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE 22 DAY OF MARCH, 2018.

[Signature]
NOTARY PUBLIC

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

ON: 6-15-18 AT 11:41 (AM/PM).
INSTRUMENT NUMBER 2925183
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: [Signature] DEPUTY CLERK

METES AND BOUNDS
A tract of land containing 7.93 acres of land, situated in Hidalgo County, Texas, being all of LOT 1A, STATE FARM PLACE LOT 1A, CITY OF MCALLEN, map reference: Document Number 2805836, H.C.M.R., and all of LOT 1, EMILY SASSER SUBDIVISION, CITY OF MCALLEN, map reference Volume 53, page 104, H.C.M.R., and all of LOT 2, STATE FARM PLACE, CITY OF MCALLEN, map reference Volume 26, Page 186B, and a 0.48 acre tract of land out of LOT 1, BLOCK 14, STEEL AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, map reference: Volume 8, Page 115, H.C.D.R., and said 0.48 acres also being all of that tract of land deeded to RIO BANK, recorded in Document Number 2723183, H.C.D.R., and said 7.93 acres also being more particularly described as follows:
BEGINNING, at the northeast corner of said LOT 1, EMILY SASSER SUBDIVISION, also the west line of H.E.B. SOTEX SUBDIVISION, map reference Volume 24, Page 186A, H.C.M.R. and south right-of-way line of East Jackson Ave. for the Northeast corner hereof;
THENCE S 08° 40' 18" W, along the East line of said Lot 1, EMILY SASSER SUBDIVISION, and the West line of H.E.B. SOTEX SUBDIVISION, map reference: Volume 24, Page 186-A, H.C.M.R., at a distance of 298.93 feet, pass a 1/2" iron rod found in concrete, on the Southwest corner of said H.E.B. SOTEX SUBDIVISION, the Northwest corner of Lot 1, TESORO SUBDIVISION, map reference: Volume 28, Page 133-B, H.C.M.R., and the Northeast of Lot 2, of STATE FARM PLACE, continuing a total distance of 767.47 feet, to a 1/2" iron rod found in concrete on the Southeast corner of said Lot 2, STATE FARM PLACE, and the Southwest corner of Lot 1, of said TESORO SUBDIVISION, and a curve to the right, on the North right-of-way line of EAST U.S. EXPRESSWAY 83, for the southeast corner hereof;
THENCE in a Southwesterly direction along said curve to the right, and the North right-of-way line of said EAST U.S. EXPRESSWAY 83, at a distance of 240.16 feet, pass the southwest corner of said Lot 2, State Farm Place, and the Southeast corner of said Lot 1A, State Farm Place Lot 1A, continuing along said curve to the right and the North right-of-way line of said EAST U.S. EXPRESSWAY 83, a total distance of 526.39 feet, to a 1/2" iron rod found w/cap "CVQLS", on the Southwest corner of said Lot 1A, State Farm Place Lot 1A, said curve having a radius of 2674.93 feet, a central angle of 11° 16' 30", a tangent of 264.05 feet, and a chord bearing and distance of S 59° 56' 43" W, 525.55 feet, and the East right-of-way line of South McColl Road, for the southeast corner hereof;
THENCE N 08° 40' 18" E, along the West line of said Lot 1A, State Farm Place Lot 1A, and the east right-of-way line of said South McColl Road, at a distance of 774.03 pass the northwest corner of said Lot 1A, State Farm Place Lot 1A, and the southwest corner of said 0.48 acre Rio Bank tract, continuing a total distance of 884.03 feet, to a 1/2" iron rod found w/cap "M H" in concrete, on the northwest corner of said 0.48 acre Rio Bank tract, and the southwest corner of Biltmore Assisted Living Subdivision, map reference Document Number 2183132, H.C.D.R., for the most southerly northwest corner hereof;
THENCE S 81° 19' 42" E, along the common line of said Biltmore Assisted Living Subdivision, and said 0.48 acre Rio Bank tract, a distance of 150.00 feet, for a corner hereof;
THENCE S 08° 40' 18" W, continuing along the common line of said Biltmore Assisted Living Subdivision, and said 0.48 acre Rio Bank tract, and the west line of said Lot 1, Emily Sasser Subdivision, a distance of 2.00 feet, to a 1/2" iron rod set w/cap "CVQLS", for a corner hereof;
THENCE S 81° 19' 42" E, continuing along the common line of said Biltmore Assisted Living Subdivision, and said Lot 1, Emily Sasser Subdivision, a distance of 44.00 feet, to an iron pipe found for a corner hereof;
THENCE N 08° 40' 17" E, continuing along the common line of said Biltmore Assisted Living Subdivision, and said Lot 1, Emily Sasser Subdivision, a distance of 214.12 feet, to a 3/4" iron pipe found, on the northwest corner of said Lot 1, Emily Sasser Subdivision, and south right-of-way line of said East Jackson Ave., for the most northerly northwest corner hereof;
THENCE S 81° 21' 22" E, along the north line of said Lot 1, Emily Sasser Subdivision, and the south right-of-way line of said East Jackson Ave., a distance of 216.00 feet, FOR THE POINT OF BEGINNING, containing 7.93 acres of land, more or less.
Bearing basis as per TEXAS STATE PLATE COORDINATES SYSTEM NAD 1983, South Zone.

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.

[Signature] 05/29/18
CHAIRMAN, PLANNING COMMISSION
DATE

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

[Signature] 3/22/18
CARLOS VASQUEZ, R.P.L.S. # 4608
CIVIL LAND SURVEYORS
517 BEAUMONT AVENUE
MCALLEN, TEXAS 78501
TBPLS FIRM #10119600
DATE

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

SPOOR ENGINEERING CONSULTANTS, INC.
Registration # F-6003

[Signature] 03-22-18
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 56752

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

[Signature] 5/29/18
MAYOR, CITY OF MCALLEN
DATE

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

[Signature] 03/04/18
BY: RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER
DATE

Memo

TO: Planning and Zoning Commission

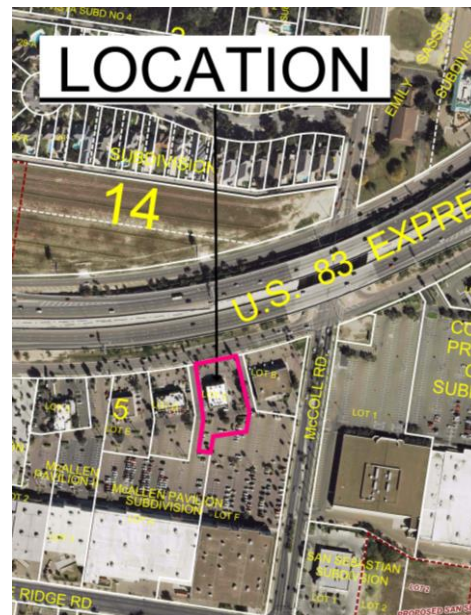
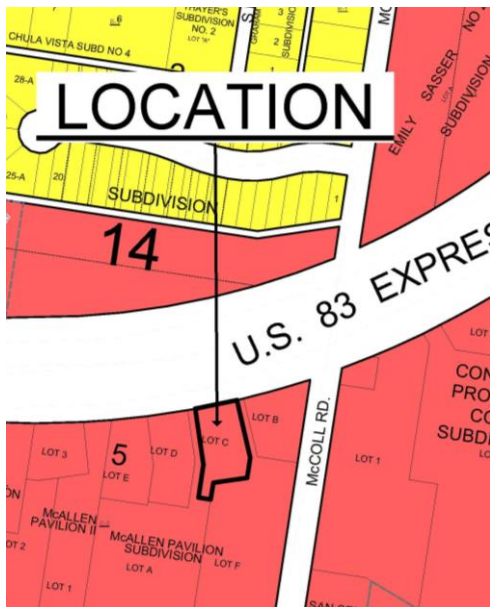
FROM: Planning Staff

DATE: February 14, 2020

SUBJECT: REVISED SITE PLAN APPROVAL FOR LOT C, MCALLEN PAVILION SUBDIVISION; 606 E. U.S. EXPRESSWAY 83. (SPR2019-0001)

LOCATION: This subject property is located on the south side of U.S. Expressway 83, approximately 280 ft. west of S. McColl Rd.. The property is zoned C-3 (general business) District and the surrounding zoning is C-3 in all directions.

PROPOSAL: The applicant is requesting to modify an approved site plan for Lot C of McAllen Pavilion Subdivision. The customer is proposing to add a drive thru to the existing restaurant building. The Plat was recorded in 1992 and site plan was approved by Planning and Zoning Commission in August 1992.

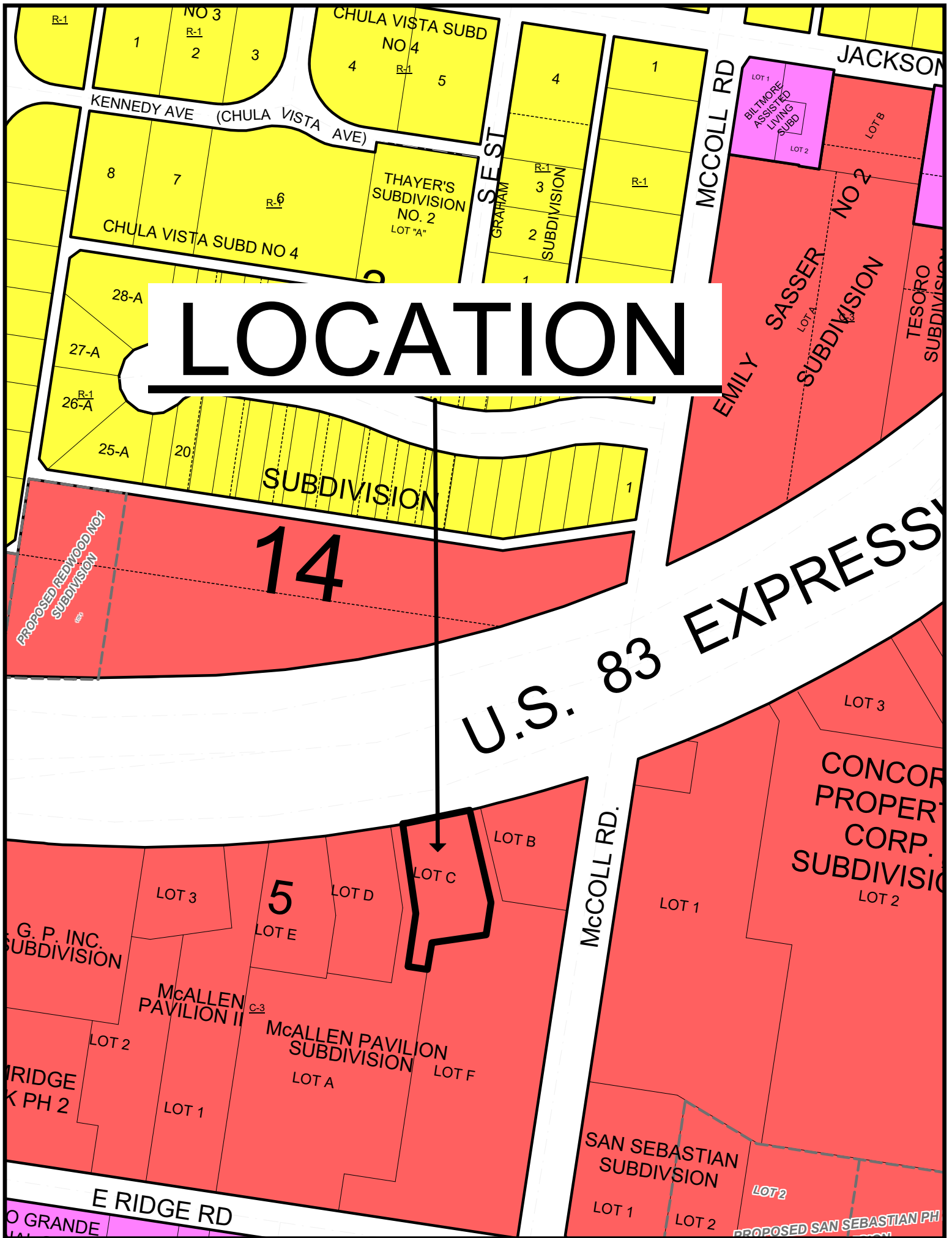


ANALYSIS: The existing restaurant building will remain and the applicant will be modifying the site to accommodate a drive thru window on the east side of the building. The restaurant requires 54 parking spaces; 68 parking spaces are provided. Four of the provided parking spaces are required to be accessible spaces. The new stacking area will eliminate approximately 14 parking spaces in the rear of the property. There is an existing landscape island at the rear of the property that will be removed and a new landscape island will be added to accommodate the drive thru stacking. They are proposing to eliminate 1,316 sq. ft. of landscaping as well as a 15-inch caliper tree and will be replacing with 1,425 sq. ft. of landscaping along with 6 trees at 2.5-inch caliper. The Development Staff has reviewed the modification to the site plan and has approved as shown on the attached site plan. The new landscape area will have 100% sod as well as irrigation system.

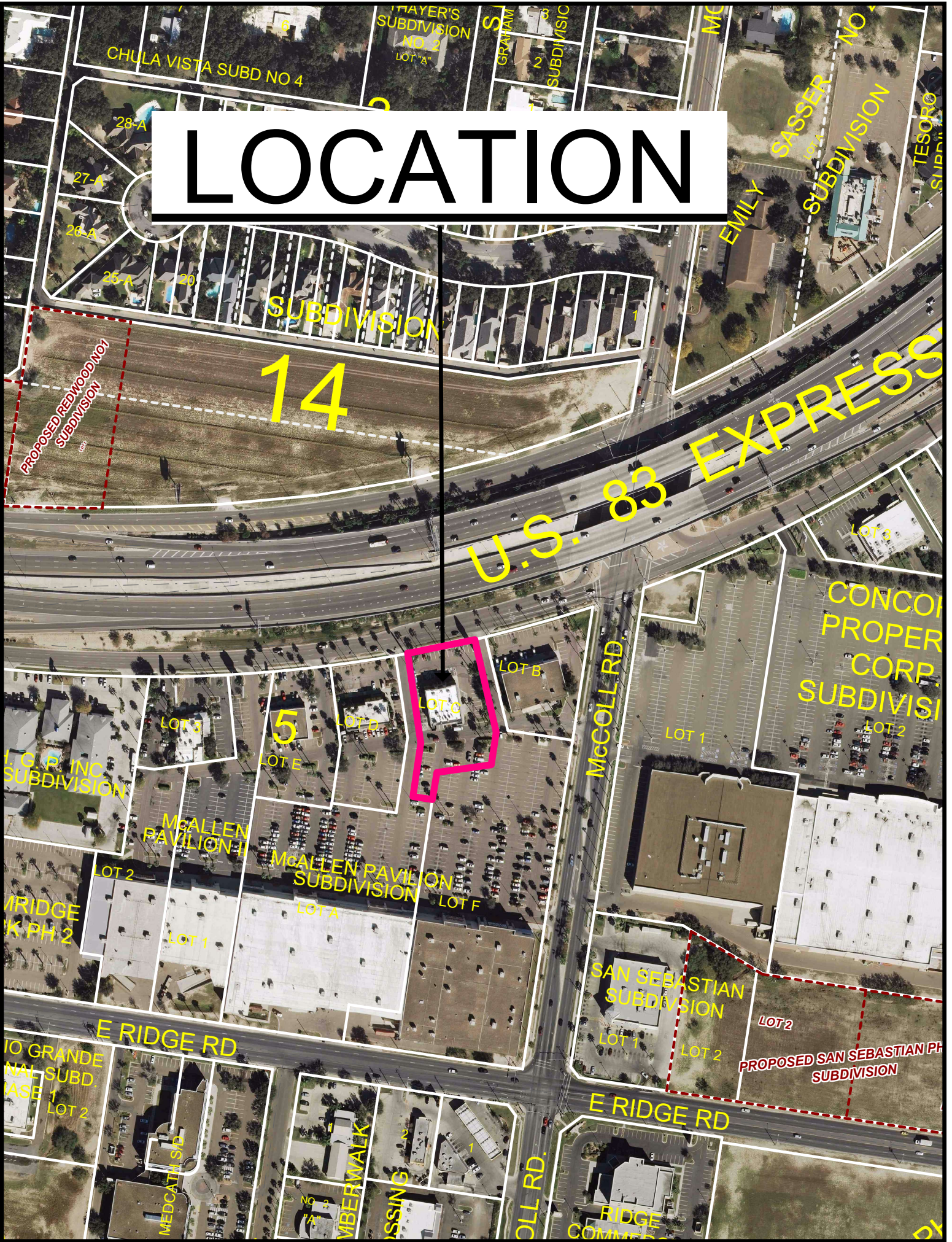
RECOMMENDATION:

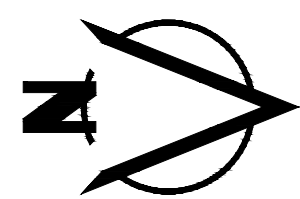
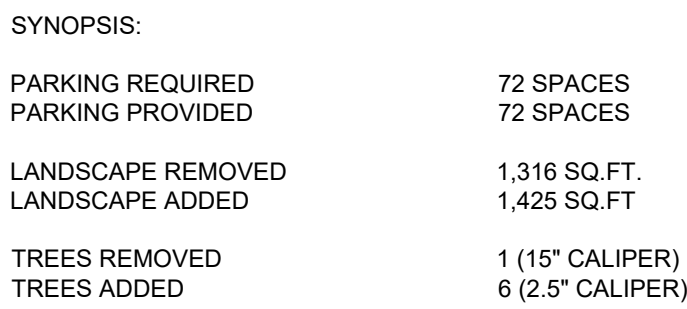
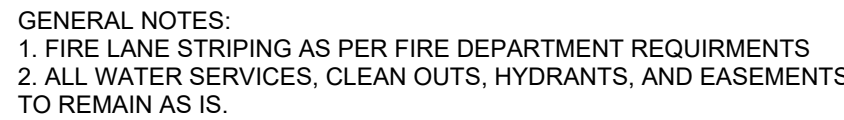
Staff recommends approval of the site plan subject to the conditions noted, paving and building permit requirements, and the subdivision and zoning ordinances.

LOCATION



LOCATION





RECEIVED
By Nikki Marie Cavazos at 10:48 am, Feb 05, 2020

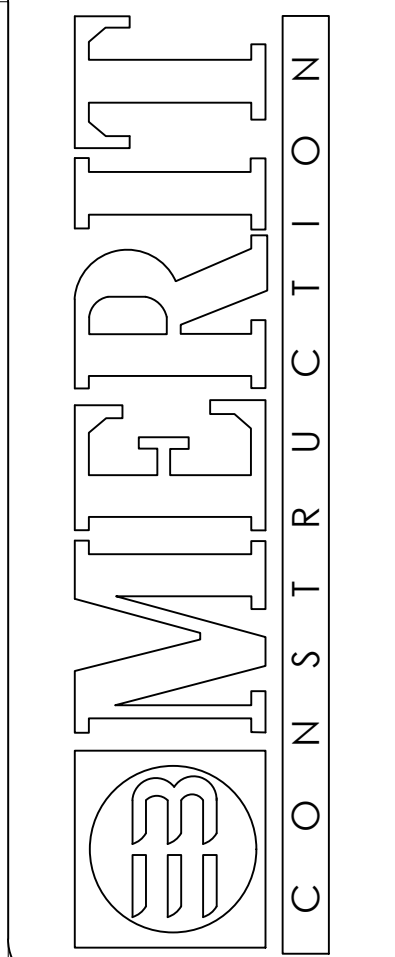
RECEIVED VIA EMAIL 02/05/2020 AT 9:25 AM

TACO PALENQUE DRIVE THRU
606 W. EXPRESSWAY 83; MCA
CITY OF McALLEN, HIDALGO

| | |
|-------------|--------|
| DRAWN BY: | MAC |
| CHECKED BY: | |
| DATE: | 2/4/20 |
| SCALE: | NTS |
| DWG. NO.: | TACO P |
| SHEET | |

D 0.0

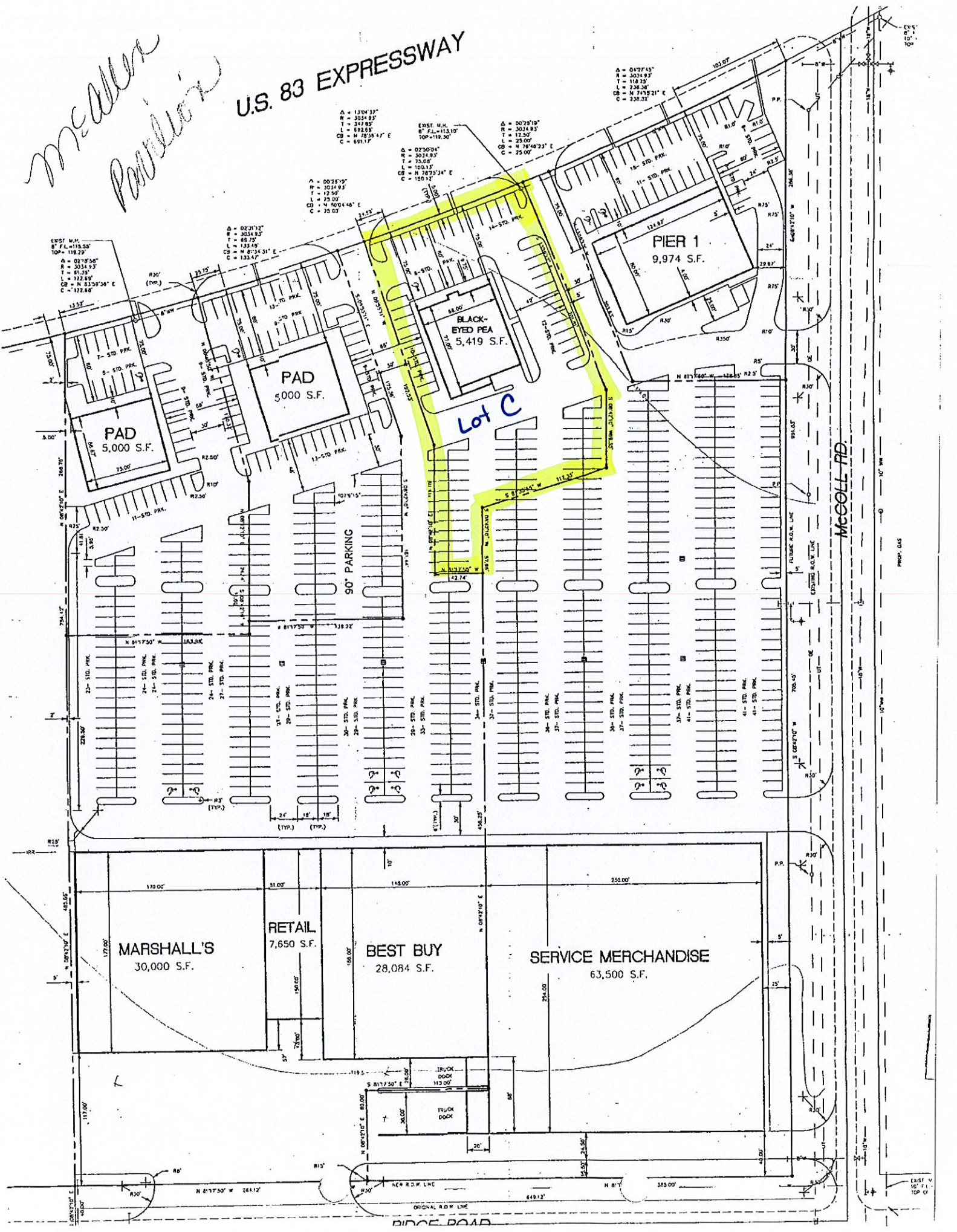
SITE PLAN



FRONTAGE 83

*meadow
pasture*

U.S. 83 EXPRESSWAY



A = 1304'33"
R = 3034'93"
T = 247'80"
L = 132'85"
CB = N 78°35'47" E
C = 691'17"

A = 0730'04"
R = 3034'93"
T = 247'80"
L = 132'85"
CB = N 78°35'47" E
C = 691'17"

A = 0075'51"
R = 3034'93"
T = 247'80"
L = 132'85"
CB = N 78°35'47" E
C = 691'17"

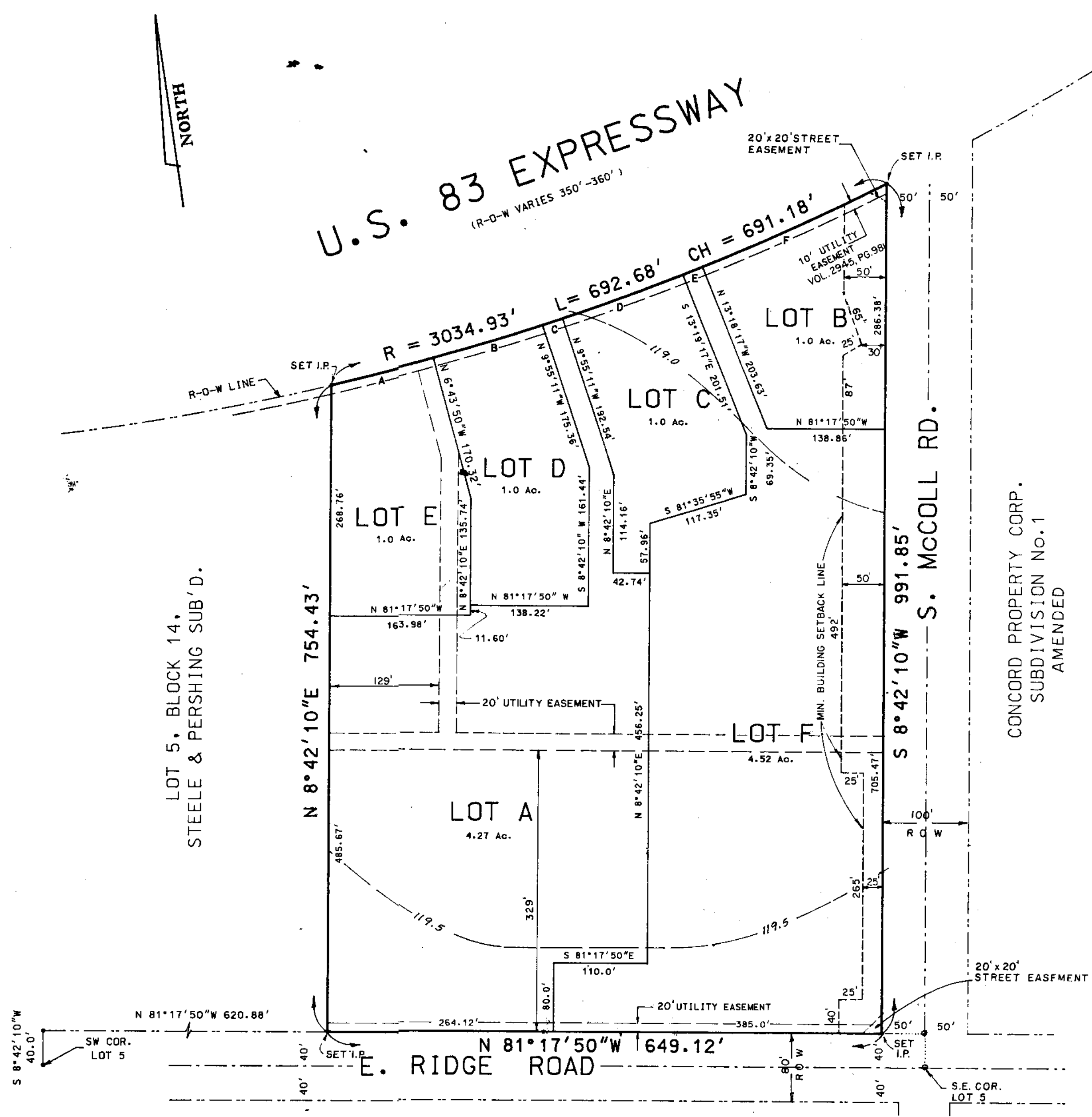
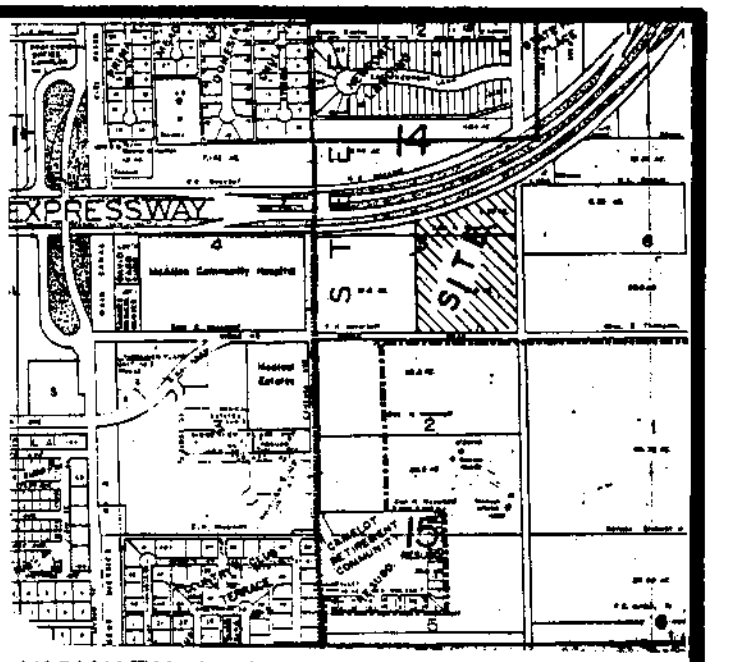
A = 0472'45"
R = 3034'93"
T = 247'80"
L = 132'85"
CB = N 78°35'47" E
C = 691'17"

A = 0231'32"
R = 3034'93"
T = 247'80"
L = 132'85"
CB = N 78°35'47" E
C = 691'17"

Lot C

McCOLL RD.

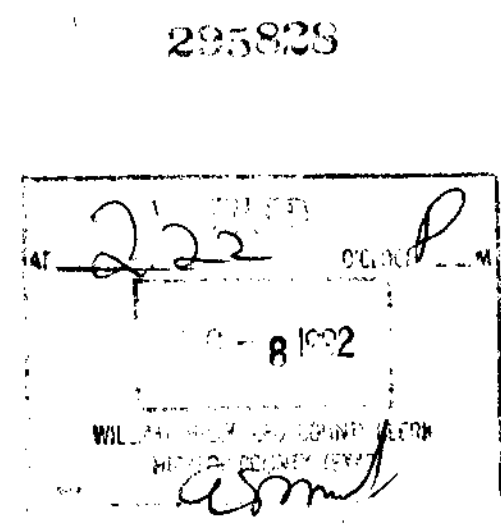
PROP. GAS



NOTES AND BOUNDS
A 12.80 ACRE TRACT OF LAND OUT OF LOT 5, BLOCK 14, STEELE AND PERSHING SUBDIVISION, OF PORCIONES 66 AND 67, HIDALGO COUNTY, TEXAS.
BEGINNING at an iron pin at the point of intersection of the North line of 80.0 foot Ridge Road and the West line of 100.0 foot McColl Road, for the Southeast corner of the following described tract of land; said point located North 8 Deg. 42 Min. 10 Sec. East, 40.0 feet and North 81 Deg. 17 Min. 50 Sec. West, 50.0 feet from the Southeast corner of Lot 5;
THENCE, with the North line of Ridge Road, North 81 Deg. 17 Min. 50 Sec. West, 443.12 feet to an iron pin, for the Southwest corner hereof;
THENCE, parallel to the West line of said Lot 5, North 8 Deg. 42 Min. 10 Sec. East, 754.42 feet to an iron pin on the South line of U.S. No. 83 Expressway, for the Northwest corner hereof; said point being on a curve to the left, whence its radius point bears North 4 Deg. 50 Min. 54 Sec. West, 3034.93 feet;
THENCE, in an Easterly direction, with the South line of said Expressway right-of-way, on a curve to the left, on a radius of 3034.93 feet, through an arc of 13 Deg. 04 Min. 37 Sec. and a distance of 691.18 feet to an iron pin on the West line of 100 foot McColl Road, for the Northeast corner hereof;
THENCE, with the West line of 100 foot McColl Road, South 8 Deg. 42 Min. 10 Sec. West, 591.85 feet to the PLACE OF BEGINNING. Containing 12.80 acres of land, more or less.

| CURVE DATA | | | | | |
|---|---|---|---|---|--|
| A | B | C | D | E | F |
| R= 3034.93' T= 61.35' L= 122.68' CB= N83°59'36"E C= 122.88' Z= 02°18'58" | R= 3034.93' T= 66.75' L= 133.48' CB= N81°11'34"1"E C= 133.47' Z= 02°31'12" | R= 3034.93' T= 12.50' L= 25.00' CB= N80°04'46"E C= 25.00' Z= 00°28'19" | R= 3034.93' T= 75.08' L= 150.13' CB= N74°18'21"E C= 150.12' Z= 02°50'04" | R= 3034.93' T= 12.50' L= 25.00' CB= N74°45'25"E C= 25.00' Z= 00°28'19" | R= 3034.93' T= 118.29' L= 236.38' CB= N74°18'21"E C= 236.32' Z= 04°27'45" |

- NOTES:**
1. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
EAST U.S. 83 EXPRESSWAY - 75 FEET
SOUTH MCCOLL ROAD - AS SHOWN
EAST RIDGE ROAD - 40 FEET
WEST LINE OF LOTS "A" AND "E" SHALL BE IN ACCORDANCE WITH ZONING ORDINANCE AT TIME OF BUILDING PERMIT ISSUANCE
OTHER SETBACKS AS PER ZONING ORDINANCE OR APPROVED SITE PLAN, WHICHEVER IS GREATER.
 2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 120.5 U.S.C. & G.S. DATUM.
 3. THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0425 C, DATED 11-2-82.
 4. STORM WATER DETENTION OF 2.1 AC-FT IS REQUIRED FOR THIS SUBDIVISION.
 5. OWNER IS REQUIRED TO PROVIDE AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPT. PRIOR TO APPLICATION FOR BUILDING PERMIT.
 6. A 6' HIGH OPAQUE BUFFER IS REQUIRED FROM ADJACENT RESIDENTIAL ZONE/USE.
 7. A 4' WIDE CONCRETE WALK IS REQUIRED ON ALL PERIMETER STREETS.
 8. SITE PLAN MUST BE APPROVED BY THE PLANNING & ZONING COMMISSION PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.



APPROVED FOR RECORDING
BY
COMMISSIONER'S COURT
This the 8th day of Dec 1992
WILLIAM "BILLY" LEO, County Clerk
Hidalgo County, Texas
By _____ Deputy

PREPARED BY:
FABIAN NELSON & MEDINA INC.
320 N. 151A STREET, McALLEN, TX.
SCALE: 1"= 100' DATE: 5-28-92

MAP
OF
McALLEN PAVILION
McALLEN, TEXAS.
BEING A SUBDIVISION OF 12.8 AC. TRACT OF LAND
OUT LOT 5, BLOCK 14,
STEELE & PERSHING SUBDIVISION
OF PORCIONES 66 & 67, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO
I, STEPHEN SPOON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
11-11-92
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 54732

McALLEN-83-MCCOLL, INC.

BRADLEY F. SCHLOSSER, PRESIDENT.
STATE OF TEXAS
COUNTY OF TRAVIS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bradley F. Schlosser
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14th DAY OF November, 1992.

NOTARY PUBLIC

THE STATE OF TEXAS

GARRY MAURO
COMMISSIONER OF THE TEXAS GENERAL LAND OFFICE AND CHAIRMAN OF THE SCHOOL LAND BOARD, ON BEHALF OF THE PERMANENT SCHOOL FUND
EXECUTED UNDER SEAL OF OFFICE THIS 5th DAY OF November 19 92

DON MEYERHOFF
CO-TRUSTEE OF THE MEYERHOFF FAMILY TRUST

RAY MEYERHOFF
CO-TRUSTEE OF THE MEYERHOFF FAMILY TRUST

MARCIA BONNELL
CO-TRUSTEE OF THE MEYERHOFF FAMILY TRUST

STATE OF MISSOURI
COUNTY OF ST. LOUIS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FOR MEYERHOFF, RAY MEYERHOFF, AND MARCIA BONNELL, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY RECEIVED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14th DAY OF November, 1992.

NOTARY PUBLIC

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

STATE OF TEXAS:
COUNTY OF HIDALGO:
I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR #1590 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.

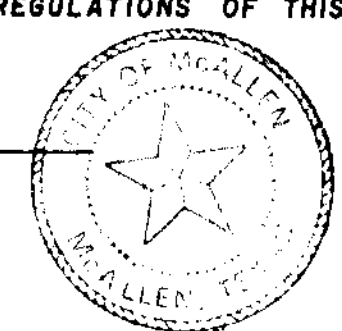
I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS 15th DAY OF October A.D. 19 92

SECRETARY

PLINIO C. MEDINA
REGISTERED PUBLIC SURVEYOR
McAllen, Texas.

MAYOR, CITY OF McALLEN



Recorded in Book 28, page 26
of the map records of Hidalgo County, Texas
Maldon and Hunt, Inc.
County Surveyors

CHECKED BY:
12-2-91



City of McAllen
Planning Department

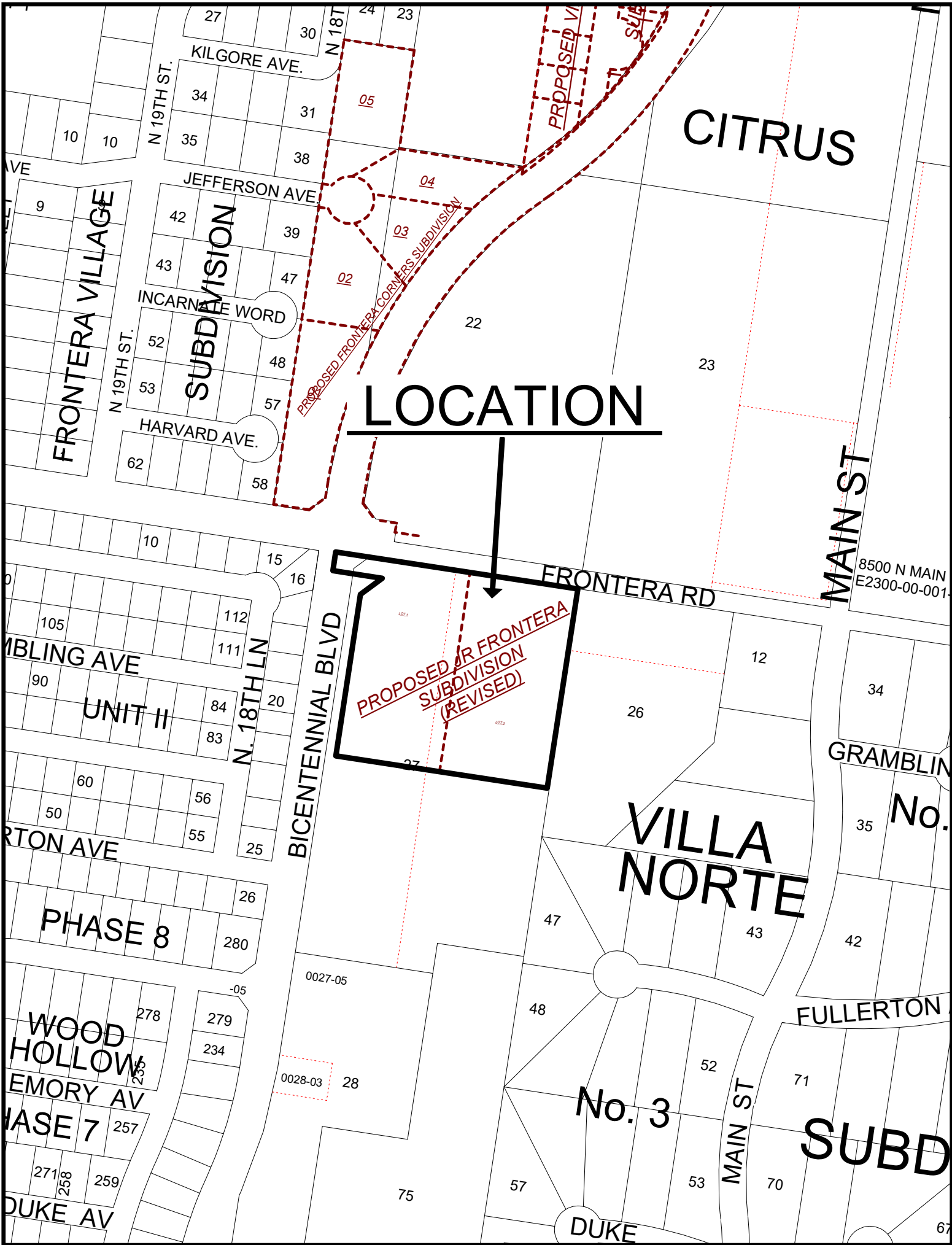
APPLICATION FOR
SUBDIVISION PLAT REVIEW

1300 Houston Avenue
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

| | |
|---------------------|--|
| Project Description | Subdivision Name <u>JR Frontera Subdivision</u> |
| | Location <u>Frontera Ave., approximately 2,364 ft east of 23rd st.</u> |
| Owner | City Address or Block Number _____ |
| | Number of lots <u>2</u> Gross acres <u>4.127</u> Net acres <u>4.07</u> |
| Developer | Existing Zoning <u>R-1</u> Proposed <u>R-1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date <u>N/A</u> |
| | Existing Land Use <u>Resd.</u> Proposed Land Use <u>Resd.</u> Irrigation District # <u>2</u> |
| Engineer | Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| | Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>0</u> |
| Surveyor | Legal Description <u>A tract of land 4.127-acres more or less out of</u> |
| | <u>lot 27, Ebony Heights Citrus Groves Unit #1 Subdivision.</u> |

Rct# 411989 pd \$2250

SUB2019-0006
RECEIVED
FEB 04 2019
BY: SC127pm



LOCATION

PROPOSED JR FRONTERA
SUBDIVISION
(REVISED)

CITRUS

VILLA
NORTE

SUBD

MAIN ST

MAIN ST

No. 3

GRAMBLIN
No.

FULLERTON

DUKE

SUBDIVISION

FRONTERA VILLAGE

UNIT II

PHASE 8

WOOD
HOLLOW
EMORY AV
PHASE 7

DUKE AV

RTON AVE

GRAMBLING AVE

KILGORE AVE.

JEFFERSON AVE

INCARNATE WORD

HARVARD AVE.

FRONTERA RD

BICENTENNIAL BLVD

N. 18TH LN

N 19TH ST.

N 18TH

8500 N MAIN
E2300-00-001

0028-03

0027-05

-05

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City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/14/2020

| | |
|---|------------|
| SUBDIVISION NAME: JR FRONTERA | |
| REQUIREMENTS | |
| STREETS AND RIGHT-OF-WAYS | |
| <p>Frontera Road: 20 ft. dedication for 40 ft. from centerline for 80 ft. ROW Paving: min. 52 ft. Curb & gutter: both sides **Must escrow monies, prior to plat recording, if not constructed at this time.</p> | Applied |
| <p>Bicentennial Blvd. - 150 ft. ROW Paving: min. 52 ft. Curb & gutter: Both sides **Thoroughfare plan shows 150 ft. ROW for Bicentennial. ***Plat submitted by the engineer on February 10, 2020 shows that this property does not connect to Bicentennial Blvd. as there is a strip of land owned by a different owner, thus no dedication is proposed. Existing 80 ft. ROW remains as now exist.</p> | Applied |
| <p>Paving _____ Curb & gutter _____</p> | Applied |
| * 800 ft. Block Length | Compliance |
| * 600 ft. Maximum Cul-de-Sac | NA |
| ALLEYS | |
| <p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties</p> | NA |
| SETBACKS | |
| * Front: 45 ft. or greater for easements, or in line with the average setback of existing structures, whichever is greater. | Applied |
| * Rear: Proposing 15 ft. or greater for easements. | Applied |
| * Sides: Proposing 6 ft. or greater for easements. | Applied |
| * Corner: Applies only if the property is along Bicentennial Blvd. - finalize prior to final. | Applied |
| * Garage: 18 ft. except where greater setback is required, greater setback applies. | Applied |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |
| SIDEWALKS | |
| <p>* 4 ft. wide minimum sidewalk required on Frontera Road. **Revise Note #8 as noted above</p> | Required |
| * Perimeter sidewalks must be built or money escrowed if not built at this time. | Applied |
| BUFFERS | |
| <p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along Bicentennial Boulevard. **Plat submitted February 10, 2020 shows Note regarding 6 ft. buffer</p> | Compliance |
| <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Plat note required as noted above, prior to final.</p> | Applied |
| *Perimeter buffers must be built at time of Subdivision Improvements. | Applied |
| NOTES | |
| * No curb cut, access, or lot frontage permitted along Bicentennial Boulevard. | Applied |

| | |
|--|------------|
| <ul style="list-style-type: none"> * Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. * Common Areas must be maintained by the lot owners and not the City of McAllen * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. | NA |
| | Applied |
| | NA |
| | NA |
| LOT REQUIREMENTS | |
| | |
| <ul style="list-style-type: none"> * Lots fronting public streets * Minimum lot width and lot area | Compliance |
| | Compliance |
| ZONING/CUP | |
| <ul style="list-style-type: none"> * Existing: R-1 Proposed: R-1 * Rezoning Needed Before Final Approval | Compliance |
| | NA |
| PARKS | |
| <ul style="list-style-type: none"> * Land dedication in lieu of fee * Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. **Park fee of \$1,400 (based on 2 dwelling units/lots x \$700) required to be paid prior to recording. * Pending review by the Parkland Dedication Advisory Board and CC. | NA |
| | Applied |
| | NA |
| TRAFFIC | |
| <ul style="list-style-type: none"> * Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department, Trip Generation has been waived for 2 single residential homes * Traffic Impact Analysis (TIA) required prior to final plat. | Complete |
| | NA |
| COMMENTS | |
| <p>Comments: Must comply with City's Access Management Policy.</p> <p>**Must escrow monies for required improvements, prior to plat recording, if not constructed at this time.</p> <p>***Finalize Bicentennial Blvd. alignment and whether it affects this property, prior to final as needed. Based on submitted January 6, 2020 a 35 ft. dedication is required.</p> <p>****Plat submitted February 10, 2020 shows no additional dedication is required for Bicentennial Blvd. ***Plat submitted February 10, 2020 shows that this property does not connect to Bicentennial Blvd. as there is a strip of land owned by a different owner, thus no dedication is proposed. Existing 80 ft. ROW remains as now exist.</p> | Applied |
| RECOMMENDATION | |
| <p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.</p> | Applied |



UB2019-0054



City of McAllen
Planning Department
APPLICATION FOR

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

SUBDIVISION PLAT REVIEW

| | | | | |
|----------------------------|---|---|-------------------|---|
| Project Description | Subdivision Name | Highland Oaks Subdivision | | |
| | Location | NE Corner Mile 3 North & N. 29th St. | | |
| | City Address or Block Number | 4900 | N. 29th St. | |
| | Number of lots | 115 | Gross acres | 30.061 ^{0x2} |
| | | | Net acres | 27.189 |
| | Existing Zoning | I-2 | Proposed | R-1 |
| | Rezonig Applied For | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date 7/26 | | |
| | Existing Land Use | vacant | Proposed Land Use | residential |
| | Irrigation District # | 1 | | |
| | 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 Exemption | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | | |
| Estimated Rollback tax due | 0 | | | |
| Legal Description | Approx. 29.0 ^{0x2} ac. o/p Lot 98, La Lomita Trng. of Constr. Co. S/D Domain Development Corp | | | |
| Owner | Name | By Reynolds Estates, LLC | | |
| | Phone | 956 (956) 381-0981 | | |
| | Address | 4629 Macro Drive 100 E. Nolana Ste. 130 | | |
| | City | San Antonio | McAllen | TX |
| | State | TX | Zip | 78218 78502 |
| E-mail | 956 fKurth@meldenandhunt.com | | | |
| Developer | Name | Domain Development Corp | | |
| | Phone | (956) 661-8888 | | |
| | Address | 100 E. Nolana, Ste. 130 | | |
| | City | McAllen | State | TX |
| | Zip | 78502 | Contact Person | Shavi Mahiani |
| E-mail | shavi@aurielinvestments.com | | | |
| Engineer | Name | Melden & Hunt, Inc. | | |
| | Phone | (956) 381-0981 | | |
| | Address | 115 W. McIntyre St. | | |
| | City | Edinburg | State | TX |
| | Zip | 78541 | Contact Person | Fred L. Kurth |
| E-mail | fKurth@meldenandhunt.com | | | |
| Surveyor | Name | Melden & Hunt, Inc. | | |
| | Phone | (956) 381-0981 | | |
| | Address | 115 W. McIntyre | | |
| | City | Edinburg | State | TX |
| Zip | 78541 | | | |

Pct # 450107 pd \$300

RECEIVED
JUL 26 2019
BY: [Signature]

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
- N/A Proof of authority of person signing application on behalf of partnership/corporation, if applicable

PLAT TO SHOW:

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

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

Owner's Signature

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

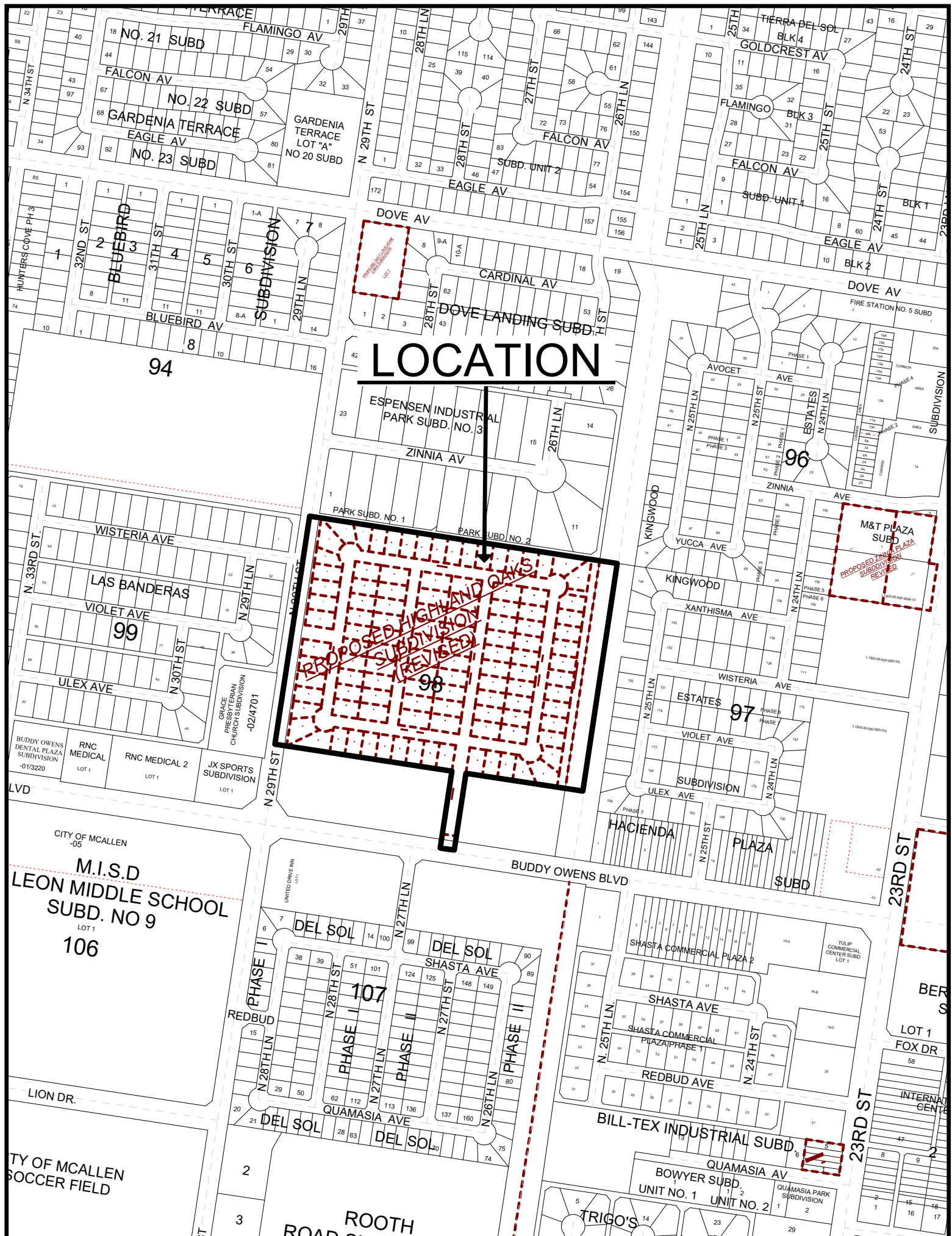
Signature  Date 7-25-19

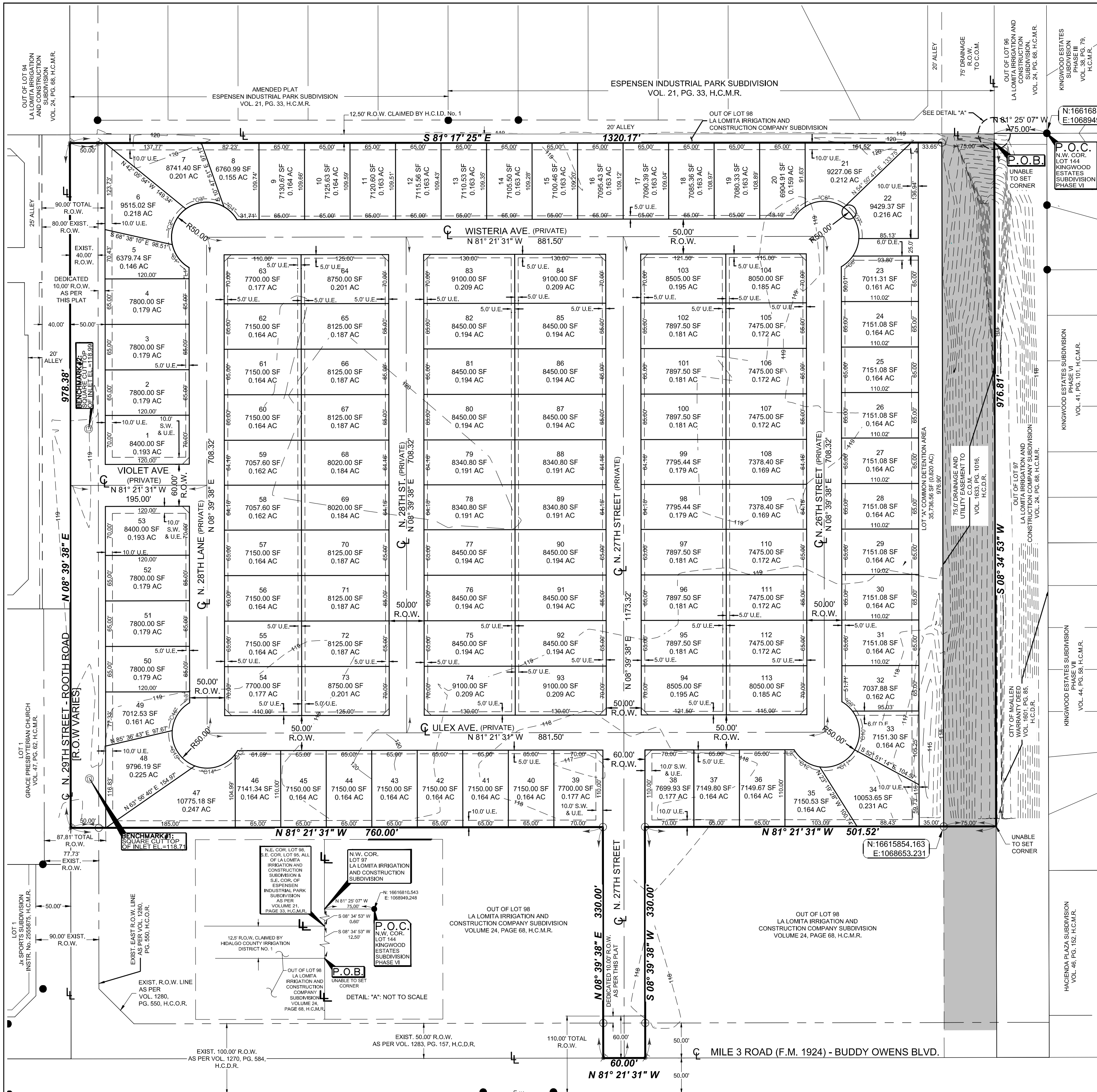
Print Name Fred L. Kurth

Owner ☐

Authorized Agent ☒

09/15





LEGEND

- FND No. 4 REBAR
- SET SQUARE CUT
- SET NO. 4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL
- AC - ACRES
- C.O.M. - CITY OF McALLEN
- D.E. - DRAINAGE EASEMENT DEDICATED BY THIS PLAT
- EL - ELEVATION
- ESMT - EASEMENT
- EX - EXISTING
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.I.D. No. 1 - HIDALGO COUNTY IRRIGATION DISTRICT NUMBER ONE
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- INSTR. - INSTRUMENT
- N.E. COR. - NORTHEAST CORNER
- N.W. COR. - NORTHWEST CORNER
- No. - NUMBER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- S.E. COR. - SOUTHEAST CORNER
- SF - SQUARE FEET
- U.E. - UTILITY EASEMENT DEDICATED BY THIS PLAT
- VOL. - VOLUME
- EASEMENT TO CITY OF McALLEN AS PER VOLUME 2761, PAGE 728, H.C.O.R. NOTE: SEE ALSO NOTE 10.0.
- CENTER LINE
- LOT LINE

SCALE: 1" = 100'

DRAWN BY: S.A. DATE: 2-5-2020

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

Line Table

| Line # | Direction | Length |
|--------|-----------------|--------|
| "1" | N 09° 22' 29" E | 15.87' |
| "2" | N 81° 21' 31" W | 13.21' |
| "3" | N 08° 39' 38" E | 15.89' |
| L4 | S 81° 17' 25" E | 10.00' |

Curve Table

| Curve # | Delta | Radius | Length | Tangent | Chord Length | Chord Direction |
|---------|--------------|--------|--------|---------|--------------|-----------------|
| "C1" | 047° 56' 40" | 50.00' | 41.84' | 22.23' | 40.63' | N 27° 22' 02" W |
| "C2" | 066° 07' 30" | 50.00' | 57.70' | 32.55' | 54.56' | N 29° 40' 03" E |
| "C3" | 066° 07' 14" | 50.00' | 57.70' | 32.55' | 54.55' | S 84° 12' 35" E |
| "C4" | 029° 47' 27" | 50.00' | 26.00' | 13.30' | 25.71' | S 36° 15' 15" E |
| "C5" | 029° 00' 49" | 50.00' | 24.45' | 12.47' | 24.20' | N 52° 38' 54" E |
| "C6" | 066° 45' 53" | 50.00' | 58.28' | 32.96' | 55.02' | S 79° 57' 45" E |
| "C7" | 059° 01' 43" | 50.00' | 51.51' | 28.31' | 49.26' | S 17° 03' 57" E |
| "C8" | 025° 31' 11" | 50.00' | 22.27' | 11.32' | 22.09' | S 55° 54' 03" W |
| "C9" | 023° 06' 39" | 50.00' | 20.17' | 10.22' | 20.03' | S 39° 47' 02" E |
| "C10" | 067° 20' 02" | 50.00' | 58.76' | 33.30' | 55.44' | S 05° 26' 18" W |
| "C11" | 067° 20' 10" | 50.00' | 58.76' | 33.31' | 55.44' | T 72° 46' 25" W |
| "C12" | 052° 11' 59" | 50.00' | 45.55' | 24.49' | 43.99' | N 47° 27' 31" W |
| "C13" | 006° 53' 21" | 50.00' | 6.01' | 3.01' | 6.01' | S 42° 05' 09" W |
| "C14" | 073° 45' 45" | 50.00' | 64.37' | 37.52' | 60.02' | S 82° 24' 42" W |
| "C15" | 073° 46' 12" | 50.00' | 64.38' | 37.52' | 60.02' | N 23° 49' 19" W |
| "C16" | 055° 35' 51" | 50.00' | 48.52' | 26.36' | 46.64' | N 40° 51' 43" E |

SUBDIVISION PLAT OF HIGHLAND OAKS (PRIVATE SUBDIVISION) BEING A SUBDIVISION OF 30.098 ACRES OUT OF LOT 98, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, VOLUME 24, PAGE 68, HIDALGO COUNTY DEED RECORDS, CITY OF McALLEN, HIDALGO COUNTY, TEXAS.

- GENERAL NOTES:**
- THIS SUBDIVISION IS IN FLOOD ZONE "B" DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING).
 - MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
 - MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:
FRONT - 25', OR GREATER FOR EASEMENTS
REAR - 10' EXCEPT 25' FOR DOUBLE FRONTING LOTS, OR GREATER FOR EASEMENTS
INTERIOR SIDES - 6', OR GREATER FOR EASEMENTS
CORNER - 10', OR GREATER FOR EASEMENTS
GARAGE - 18' EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
 - REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 53.862 C.F. (1.236 AC. FT.) TO BE PROVIDED WITHIN WIDENED DRAIN DITCH.
 - AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - NO BUILDING ALLOWED OVER ANY EASEMENT.
 - A 4-FOOT WIDE MINIMUM SIDEWALK IS REQUIRED ALONG BOTH SIDES OF ALL INTERIOR STREETS, INCLUDING BOTH SIDES OF ENTRY STREETS AND GATE AREAS WITH PEDESTRIAN GATES. A 5-FOOT WIDE MINIMUM SIDEWALK IS REQUIRED ALONG N. 29TH STREET - ROTH ROAD AND MILE 3 ROAD (F.M. 1924)-BUDDY OWENS BLVD.
 - SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.
 - A 6' OPAQUE BUFFER WILL BE REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES, AND ALONG N. 29TH STREET - ROTH ROAD.
 - AN 8' MASONRY WALL WILL BE REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
 - NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. 29TH STREET - ROTH ROAD.
 - THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
—CITY OF McALLEN BENCHMARK "MC 59" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST, BEING LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF 23RD STREET AND MILE 3 LINE ROAD, 30" ALUM. PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT ELEVATION = 118.71 (TEXAS SOUTH 4205).
—BENCHMARKR1: SQUARE CUT ON TOP OF INLET, NORTHING: 1661606.601, EASTING: 1067457.901, ELEVATION: 118.71
—BENCHMARKR2: SQUARE CUT ON TOP OF INLET, NORTHING: 1661601.066, EASTING: 1067532.500, ELEVATION: 118.99
 - COMMON AREAS, PRIVATE STREETS / SERVICE DRIVES, AND LOT "A" COMMON DETENTION AREA MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
 - AS PER DECLARATION OF COVENANTS CONDITIONS, AND RESTRICTIONS FOR HIGHLAND OAKS, RECORDED AS 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 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO THE COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.

METES AND BOUNDS DESCRIPTION:

BEING A SUBDIVISION OF 30.098 ACRES BEING A PART OR PORTION OUT OF LOT 98, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, HIDALGO COUNTY DEED RECORDS, CITY OF McALLEN, HIDALGO COUNTY TEXAS; SAID 30.098 ACRES BEING OUT OF A CERTAIN TRACT CONVEYED TO DOMAIN DEVELOPMENT CORPORATION, BY VIRTUE OF A CORRECTION INSTRUMENT AS TO A RECORDED ORIGINAL INSTRUMENT RECORDED UNDER DOCUMENT NUMBER 308958, HIDALGO COUNTY OFFICIAL RECORDS; SAID 30.098 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A No. 4 REBAR FOUND (NORTHING: 1661680.543, EASTING: 1068949.248) AT THE NORTHWEST CORNER OF LOT 144, KINGWOOD ESTATES SUBDIVISION PHASE VI, AS RECORDED IN VOLUME 41, PAGE 101, HIDALGO COUNTY MAP RECORDS AND BEING AT THE NORTHEAST CORNER OF A CERTAIN TRACT CONVEYED TO THE CITY OF McALLEN BY VIRTUE OF A WARRANTY DEED RECORDED IN VOLUME 1601, PAGE 85, HIDALGO COUNTY DEED RECORDS;

THENCE, N 81° 25' 07" W ALONG THE NORTH LINE OF LOT 97, OF SAID LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, A DISTANCE OF 75.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 97;

THENCE, S 08° 34' 53" W ALONG THE WEST LINE OF SAID LOT 97 AND THE EAST LINES OF LOT 95 OF SAID LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, AND ESPENSEN INDUSTRIAL PARK SUBDIVISION AS RECORDED IN VOLUME 21, PAGE 33, HIDALGO COUNTY MAP RECORDS, A DISTANCE OF 0.60 FEET TO THE NORTHEAST CORNER OF SAID LOT 98, AND THE SOUTHEAST CORNERS OF SAID LOT 95 AND SAID ESPENSEN INDUSTRIAL PARK SUBDIVISION;

THENCE, S 08° 34' 53" W ALONG THE EAST LINES OF SAID LOT 98 AND A 12.50-FOOT WIDE RIGHT-OF-WAY LINE CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 1 AND THE WEST LINE OF SAID LOT 97, A DISTANCE OF 12.50 FEET TO A CORNER THAT IS UNABLE TO BE SET AT THE NORTHEAST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 08° 34' 53" W CONTINUING ALONG THE EAST LINE OF SAID LOT 98 AND THE WEST LINE OF SAID LOT 97, A DISTANCE OF 976.81 FEET TO A CORNER THAT IS UNABLE TO BE SET AT THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 21' 31" W AT A DISTANCE OF 75.00 FEET PASS A No. 4 REBAR SET (NORTHING: 16615854.163, EASTING: 1068653.231) ON THE WEST LINES OF A 75-FOOT WIDE DRAINAGE AND UTILITY EASEMENT AND EASEMENT TO CITY OF McALLEN AS RECORDED IN VOLUME 1633, PAGE 1016, HIDALGO COUNTY DEED RECORDS AND VOLUME 2761, PAGE 728, HIDALGO COUNTY OFFICIAL RECORDS, CONTINUING A TOTAL DISTANCE OF 501.52 FEET TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 08° 39' 38" W AT A DISTANCE OF 280.00 FEET PASS A No. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 3 ROAD-F.M. 1924-BUDDY OWENS BLVD., CONTINUING A TOTAL DISTANCE OF 330.00 FEET TO A NAIL SET ON THE SOUTH LINE OF SAID LOT 98, FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 21' 31" W ALONG THE SOUTH LINE OF SAID LOT 98 AND WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 3 ROAD-F.M. 1924-BUDDY OWENS BLVD., A DISTANCE OF 60.00 FEET TO A NAIL SET FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 39' 38" E AT A DISTANCE OF 50.00 FEET PASS A No. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 3 ROAD-F.M. 1924-BUDDY OWENS, CONTINUING A TOTAL DISTANCE OF 330.00 FEET TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 81° 21' 31" W AT A DISTANCE OF 720.00 FEET PASS A No. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF N. 29TH STREET-ROTH ROAD, CONTINUING A TOTAL DISTANCE OF 760.00 FEET TO A NAIL SET ON THE WEST LINE OF SAID LOT 98, FOR THE NORTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 39' 38" E ALONG THE WEST LINE OF SAID LOT 98 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. 29TH STREET-ROTH ROAD, A DISTANCE OF 976.81 FEET TO A NAIL SET AT THE SOUTHWEST CORNER OF SAID 12.50-FOOT WIDE RIGHT-OF-WAY CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 1, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 17' 25" E (S 81° 18' 00" E DEED CALL) ALONG THE SOUTH LINE OF SAID 12.50-FOOT WIDE RIGHT-OF-WAY CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT, AT A DISTANCE OF 40.00 FEET PASS A NAIL SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF N. 29TH STREET-ROTH ROAD, AT A DISTANCE OF 1,245.17 FEET PASS A No. 4 REBAR SET ON THE WEST LINES OF SAID 75-FOOT WIDE DRAINAGE AND UTILITY EASEMENT AND EASEMENT TO CITY OF McALLEN, CONTINUING A TOTAL DISTANCE OF 1,320.17 FEET (1,320.00 FEET DEED CALL) TO THE POINT OF BEGINNING, AND CONTAINING 30.098 ACRES OF LAND, MORE OR LESS.

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

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

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HOCDI1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HOCDI1.

PRESIDENT _____ SECRETARY _____

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

THE STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS HIGHLAND OAKS, SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME(S) IS/ARE SUBSCRIBED HERETO, DO HEREBY GRANT AS EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREFTER HOLD FRANCHISE UNDER SAID CITY, THE SURFACE USE OF THE STREETS, ALLEYS, COMMON AREAS AND UTILITY EASEMENTS THEREON SHOWN ARE RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF McALLEN, EMPLOYEES OF THE UTILITY COMPANIES UNDER FRANCHISE OF SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. OWNERSHIP AND MAINTENANCE OF ALL STREET IMPROVEMENTS AND COMMON AREA(S) SHALL REMAIN WITH AND BE THE RESPONSIBILITY OF THE HIGHLAND OAKS HOMEOWNERS ASSOCIATION.

DOMAIN DEVELOPMENT CORPORATION _____ DATE _____
SHAYI MAHTANI, DIRECTOR
100 E. NOLANA AVE. STE 130
McALLEN, TX 78504

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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

MAYOR, CITY OF McALLEN _____ DATE _____

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, 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__.

FRED L. KURTH, PROFESSIONAL ENGINEER No. 54151
STATE OF TEXAS

DATE PREPARED: 2-5-2020
ENGINEERING JOB No. 19129.00

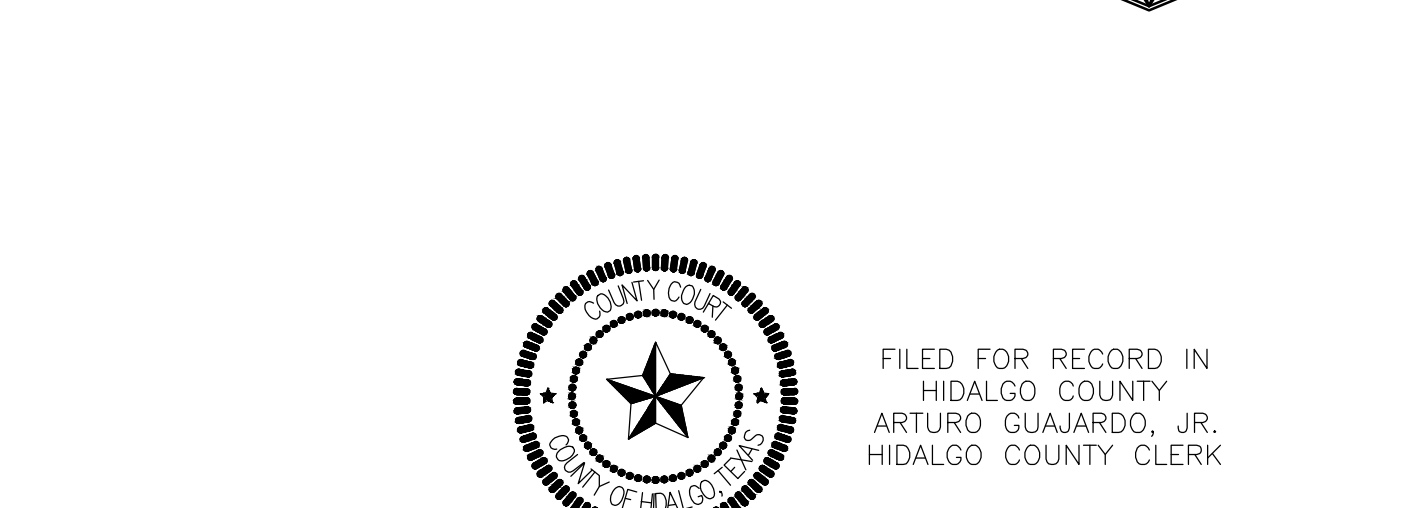
MELDEN & HUNT, INC.
TEXAS REGISTRATION #1435

THE 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.

DATED THIS THE _____ DAY OF _____, 20__.

FRED L. KURTH, R.P.L.S. # 4750
DATE SURVEYED: 08-29-19
T-1081, PG. 72-78
SURVEYING JOB No. 19129.08



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

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

RECEIVED
By Nikki Marie Cavazos at 9:23 am, Feb 11, 2020
RECEIVED VIA EMAIL 02/07/2020 AT 4:36 PM



Reviewed On: 2/14/2020

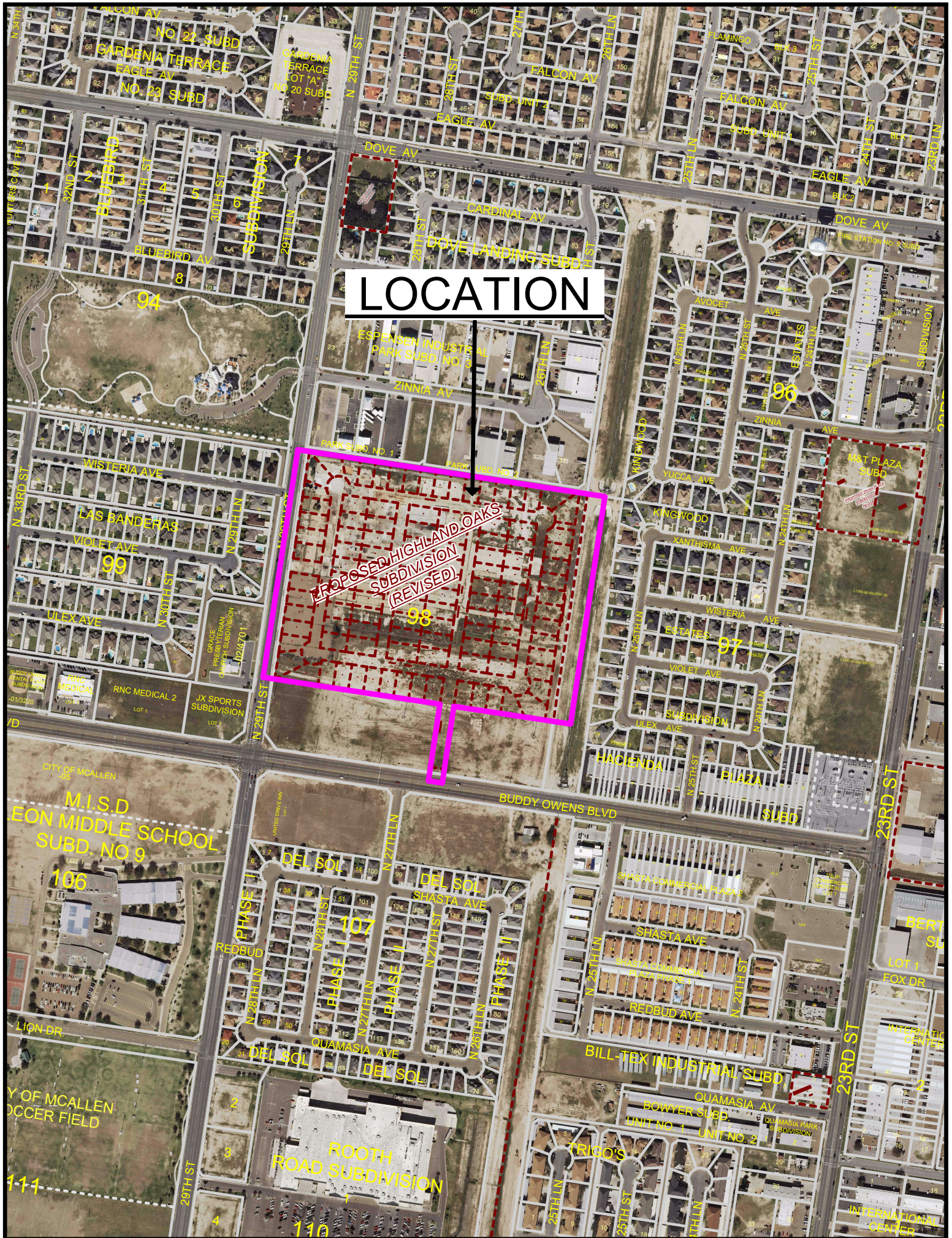
| SUBDIVISION NAME: HIGHLAND OAKS SUBDIVISION | |
|--|------------|
| REQUIREMENTS | |
| STREETS AND RIGHT-OF-WAYS | |
| Buddy Owens Blvd. min. 10 ft. dedication or 60 ft. from centerline for 120 for ROW Paving: 65 ft. Curb & gutter: both sides **Must escrow monies as needed if improvements are not constructed prior to recording. | Applied |
| N. 29th Street: min. 10 ft. dedication for 50 ft. from centerline for 100 ft. ROW Paving: 65 ft. Curb & gutter: both sides. Must escrow monies as needed if improvements are not constructed prior to recording. | Applied |
| N. 27th Lane: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides **Must comply with gate detail requirements including 20 ft. face to face paving width on both sides of center island | Applied |
| Violet Avenue: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides **Must comply with gate detail requirements including 20 ft. face to face paving width on both sides of center island | Applied |
| Other interior streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides | Applied |
| * 800 ft. Block Length. | Compliance |
| * 600 ft. Maximum Cul-de-Sac | NA |
| ALLEYS | |
| ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties. **Rezoning to R-1 approved during the City Commission meeting of November 25, 2019. | NA |
| SETBACKS | |
| * Front: 25 ft. or greater for easements. | Compliance |
| * Rear: 10 ft. except 25 ft. for double fronting lots, or greater for easements. | Compliance |
| * Interior Sides: 6 ft. or greater for easements. | Compliance |
| * Corner: 10 ft. or greater for easements. | Compliance |
| * Garage: 18 ft. except where greater setback is required, greater setback applies. | Compliance |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |
| SIDEWALKS | |
| * 4 ft. wide minimum sidewalk required on both sides of all interior streets, including both sides of the entry streets, and along Buddy Owens Boulevard and N. 29th Street. **Note #7 on plat submitted February 10, 2020 needs to be revised as noted above prior to recording. | Required |
| * Perimeter sidewalks must be built or money escrowed if not built at this time. | Applied |

| BUFFERS | |
|---|------------|
| <ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along N. 29th Street. **Plat submitted on 2/11/20 shows note to comply with this requirement. * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Plat submitted on 2/11/20 shows note to comply with this requirement. *Perimeter buffers must be built at time of Subdivision Improvements. | Compliance |
| | Compliance |
| | Applied |
| NOTES | |
| <ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along N. 29th street. **Plat submitted on 2/11/20 shows note to comply with this requirement. * Site plan must be approved by the Planning Department and other Development departments prior to building permit issuance. * Common Areas, private streets/service drives, Lot A Common Detention Area, etc. must be maintained by the lot owners and not the City of McAllen * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Need HOA documents for review prior to recording | Compliance |
| | NA |
| | Applied |
| | NA |
| | Required |
| | Required |
| LOT REQUIREMENTS | |
| <ul style="list-style-type: none"> * Lots fronting public streets. **Streets proposed to be private * Minimum lot width and lot area **Lot proposed for drainage detention needs to be identified with a letter or number and must meet minimum lot width requirements fronting a street. ***Plat submitted February 10, 2020 identifies Lot "A" common detention area with frontage of 25 ft. | Compliance |
| | Applied |
| ZONING/CUP | |
| <ul style="list-style-type: none"> * Existing: I-2 Proposed: R-1 * Rezoning Needed Before Final Approval **P&Z Board recommended approval for R-1 zoning on November 15, 2019, and City Commission approved R-1 zoning on November 25, 2019. | Applied |
| | Complete |
| PARKS | |
| <ul style="list-style-type: none"> * Land dedication in lieu of fee **Must comply with Parks Department requirements * Park Fee of \$80,500 (Based on 115 lots/dwelling units at \$700 lots/dwelling units) must be paid prior to record as per Parks Department. Should the number of lots/dwelling units change, the Park fees will be adjusted accordingly prior to recording. | NA |
| | Required |

| | |
|---|----------|
| * Pending review by the Parkland Dedication Advisory Board and CC. **Must comply with Parks Department requirement ***Considered by the Parks Board on 12/18/19 and approved by City Commission on 1/13/20. Approval was for fees to be paid in lieu of land dedication. | Complete |
| TRAFFIC | |
| * Trip Generation to determine if TIA is required, prior to final plat. **Per Traffic Department Trip Generation and TIA have been approved | Complete |
| * Traffic Impact Analysis (TIA) required prior to final plat. **Per Traffic Department Trip Generation and TIA have been approved | Complete |
| COMMENTS | |
| Comments: Must comply with City's Access Management Policy **Note required on plat regarding maintenance of detention pond and perimeter fence by HOA and not the City of McAllen. | Applied |
| RECOMMENDATION | |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED. | Applied |

LOCATION

PROPOSED HIGH-AND OAKS
SUBDIVISION
(REVISED)



SUB2019-0050



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

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

| | |
|---------------------|--|
| Project Description | <p>Subdivision Name <u>The Shops at Tres Lagos</u></p> <p>Location <u>Northwest Corner of Tres Lagos Boulevard & North Ware Road</u></p> <p>City Address or Block Number <u>NONE AT THIS TIME</u></p> <p>Number of lots <u>1</u> Gross acres <u>14.077</u> Net acres <u>14.077</u></p> <p>Existing Zoning <u>C-4</u> Proposed <u>C-4</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date <u> </u></p> <p>Existing Land Use <u>VACANT</u> Proposed Land Use <u>SHOPPING CT</u> Irrigation District # <u>UID</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exemption Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>\$29,090.29</u></p> <p>Legal Description <u>APPROX. 14.077 ACRES OUT OF SECTION 232, TEXAS-MEXICAN RAILWAY CO.'S SURVEY</u></p> |
| Owner | <p>Name <u>RHODES ENTERPRISES, INC.</u> Phone <u>(956) 289-2800</u></p> <p>Address <u>200 S. 10TH ST., STE. 1400</u></p> <p>City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u></p> <p>E-mail <u>mike@mlrhodes.com/nick@mlrhodes.com/jgonzalez@mlrhodes.com</u></p> |
| Developer | <p>Name <u>RHODES ENTERPRISES, INC.</u> Phone <u>(956) 289-2800</u></p> <p>Address <u>200 S. 10TH ST., STE. 1400</u></p> <p>City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>MIKE RHODES</u></p> <p>E-mail <u>mike@mlrhodes.com/nick@mlrhodes.com/jgonzalez@mlrhodes.com</u></p> |
| Engineer | <p>Name <u>MELDEN & HUNT, INC.</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. MCINTYRE ST.</u></p> <p>City <u>EDINBURG</u> State <u>TX</u> Zip <u>78541</u></p> <p>Contact Person <u>FRED L. KURTH, P.E.</u></p> <p>E-mail <u>FKURTH@MELDENANDHUNT.COM</u></p> |
| Surveyor | <p>Name <u>MELDEN & HUNT, INC.</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. MCINTYRE ST.</u></p> <p>City <u>EDINBURG</u> State <u>TX</u> Zip <u>78541</u></p> |



Act# 444923 pd \$300-

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

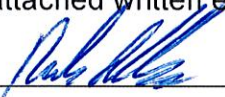
PLAT TO SHOW:

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

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

Owner's Signature

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

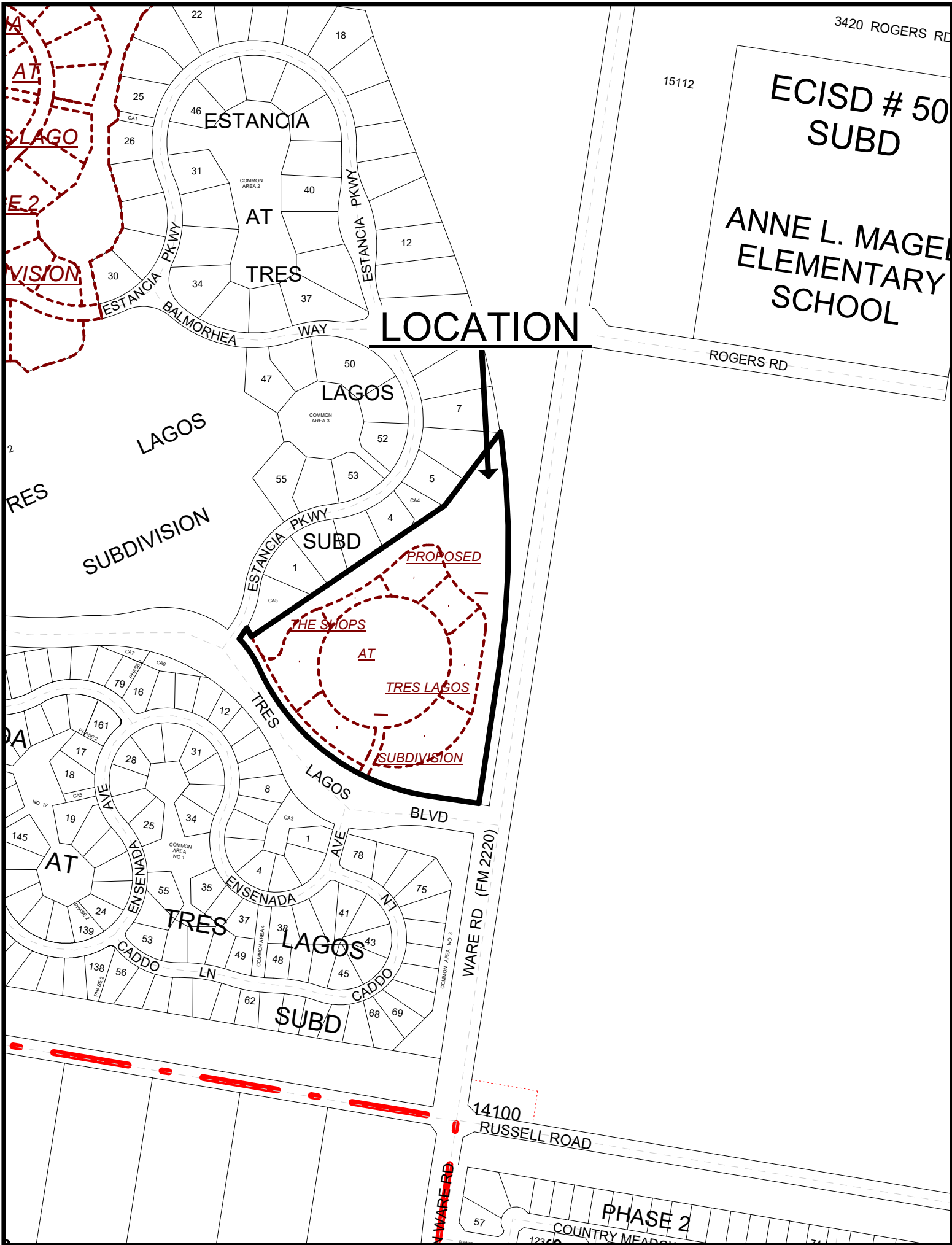
Signature  Date 07/12/19

Print Name NICK RHODES, PRESIDENT

Owner ☐

Authorized Agent ☐

09/15



3420 ROGERS RD

ECISD # 50
SUBD

ANNE L. MAGEE
ELEMENTARY
SCHOOL

ROGERS RD

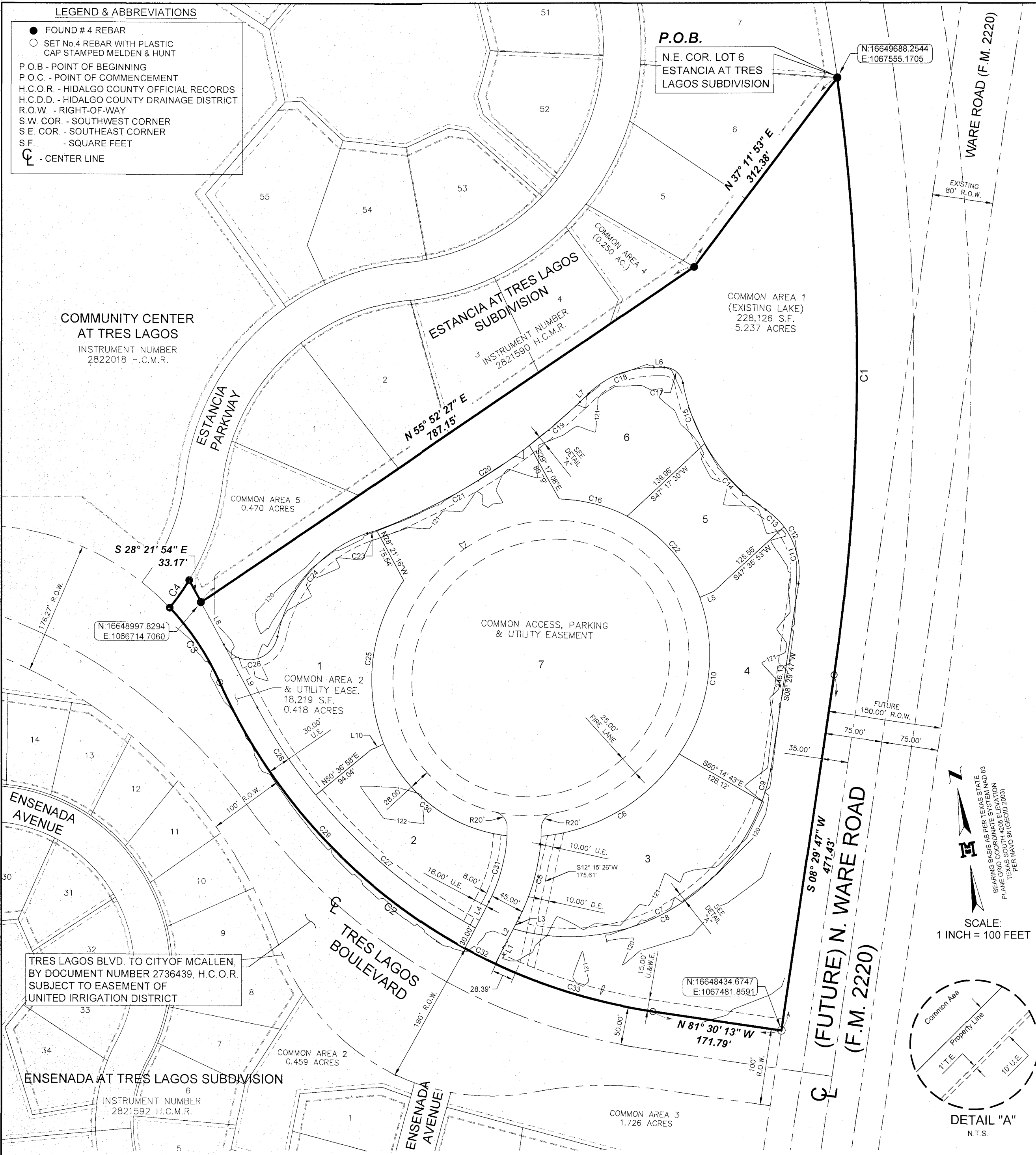
LOCATION

ESTANCIA
AT
TRES
LAGOS
SUBD

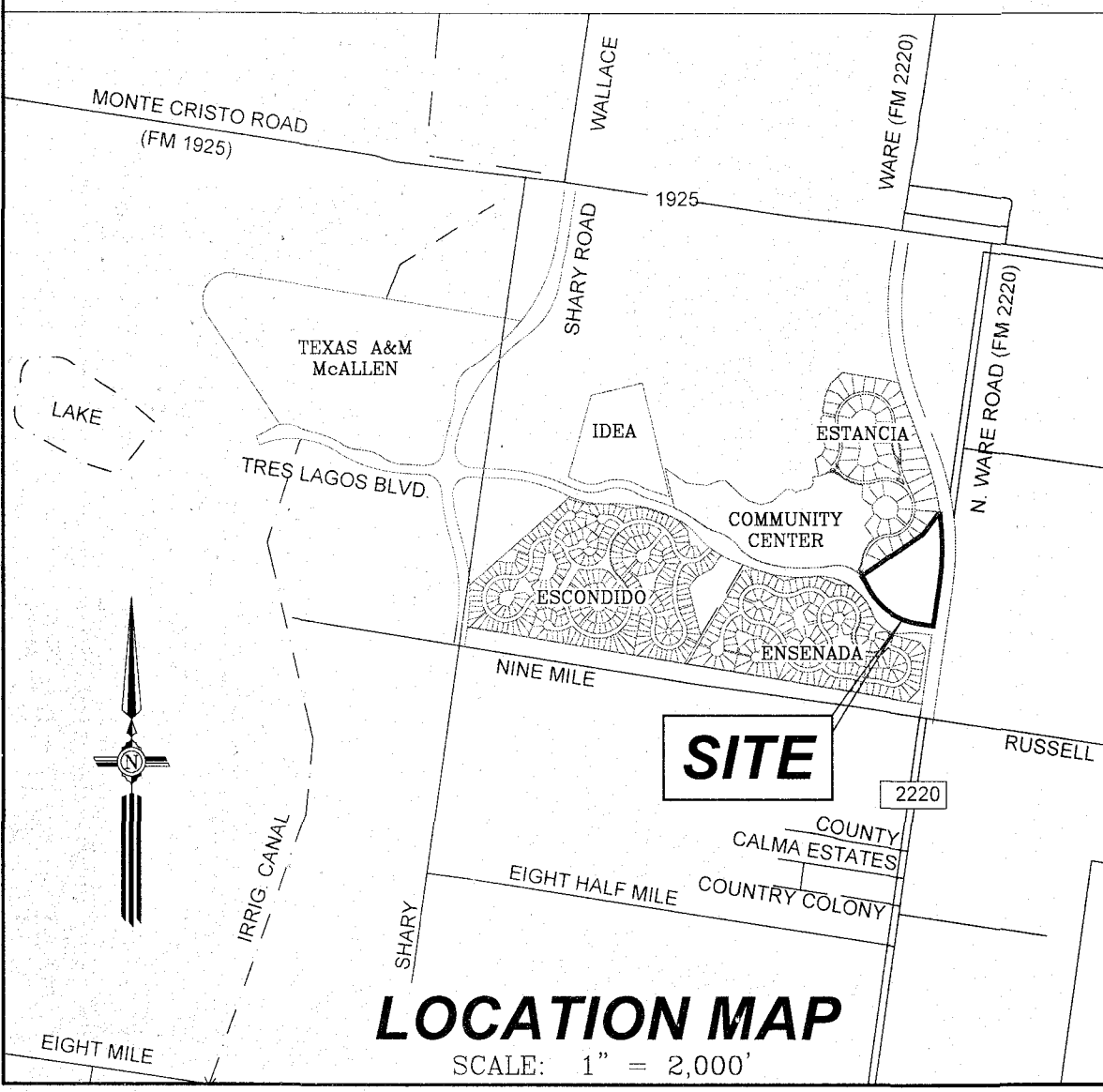
LAGOS
SUBDIVISION

TRES
LAGOS
SUBD

WARE RD (FM 2220)
RUSSELL ROAD
PHASE 2
COUNTRY MEADOWS



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



| LOT Curve Table | | | | | |
|-----------------|--------|--------|--------------|-----------------|--------------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C5 | 111.47 | 250.00 | 025° 32' 51" | N15° 00' 34"E | 110.55 |
| C6 | 219.78 | 246.22 | 051° 08' 15" | N59° 21' 46"E | 212.54 |
| C7 | 405.99 | 270.27 | 086° 04' 04" | N63° 02' 07"E | 358.88 |
| C8 | 405.99 | 270.27 | 086° 04' 04" | N63° 02' 07"E | 358.88 |
| C9 | 43.68 | 270.27 | 008° 19' 33" | N15° 22' 19"E | 43.63 |
| C10 | 215.17 | 226.39 | 054° 27' 27" | N7° 33' 35"E | 207.16 |
| C11 | 79.52 | 100.00 | 045° 33' 34" | N14° 16' 59"W | 77.44 |
| C12 | 79.52 | 100.00 | 045° 33' 34" | N14° 16' 59"W | 77.44 |
| C13 | 33.39 | 100.00 | 019° 07' 51" | N46° 37' 42"W | 33.23 |
| C14 | 119.29 | 255.45 | 025° 45' 24" | S42° 45' 55"E | 118.21 |
| C15 | 85.57 | 255.45 | 019° 11' 33" | S19° 50' 27"E | 85.17 |
| C16 | 93.23 | 212.77 | 025° 06' 18" | N75° 53' 27"W | 92.48 |
| C17 | 34.80 | 25.00 | 079° 45' 20" | N50° 07' 20"W | 32.05 |
| C18 | 95.26 | 125.00 | 043° 39' 58" | S68° 10' 01"W | 92.98 |
| C19 | 88.15 | 780.00 | 005° 28' 29" | N49° 34' 17"E | 88.10 |
| C20 | 231.29 | 780.00 | 016° 59' 24" | N61° 18' 13"E | 230.45 |
| C21 | 231.29 | 780.00 | 016° 59' 24" | N61° 18' 13"E | 230.45 |
| C22 | 147.45 | 196.63 | 042° 31' 52" | N41° 55' 38"W | 144.08 |
| C23 | 12.93 | 780.00 | 000° 56' 59" | N70° 16' 24"E | 12.93 |
| C24 | 188.63 | 182.00 | 059° 26' 46" | S41° 01' 31"W | 180.47 |
| C25 | 224.84 | 225.59 | 057° 06' 20" | S6° 59' 00"W | 215.65 |
| C26 | 93.55 | 38.20 | 140° 19' 59" | N61° 28' 07"E | 71.86 |
| C27 | 275.91 | 720.00 | 021° 57' 23" | S50° 21' 43"E | 274.23 |
| C28 | 138.47 | 720.00 | 011° 01' 08" | N33° 52' 28"W | 138.29 |
| C29 | 484.72 | 750.00 | 037° 01' 48" | N42° 51' 37"W | 478.33 |
| C30 | 213.12 | 292.35 | 080° 20' 48" | S53° 11' 10"E | 203.41 |
| C31 | 90.46 | 205.00 | 025° 17' 02" | N15° 08' 28"E | 89.73 |
| C32 | 45.01 | 750.00 | 003° 26' 19" | S63° 06' 41"E | 45.01 |
| C33 | 218.42 | 750.00 | 016° 41' 10" | S73° 09' 25"E | 217.65 |

| Lot Area Table | | |
|----------------|-----------|-------|
| Lot # | Sq. Ft. | Area |
| 1 | 41296.97 | 0.948 |
| 2 | 26921.94 | 0.618 |
| 3 | 42903.44 | 0.985 |
| 4 | 32469.53 | 0.745 |
| 5 | 19456.36 | 0.447 |
| 6 | 28392.29 | 0.652 |
| 7 | 175407.89 | 4.027 |

| Lot Line Table | | |
|----------------|--------|---------------|
| Line # | Length | Direction |
| L1 | 51.33 | N27° 47' 00"E |
| L2 | 51.33 | S27° 47' 00"W |
| L3 | 16.70 | N27° 47' 00"E |
| L4 | 38.71 | S27° 47' 00"W |
| L5 | 19.99 | S66° 39' 15"W |
| L6 | 13.78 | S90° 00' 00"W |
| L7 | 15.76 | S46° 20' 02"W |
| L8 | 63.30 | N28° 21' 54"W |
| L9 | 93.61 | N28° 21' 54"W |
| L10 | 18.97 | S64° 34' 54"W |

| BOUNDARY Curve Table | | | | | |
|----------------------|--------|----------|--------------|-----------------|--------------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 790.05 | 2,750.00 | 016° 27' 38" | S0° 15' 58"W | 787.33 |
| C2 | 748.15 | 750.00 | 057° 09' 17" | N52° 55' 22"W | 717.52 |
| C3 | 118.65 | 350.00 | 019° 25' 22" | N34° 03' 24"W | 118.08 |
| C4 | 44.64 | 325.00 | 007° 52' 13" | N34° 58' 43"E | 44.61 |

SUBDIVISION MAP OF THE SHOPS AT TRES LAGOS

SUBDIVISION OF 14.077 ACRES
OUT OF SECTION 232, TEXAS-MEXICAN RAILWAY COMPANY SURVEY
ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS,
RECORDED IN VOLUME 4, PAGES 142-143, H.C.D.R.,
CITY OF McALLEN, HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

BEING A SUBDIVISION OF 14.077 ACRES OUT OF SECTION 232, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS, RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS, TEXAS, SAID 14.077 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEING A SUBDIVISION OF 14.077 ACRES OUT OF SECTION 232, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS, RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS, TEXAS, SAID 14.077 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- THENCE, ALONG THE FUTURE WEST RIGHT-OF-WAY LINE OF WARE ROAD (F.M. 2220), AND IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 16° 27' 38", A RADIUS OF 2,750.00 FEET, AN ARC LENGTH OF 190.05 FEET, A TANGENT OF 397.76 FEET, AND A CHORD THAT BEARS S 00° 15' 58" W A DISTANCE OF 787.33 FEET TO A NO. 4 REBAR SET ON THE FUTURE WEST RIGHT-OF-WAY LINE OF WARE ROAD (F.M. 2220) FOR A POINT OF TANGENCY.
 - THENCE, S 08° 23' 47" W ALONG THE FUTURE WEST RIGHT-OF-WAY LINE OF SAID WARE ROAD (F.M. 2220), A DISTANCE OF 471.43 FEET TO A NO. 4 REBAR SET [NORTHING: 16648434.6747, EASTING: 1067481.8591] ON THE FUTURE WEST RIGHT-OF-WAY LINE OF WARE ROAD (F.M. 2220), FOR THE SOUTHEAST CORNER OF THIS TRACT.
 - THENCE, N 81° 30' 13" W ALONG THE NORTH RIGHT-OF-WAY OF TRES LAGOS BOULEVARD (DOCUMENT NUMBER 2736439) A DISTANCE OF 171.79 FEET TO A #4 REBAR SET. FOR THE POINT OF CURVATURE FOR A CURVE TO THE RIGHT.
 - THENCE, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID TRES LAGOS BOULEVARD, AND IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 57° 09' 17", A RADIUS OF 750.00 FEET, AN ARC LENGTH OF 748.15 FEET, A TANGENT OF 408.53 FEET, AND A CHORD THAT BEARS N 52° 55' 22" W A DISTANCE OF 717.52 FEET TO A NO. 4 REBAR SET FOR THE POINT OF CURVATURE FOR A CURVE TO THE LEFT.
 - THENCE, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID TRES LAGOS BOULEVARD, AND IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 19° 25' 22", A RADIUS OF 350.00 FEET, AN ARC LENGTH OF 118.65 FEET, A TANGENT OF 59.50 FEET, AND A CHORD THAT BEARS N 34° 03' 24" W A DISTANCE OF 118.08 FEET TO A NO. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT.
 - THENCE, IN AN NORTHWESTERLY DIRECTION, ALONG THE EAST BOUNDARY OF SAID ESTANCIA AT TRES LAGOS SUBDIVISION AND THE EAST RIGHT-OF-WAY LINE OF ESTANCIA PARKWAY ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 07° 07' 52" 13", A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 44.64 FEET, A TANGENT OF 22.36 FEET, AND A CHORD THAT BEARS N 34° 58' 43" E A DISTANCE OF 44.61 FEET TO A NO. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT.
 - THENCE, S 26° 21' 54" E CONTINUING ALONG THE EAST BOUNDARY OF SAID ESTANCIA AT TRES LAGOS SUBDIVISION A DISTANCE OF 33.17 FEET TO A NO. 4 REBAR FOUND [NORTHING: 16648997.8294, EASTING: 1066714.7050] FOR AN INSIDE CORNER OF THIS TRACT.
 - THENCE, N 55° 52' 27" E CONTINUING ALONG THE EAST BOUNDARY OF SAID ESTANCIA AT TRES LAGOS SUBDIVISION A DISTANCE OF 787.15 FEET TO A #4 REBAR FOUND FOR AN ANGLE POINT OF THE TRACT.
 - THENCE N 37° 11' 53" E CONTINUING ALONG THE EAST BOUNDARY OF SAID ESTANCIA AT TRES LAGOS SUBDIVISION A DISTANCE OF 312.38 FEET TO THE POINT OF BEGINNING, AND CONTAINING 14.077 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED IN ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. PERTAINS TO COMMUNITY PANEL NUMBER 480334 0325 D, MAP REVISED, JUNE 05, 2000.
- MINIMUM FINISH FLOOR SHALL BE 18" ABOVE TOP OF CURB MEASURED AT CENTER OF LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:
FRONT, IN ACCORDANCE WITH ZONING ORDINANCES, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
REAR, IN ACCORDANCE WITH ZONING ORDINANCES, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
SIDES, IN ACCORDANCE WITH ZONING ORDINANCES, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
- REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 59,121 CUBIC FEET. DETENTION WILL BE PROVIDED WITHIN THE DRAIN DITCH LOCATED SOUTH OF THIS PROPERTY AS APPROVED BY THE CITY OF McALLEN.
- CITY OF McALLEN BENCHMARK, NUMBER MC26, TOP OF 30" ALUMINUM PIPE WITH A 3-14" BRASS MONUMENT CAP TOP, LOCATED ALONG THE SOUTH SIDE OF F.M. 1925 AND 340' EAST OF WALLACE ROAD, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 1999) N=116653237.9580, E=1063791.0900, ELEV=136.38
- NO BUILDING ALLOWED OVER ANY EASEMENT.
- 6 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- AN ENGINEERING DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT OF THE CITY OF McALLEN IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- PRIVATE TECHNOLOGY EASEMENT: DECLARANT RESERVES A TECHNOLOGY EASEMENT AS SHOWN ON THIS PLAT FOR PRIVATE USE FOR TECHNOLOGY UTILITIES, INCLUDING ALL CABLE, FIBER OR OTHER TRANSPORT MEDIA FOR TECHNOLOGY SERVICES.
- TERMS AND CONDITIONS AND RESERVATION OF TECHNOLOGY EASEMENTS DATED AUGUST 13, 2015, FILED NOVEMBER 25, 2015, BETWEEN HIDALGO COUNTY TEXAS CORPORATION, INC., TO M.L. RHODES LTD. A TEXAS LIMITED PARTNERSHIP RECORDED UNDER CLERK'S FILE NO. 2695229, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENT IS INCOMPLETE. EASEMENT PERTAINS TO AND IS FOR THE BENEFIT OF THE OWNER/RESERVOR. NO WIDTH SPECIFIED FOR EASEMENT. THE ACTUAL EASEMENT BOUNDARY IS NOT DESCRIBED, BUT IS WITHIN THE EASEMENT PROPERTY WHICH IS INCOMPLETE. EASEMENT MAY BE REVOKED OR AMENDED BY OWNER/RESERVOR AND IS EXCLUSIVE.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENTS IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

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

DEVELOPER AND 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.

SHERILYN DAHLBERG
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

DRAWN BY: _____ R.N. _____ DATE: 07-08-2019
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

RECEIVED
By Nikki Marie Cavazos at 11:30 am, Feb 12, 2020
RECEIVED VIA EMAIL 02/12/2020 AT 10:51 AM

STATE OF TEXAS
COUNTY OF TEXAS
I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SHOPS AT TRES LAGOS 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.

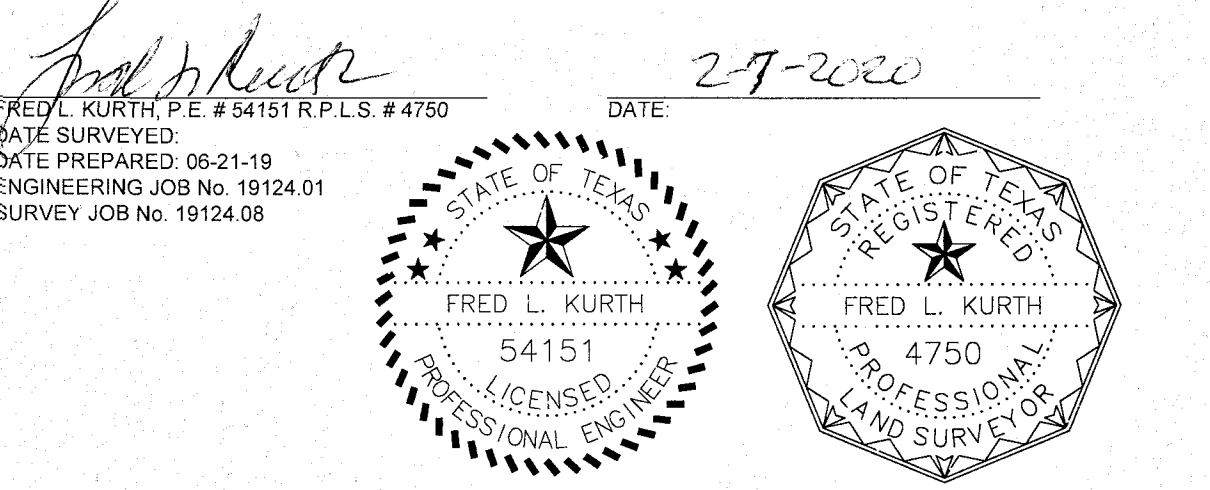
RHODES ENTERPRISES, INC. _____ DATE: _____
NICK RHODES, PRESIDENT
200 S. 10TH ST., STE. 1400
McALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK RHODES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: _____
TRES LAGOS PUBLIC IMPROVEMENT DISTRICT HEREBY CERTIFIES AND APPROVES THIS PLAT AND ACCEPTS RESPONSIBILITIES AND NOTES INDICATED HEREIN.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

I, THE UNDERSIGNED, FRED L. KURTH, A LICENSED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.



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
ATTESTED BY: _____
CITY SECRETARY _____ DATE: _____

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

CHAIRMAN, PLANNING COMMISSION _____ DATE: _____

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 §46.211 (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: _____

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

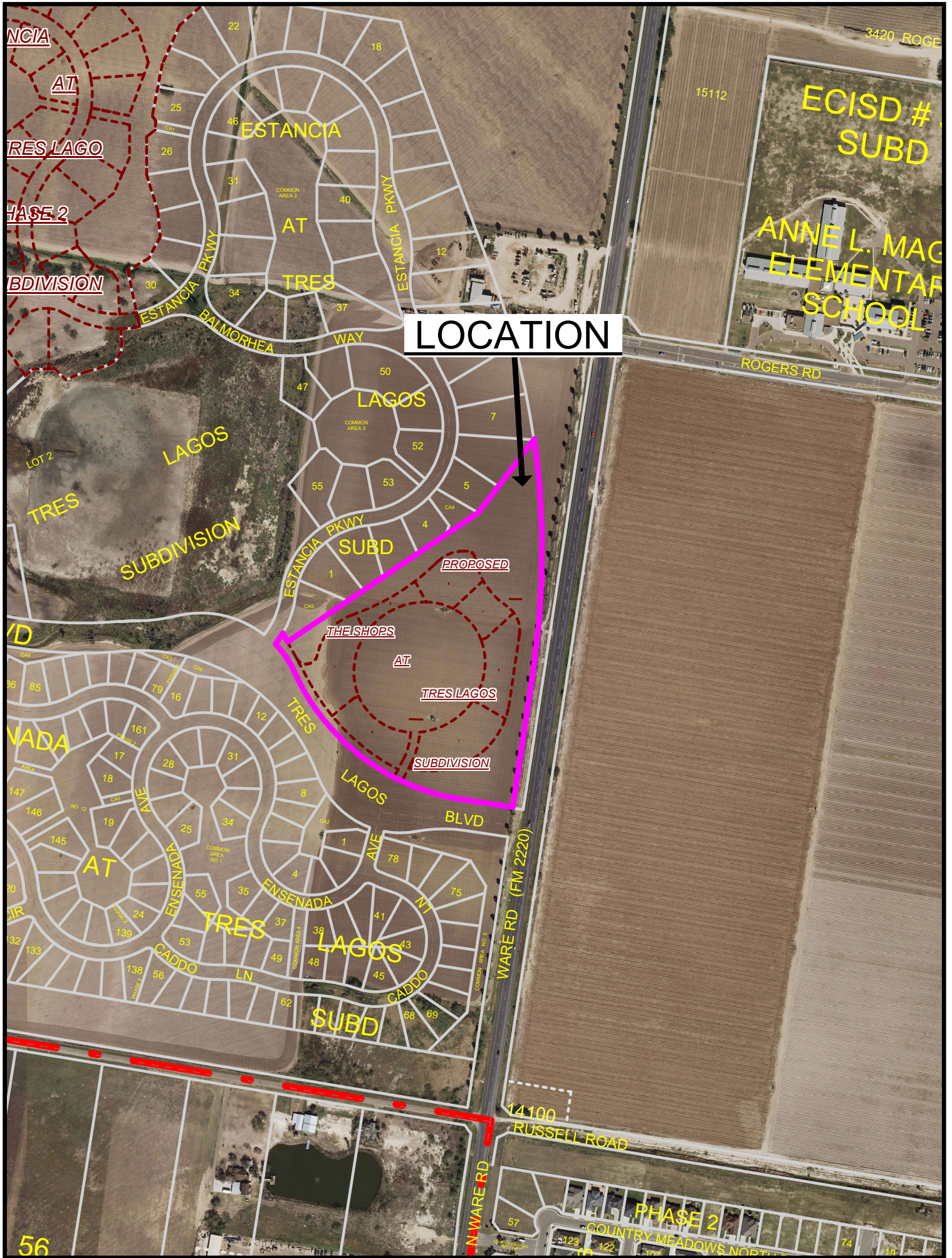
SUBDIVISION PLAT REVIEW

Reviewed On: 2/14/2020

| SUBDIVISION NAME: THE SHOPS AT TRES LAGOS | |
|---|----------------|
| REQUIREMENTS | |
| STREETS AND RIGHT-OF-WAYS | |
| <p>N. Ware Road: Dedication for 75 from centerline for 150 ft. ROW Paving: min. 65 ft. Curb & gutter: both sides **Clarify if the 35 ft. shown on the plat is additional dedication for the 150 ft. ROW or represents something else. The 35 ft. would appear to be the least amount of dedication required for N. Ware Road. **Also, as the road curves westward heading north, there appears to be the need for more ROW dedication for the 75 ft. from centerline, 150 ft. ROW. Please clarify, prior to final. ***The plat references future 150 ft. ROW - clarify, prior to final.</p> | Non-compliance |
| * 800 ft. Block Length: Common areas and access walks/drives provided. | Compliance |
| * 600 ft. Maximum Cul-de-Sac: de-sac street length does not apply provided that the development uses the "coving method" and emergency access walks/drives are provided, per agreement. | Compliance |
| ALLEYS | |
| <p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties. ** Service drive to be reviewed as part of the site plan. *** Approximate 30 ft. common access easement proposed/provided for city services, finalize prior to final. **** Is the common access drive reduced to 25 ft. now on plans submitted August 29, 2019?</p> | Applied |
| SETBACKS | |
| <p>* Front: In accordance with the zoning ordinance, or greater for easements or approved site plan. **Need to establish setbacks as the interior front of the lots are on a proposed Common Access Parking & Utility Easement. ***Engineer submitted variance request letter</p> | TBD |
| <p>* Rear: In accordance with the Zoning Ordinance, or greater for easements or approved site plan. **Setbacks along N. Ware Road and Tres Lagos Blvd. as required could affect rear setbacks. Finalize prior to final.</p> | TBD |
| <p>* Sides: In accordance with the Zoning Ordinance, or greater for easements or approved site plan. **To be established prior to final.</p> | TBD |
| <p>* Corner: In accordance with the Zoning Ordinance, or greater for easements or approved site plan. **To be established prior to final.</p> | TBD |
| * Garage: | NA |
| <p>* What's proposed on plat for all lot lines? Need to clearly show setbacks to closest points on all property lines. ** ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p> | Applied |
| SIDEWALKS | |
| <p>* 4 ft. wide minimum sidewalk required on: City Ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. **On perimeter streets, minimum 4 ft. sidewalk required on N. Ware Road and Tres Lagos</p> | Non-compliance |

| | |
|--|----------------|
| Blvd. ***Sidewalks on N. Ware Road may increase to 5 ft., as per Engineering. ****Note regarding sidewalks needed, prior to final/recording. * Perimeter sidewalks must be built or money escrowed if not built at this time. | Applied |
| BUFFERS | |
| * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along N. Ware Road and Tres Lagos Blvd. proposed, finalize prior to final. *Plats 8-29-2019 & 9-3-2019 and reference street. | Applied |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Need note on plat. | Applied |
| *Perimeter buffers must be built at time of Subdivision Improvements. | Applied |
| NOTES | |
| * No curb cut, access, or lot frontage permitted along N. Ware Road. **Need note on the subdivision plat as noted above. | Applied |
| * Site plan must be approved by the Planning Department and other development departments prior to building permit issuance. | Applied |
| * Common Areas, private service drives, access easements, etc. must be maintained by the lot owners/PID and not the City of | Applied |
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. | Applied |
| * Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if it's a public subdivision. **Finalize wording, etc. on the plat prior to recording. | Applied |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. | Applied |
| LOT REQUIREMENTS | |
| * Lots fronting public streets: As proposed, lots fronting a Common Access, parking & utility easement - not a street. **Engineer has submitted a letter requesting a variance to allow the lots to front onto a common access, pacing and utility easement with access from N. Ware Rd. instead of a street. | Non-compliance |
| * Minimum lot width and lot area. | TBD |
| ZONING/CUP | |
| * Existing: C-4 Proposed: C-4 | Applied |
| * Rezoning Needed Before Final Approval | NA |
| PARKS | |
| * Land dedication in lieu of fee: Must be in compliance with agreement. | Compliance |
| * Park Fee of \$700 per dwelling/lot to be paid prior to recording | NA |
| * Pending review by the Parkland Dedication Advisory Board and CC. | NA |
| TRAFFIC | |
| * Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department, need to submit a trip generation to see if trips fall within the existing master TIA of Tres Lagos, prior to final. | Required |

| | |
|---|---------|
| * Traffic Impact Analysis (TIA) required prior to final plat. | TBD |
| COMMENTS | |
| Comments: Must comply with City's Access Management Policy. **License Agreements may be needed for islands, boulevards, etc. within the ROW. ***Must comply with the Agreement and Public Improvement District (PID) conditions. ****Must comply with Fire Department requirements regarding access drives, etc., prior to final. ***Plat was approved in preliminary form at the P&Z meeting of August 6, 2019. Engineer submitted variance letter request on February 12, 2020 for fronting on an access and utility easement instead of a public street. ****Must comply with Department requirements as applicable prior to final/recording. | Applied |
| RECOMMENDATION | |
| Recommendation: STAFF RECOMMENDS APPROVAL IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE APPROVAL AND CLARIFICATION ON THE REQUESTED VARIANCE TO LOT FRONTAGE REQUIREMENTS. | Applied |



LOCATION

ECISD #
SUBD

ANNE L. MAG
ELEMENTARY
SCHOOL

PROPOSED

THE SHOPS

AT

TRES LAGOS

SUBDIVISION

WARE RD (FM 2220)

14100
RUSSELL ROAD

PHASE 2

COUNTRY MEADOWS NORTH



TBPE Firm # F-1435
TBPLS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA

December 2, 2019

Edgar Garcia, Planning Director
CITY OF MCALLEN PLANNING DEPT.
311 N. 15th St.
McAllen, TX 78501

**RE: 14.077 acres of land out of Section 232, Texas-Mexican Railway Company Survey
(Proposed THE SHOPS AT TRES LAGOS SUBDIVISION)
(Developer: Rhodes Enterprises, Inc. – Nick Rhodes, President)**

Dear Mr. Garcia:

On behalf of the developer, Rhodes Enterprises, Inc., we respectfully request a variance to the City of McAllen's subdivision code for fronting on an access and utility easement instead of a public street for The Shops at Tres Lagos Subdivision.

In addition, the developer proposes to only construct a portion of the common access/utility easement parking area. We therefore request a variance from complete construction. The layout of the commercial tract is unique in that it lies surrounded by water/lake except for the entrance. About 40% of the parking area would be completed initially with 2 of the buildings.

Thank you.

Sincerely,
MELDEN & HUNT, INC.

Fred L. Kurth, P.E., R.P.L.S.
President

RECEIVED

By Nikki Marie Cavazos at 11:23 am, Feb 12, 2020

RECEIVED VIA EMAIL 02/12/2020 AT 10:51 AM

SUBADAD-0005



City of McAllen
Planning Department

APPLICATION FOR
SUBDIVISION PLAT REVIEW

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

Project Description

Subdivision Name Shops at Nolana - Lot 1
Location Southwest corner of the intersection between N 29th St and W Nolana Ave
City Address or Block Number 2901 NOLANA AVE
Number of lots 1 Gross acres 1.484 Net acres 1.484
Existing Zoning C-3 Proposed C-3 Rezoning Applied For ☐ Yes ☒ No Date _____
Existing Land Use Undev. Proposed Land Use General Bus. Irrigation District # _____
Residential Replat Yes ☐ No ☐ Commercial Replat Yes ☐ No ☐ ETJ Yes ☐ No ☐
Agricultural Tax Exempt Yes ☐ No ☐ Estimated Rollback tax due _____
Parcel No. L130000000011715 Tax Dept. Review _____

Legal Description BEING a 1.484 acre tract (64,663 sq. ft.) out of Lot 118, of LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 24, Page 68, Deed Records Hidalgo County, Texas, (D.R.H.C.T.), same being out of that certain called 13.987 acre tract conveyed to Ponderosa Retail, LTD, as described in Document No. 2009-1959277 of the Official Records Hidalgo County, Texas (O.R.H.C.T.):

Owner

Name Ponderosa Retail, Ltd. Phone 210-630-0480
Address 900 E. Lakeview Dr
City McAllen State TX Zip 78501
E-mail jwcollins@rioco.com

Developer

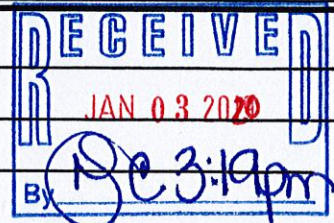
Name Terracor Phone 210-541-2005
Address 10101 Reunion Place, Suite 500
City San Antonio State TX Zip 78216
Contact Person Will Collins
E-mail will.collins@terracortx.com

Engineer

Name Halff Associates Inc Phone 956-445-5235
Address 5000 W Military Hwy Suite 100
City McAllen State TX Zip 78503
Contact Person Raul Garcia Jr., PE and Robert Saenz, PE
E-mail rgarcia@halff.com , rsaenz@halff.com

Surveyor

Name Same as Engineer Phone _____
Address _____
City _____ State _____ Zip _____



Roll # 484008 pd \$300

SOCCER FIELD

OMITA 111
(HOIT)

ROAD SU 1

110

LOCATION

PROPOSED SHOPS AT
NOLANA SUBDIVISION
(REVISED)
LOT 1

NOLANA AVE

29TH PLACE
SUB'D

1 ASIAN 2

3A

VALLEY

8A

27 1/2 ST

NOLANA

3612
L1300-00-000-0119-04

119

SUBD

BRYN-MAR TERRACE

JONQUIL AV

28 1/2 ST

IRIS AV

SUBDIVISION

10

IRIS AV

101

100

22

PHASE 2

PONDEROSA 1

31ST ST

41

42

60

61

29TH LN

PHASE 1

69

1

IRIS AV.

29TH ST

70

LIFE CL

METES AND BOUNDS DESCRIPTION:

BEING a 1.608 acre tract (70,058 sq. ft.) out of Lot 118, of LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 24, Page 68, Deed Records Hidalgo County, Texas, (O.R.H.C.T.), same being out of that certain called 13.987 acre tract conveyed to Ponderosa Retail, LTD, as described in Document No. 2009-1959277 of the Official Records Hidalgo County, Texas (O.R.H.C.T.); said 1.608 acre tract being more particularly described as follows:

BEGINNING at 1/2-inch iron rod found at the common corner of the PONDEROSA PARK PHASE I SUBDIVISION, as recorded in Volume 31, Page 121, Map Records Hidalgo County, Texas (M.R.H.C.T.) and said 1.608 acre tract, same being in the existing west right of way line of N. 34th Street (60.0' right of way), for the southeast corner of the herein described tract;

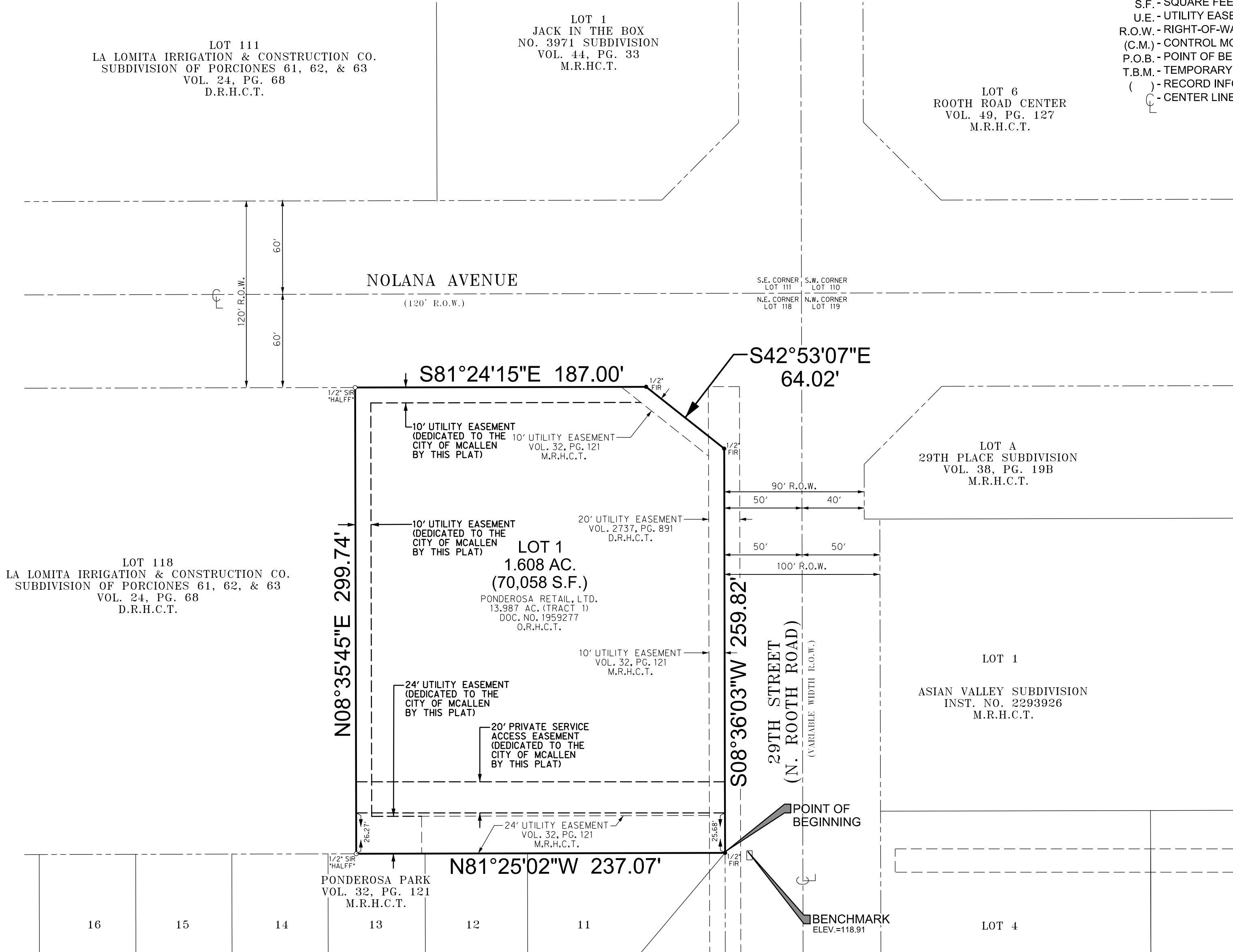
THENCE, North 81° 25' 02" West, along the north line of said PONDEROSA PARK PHASE I SUBDIVISION, a distance of 237.07 feet to a 1/2-inch iron rod with stamped "Half" set, for the southwest corner of the herein described tract;

THENCE, North 08° 35' 45" East, over and across said 13.987 acre tract, a distance of 299.74 feet to a 1/2-inch iron rod with stamped "Half" set in the south right of way line of Nolana Loop (120' right of way); for the northwest corner of the herein described tract;

THENCE, South 81° 24' 15" East, along said south right of way line, a distance of 187.00 feet to 1/2-inch iron rod found, for the most northerly northeast corner of the herein described tract;

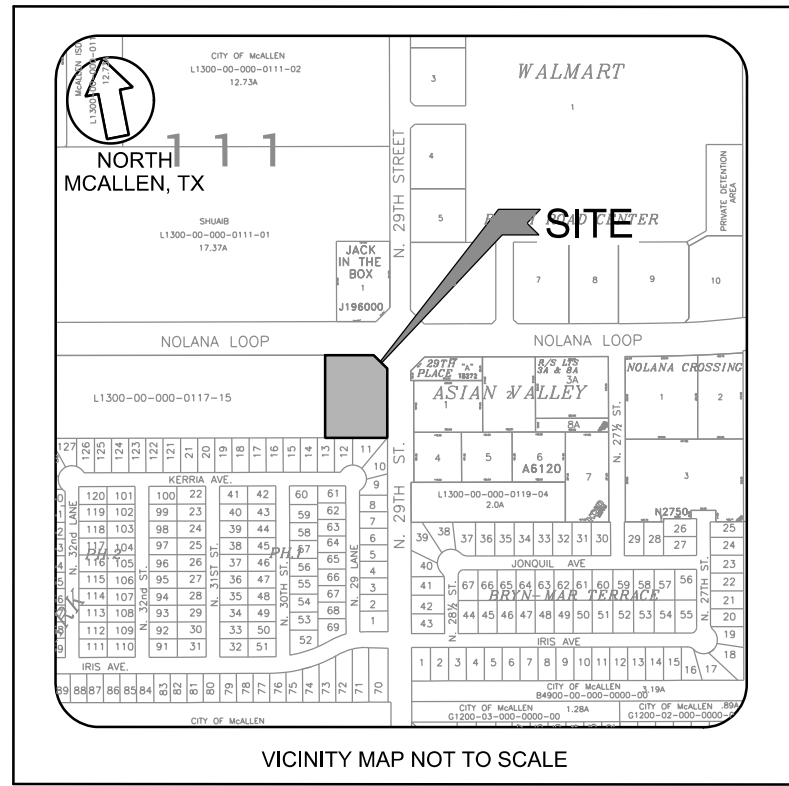
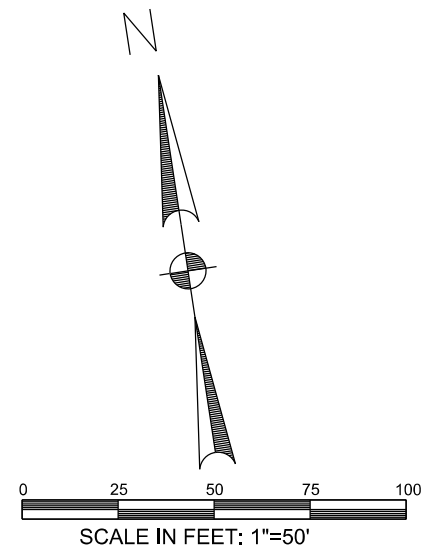
THENCE, South 42° 53' 07" East, continuing along said south right of way line, a distance of 64.02 feet to 1/2-inch iron rod found with cap stamped "M&H" in the west right of way line of said 34th Street, for the most easterly northeast corner of the herein described tract;

THENCE, South 08° 36' 03" West, along said west right of way line, a distance of 259.82 feet to the POINT OF BEGINNING and containing an area of 1.608 acre tract (70,058 sq. ft.), more or less.



LEGEND

- - 1/2-INCH FOUND IRON ROD OR AS NOTED
- - 1/2-INCH SET IRON ROD WITH CAP STAMPED "HALFF"
- * - 1/2-INCH FOUND IRON PIPE
- Δ - CALCULATED POINT
- M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
- D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY TEXAS
- O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- M.B.S.B.L. - MINIMUM BUILDING SETBACK LINE
- VOL. - VOLUME
- PG. - PAGE
- S.F. - SQUARE FEET
- U.E. - UTILITY EASEMENT
- R.O.W. - RIGHT-OF-WAY
- (C.M.) - CONTROL MONUMENT
- P.O.B. - POINT OF BEGINNING
- T.B.M. - TEMPORARY BENCHMARK
- () - RECORD INFORMATION
- C - CENTER LINE OF ROAD



STATE OF TEXAS:
COUNTY OF HIDALGO:

I, the undersigned owner of the land shown on this plat and designated herein as SHOPS AT NOLANA LOT 1 SUBDIVISION to the City of McAllen, Texas and whose name is subscribed hereto, hereby dedicated to the use of the public all streets, alleys, parks, water courses, drains, easements, waterlines, sanitary 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 and required otherwise to be installed or dedicated under the subdivision approval process of the process of the City of McAllen all the same for the purposes therein expressed, either on the plat herein or on the official minutes of the applicable authorities of the City of McAllen.

James W. Collins
President
Ponderosa Retail, LTD.
900 E. Lakeview Dr.
McAllen, Texas 78501

STATE OF TEXAS:
COUNTY OF HIDALGO:

Before me, the undersigned authority on this day personally appeared James W. Collins and acknowledged to me that he executed the same for the purposes and consideration therein expressed and, in the capacity, therein stated. Given under my hand and seal of office.

Dated this _____ day of _____, A.D. 2020.

STATE OF TEXAS
COUNTY OF HIDALGO

I, the undersigned Chairman of the Planning and Zoning Commission of the City of McAllen, do hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of this city wherein my approval is required.

Given under my hand and seal of office, this the _____ day of _____, 2020.

Chairman, Planning and Zoning Commission

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, the undersigned Mayor of the City of McAllen, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of this City wherein my approval is required.

Given under my hand and seal of office, this the _____ day of _____, 2020.

Attested: Secretary, City of McAllen Mayor, City of McAllen

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

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.

Raul E. Sesin, P.E., C.F.M.
General Manager
Hidalgo County Drainage District No. 1

DATE



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

PRELIMINARY PLAT

SHOPS AT NOLANA
LOT 1
SUBDIVISION

A SUBDIVISION OF 1.608 ACRES
SITUATED IN THE CITY OF MCALEN
HIDALGO COUNTY, TEXAS
OUT OF LOT 118
LA LOMITA IRRIGATION & CONSTRUCTION CO.
SUBDIVISION OF PORCIONES 61, 62 & 63
AVO: 037174.001

DATE OF PREPARATION: 1/31/2020
BY

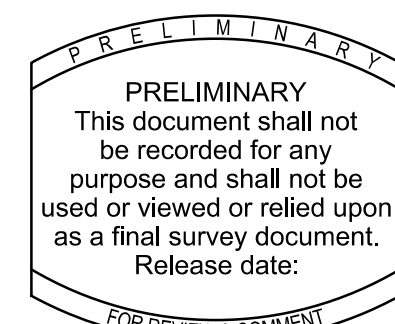
HALFF
5000 WEST MILITARY, SUITE 100
MCALEN, TX 78503
(956) 664-0286
TBPLS NO. 10194444

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, Juan M. Castillo, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat was prepared from an actual survey of the property made under my supervision on the ground.

Juan M. Castillo
Registered Professional Land Surveyor
State of Texas No. 6146

Date

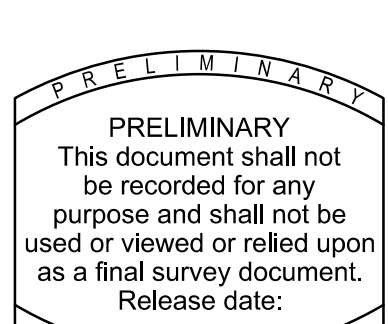


STATE OF TEXAS:
COUNTY OF HIDALGO:

I, Raul Garcia, Jr., a Licensed Professional Engineer in the State of Texas, do hereby certify that proper engineering consideration has been given to this plat.

Raul Garcia, Jr.
Licensed Professional Engineer
P.E. Registration No. 94855

Date



PRINCIPAL CONTACTS
OWNER: PONDEROSA RETAIL, LTD.
ENGINEER: HALFF ASSOCIATES
SURVEYOR: HALFF ASSOCIATES

900 E. LAKEVIEW DR.
5000 W. MILITARY STE. 100
5000 W. MILITARY STE. 100

MCALEN, TX 78501
MCALEN, TX 78503
MCALEN, TX 78503

PH: (956) 664-0286
PH: (956) 664-0286
PH: (956) 664-0286

RECEIVED

By Nikki Marie Cavazos at 11:45 am, Feb 05, 2020

RECEIVED VIA EMAIL 01/31/2020 AT 9:11 AM



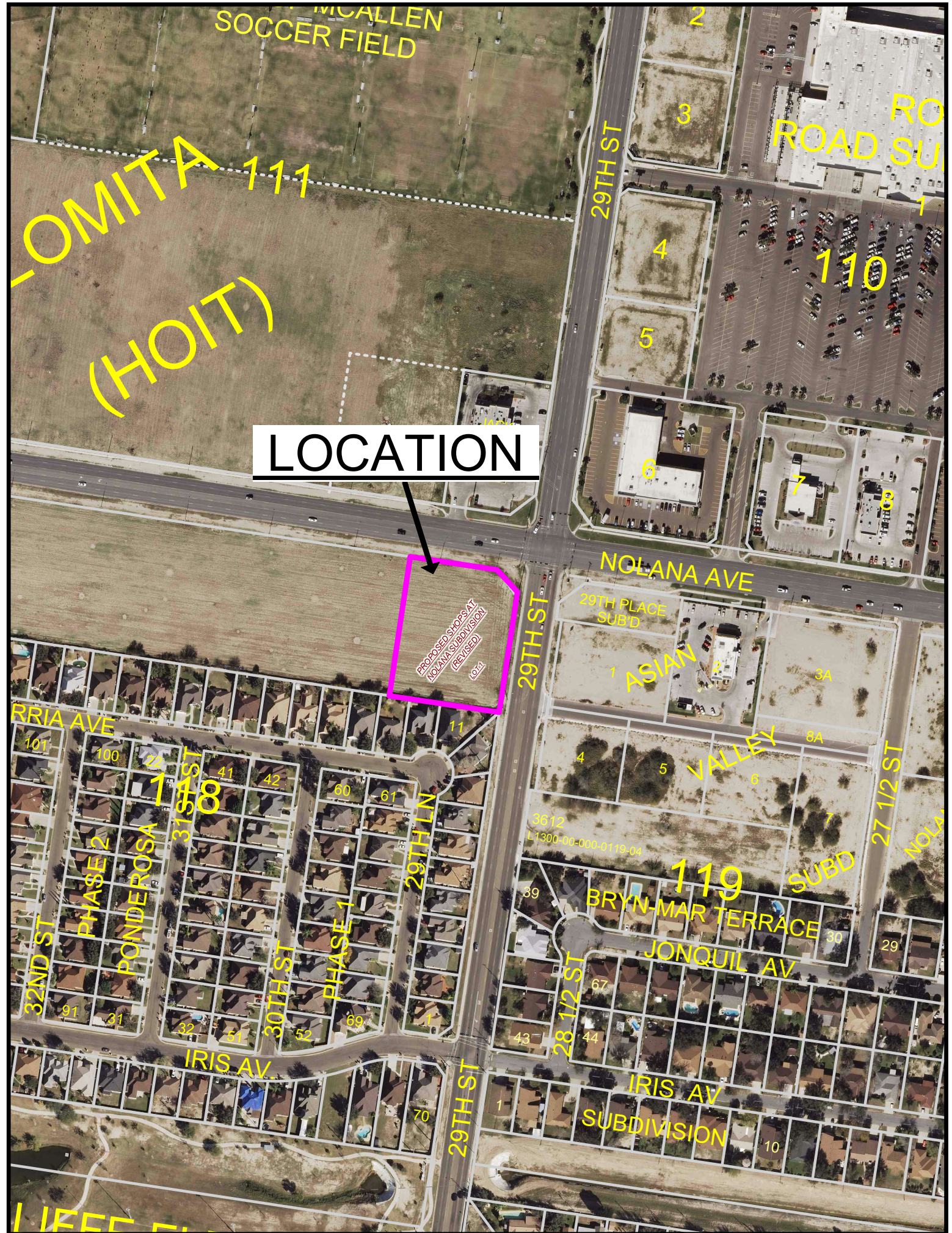
City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/14/2020

| | |
|---|----------------|
| SUBDIVISION NAME: SHOPS AT NOLANA- LOT 1 | |
| REQUIREMENTS | |
| STREETS AND RIGHT-OF-WAYS | |
| Nolana Avenue: existing 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: Both sides | Applied |
| N. 29th Street: Existing 50 ft. from centerline for 100 ft. ROW. Paving: 65 ft. Curb & gutter: Both sides **Show ROW on both sides of centerline to determine any dedication requirements, prior to final. | Applied |
| Paving _____ Curb & gutter _____ | Applied |
| Paving _____ Curb & gutter _____ | Applied |
| Paving _____ Curb & gutter _____ | Applied |
| * 800 ft. Block Length | Applied |
| * 600 ft. Maximum Cul-de-Sac | Applied |
| ALLEYS | |
| ROW: 24 ft. Paving: 24 ft. *Alley/service drive easement required for commercial properties **In lieu of an alley, the plat proposes a 24 ft. paved private service access easement. Private service drive access easement shown on plat should have a minimum width of 24 ft. by this plat. Plat submitted February 3, 2020 shows a 20 ft. private service drive, need to increase width to 24 ft. ****Provide temporary turnaround/barricades as needed at the west end of the drive or loop to side parking areas to provide city services. | Non-compliance |
| SETBACKS | |
| * Front: Nolana Avenue - 60 ft. or greater for easements or approved site plan. | Compliance |
| * Rear: In accordance with zoning ordinance, or greater for easements or approved site plan. | Compliance |
| * Sides: In accordance with zoning ordinance, or greater for easements or approved site plan. | Compliance |
| * Corner: N. 29th Street - 50 ft. or greater for approved site plan or easements | Compliance |
| * Garage | NA |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |
| SIDEWALKS | |
| * 4 ft. wide minimum sidewalk required on Nolana Avenue and North 29th Street **May increase to 5 ft. per Engineering Department. | Applied |
| * 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 | Compliance |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. | Compliance |

| | |
|---|------------|
| *Perimeter buffers must be built at time of Subdivision Improvements. | Required |
| NOTES | |
| * No curb cut, access, or lot frontage permitted along: must comply with Traffic Department requirements on both streets. | TBD |
| * Site plan must be approved by the Planning Department and other Development Departments prior to building permit issuance. | Required |
| * Common Areas and service drives must be maintained by the lot owners and not the City of McAllen | Required |
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. | Required |
| **Provide/show offsite access easement with document 3 on the plat prior to recording. | |
| * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. | NA |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. | NA |
| LOT REQUIREMENTS | |
| * Lots fronting public streets | Compliance |
| * Minimum lot width and lot area | Compliance |
| ZONING/CUP | |
| * Existing: C-3 Proposed: C-3 | Applied |
| * Rezoning Needed Before Final Approval | NA |
| PARKS | |
| * Land dedication in lieu of fee | NA |
| * Park Fee of \$700 per dwelling unit/lot to be paid prior to recording | NA |
| * Pending review by the Parkland Dedication Advisory Board and CC. | NA |
| TRAFFIC | |
| * Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department need to submit a Trip Generation to determine if a TIA will be required prior to final. | Required |
| * Traffic Impact Analysis (TIA) required prior to final plat. | TBD |
| COMMENTS | |
| Comments: * Must comply with City's Access Management Policy **Subdivision was previously approved in preliminary form at the P&Z meeting of January 21, 2020. The acreage for this subdivision increased from 1.484 to 1.608; which requires revised preliminary approval. ***Engineer indicated this private drive will extend outside property boundaries to provide access through Nolana Ave. and it will be recorded by separate instrument prior to final. An offsite access easement from this property extending into the property to the west is proposed in order to comply with driveway spacing requirements as required by Traffic Department. ***Need to show on plat the reciprocal offsite access easement with the recording document number prior to final/recording, this should include the width of the access drive. | Applied |
| RECOMMENDATION | |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, AND UTILITY AND DRAINAGE APPROVALS. | Applied |



Memo

TO: Planning & Zoning Commission
FROM Edgar I. Garcia, AICP, CNU-A
DATE: February 14, 2020
SUBJECT: City Commission Actions on February 10, 2020

CONDITIONAL USE PERMITS:

1. Request of Jessica Aguilar, for a Conditional Use Permit, for One Year, for a Bar & Grill:
Lot A-1, Nolana Tower Subdivision; 400 Nolana Avenue
 - Planning & Zoning Commission recommended disapproval with a favorable recommendation to distance requirement
 - City Commission approved as recommended
2. Request of Eli Lara, on behalf of New Life Family Church, for a Conditional Use Permit, for Life of Use, for an Institutional Use (Church): Lots 12, 13, and 14 Nolana Terrace Subdivision; 2109 & 2117 Nolana Avenue
 - Planning & Zoning Commission recommended approval
 - City Commission approved as recommended



PLANNING DEPARTMENT

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



2020 CALENDAR

Meetings:

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

Deadlines:

- D- Zoning/CUP Application
- N - Public Notification

* **Holiday** - Office is closed

JANUARY 2020

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

FEBRUARY 2020

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

MARCH 2020

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

APRIL 2020

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

MAY 2020

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





JUNE 2020

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

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

2020 CALENDAR

Meetings:

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

Deadlines:

- D- Zoning/CUP Application
- N - Public Notification

* **Holiday** - Office is closed

JULY 2020

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

AUGUST 2020

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

SEPTEMBER 2020

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

OCTOBER 2020

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

NOVEMBER 2020

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

DECEMBER 2020

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

2020 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS

[illegible]

2020 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION WORKSHOPS

[illegible]