

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, FEBRUARY 21, 2023 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION –

1) MINUTES:

- a) Approval/disapproval of minutes for the February 7, 2023 meeting.

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Rachelle G. Rafols, for a Conditional Use Permit, for one year, for a Home Occupation (Cleaning Services) at Lot 54, Meadow Ridge, Hidalgo County, Texas, 4922 North 47th Lane. **(CUP2023-0005)**
2. Request of Rebeca Acosta for a Conditional Use Permit, for Life of the Use, and adoption of an ordinance, for a Single Family Dwelling on a commercial lot, Lot 19, Block 35, Hammond Addition, Hidalgo County, Texas; 2220 Beaumont Avenue. **(CUP2023-0009)**
3. Request of Eziquiel Ortiz, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar and restaurant (76 Bar and Kitchen) at Lot A-1, Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas, 400 Nolana Avenue, Suites S, T, R. **(CUP2023-0007)**
4. Request of Jorge A. Gonzalez, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar/cigar shop, at Lot 2-A, Lots 2-A and 2-B, Valram Heights Subdivision, Hidalgo County, Texas, 2801 Expressway 83, Bldg 200, Suites 280-290. **(CUP2023-0008).**
5. Request of Noble Texas Builders, on behalf of McAllen Independent School District, for a Conditional Use Permit, for the life of the use, and adoption of an ordinance for an institutional use for a high school, at Steele & Pershing N661.40'-E1207.25', Lot 1, Blk 11 exc an irr tr S375.30'-E513.14' 14.9 acres net, Hidalgo County, Texas, 801 East Lakeview Drive. **(CUP2023-0012)**

b) REZONING:

1. Rezone from R-1 (single-family residential) District to C-3 (general commercial) District: 6.84 Acres (Tract 3), of the South 9 Acres of the North 20 Acres of Lot 80, La Lomita Irrigation & Construction Company's Subdivision, Hidalgo County, Texas; 6201 North Ware Road **(REZ2023-0003)**

c) SUBDIVISION:

1. Rancho Lots 31A, 31B, and 33A, 33B Subdivision, 5311 and 5401 South 28th Street, Viridiana Suchil**(SUB2023-0006)(FINAL)SEA**

3) CONSENT:

- a) Tercer Milenium Taylor, 7201 North Taylor Road, New Millennium L. Investments, Inc. **(SUB2023-0008)(FINAL)SE**
- b) MAE Subdivision, 2301 La Vista Avenue, Irineo Aguilar, Jr. **(SUB2023-0007)(FINAL)REGA**

4) SUBDIVISIONS:

- a) Villas on Bentsen Subdivision, 5912 N. 42nd Street, Carlo and Brooke Cantu **(SUB2023-0001)(REVISED PRELIMINARY)QHA**
- b) Las Brisas Phase I Subdivision, 3101 Monte Cristo Road, Rhodes Development Inc. **(SUB2023-0009)(PRELIMINARY)M&H**
- c) Stewart Valley Subdivision, 9901 North Stewart Road, Betterra Developments, LLC. **(SUB2023-0010)(PRELIMINARY)M&H**
- d) Mikada Subdivision, 5000 Pecan Boulevard, Mikada, LLC. **(SUB2023-0014)(PRELIMINARY)JHE**
- e) McAllen Oaks North Subdivision, 2701 SH 107, Mark Wilkins and Noe Gonzalez **(SUB2023-0015) (PRELIMINARY)MDCE**

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday February 7, 2023, at 3:30p.m. in the McAllen City Hall, 3rd Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

Present:	Michael Fallek	Chairperson
	Gabriel Kamel	Vice Chairperson
	Jose Saldana	Member
	Marco Suarez	Member
	Emilio Santos Jr.	Member
	Erica De la Garza	Member
	Aaron D. Rivera	Member

Absent: ALL BOARD MEMEMBERS PRESENT

Staff Present:	Austin Stevenson	Assistant City Attorney III
	Edgar Garcia	Planning Director
	Jose Humberto De la Garza	Development Coordinator
	Omar Sotelo	Senior Planner
	Rodrigo Sanchez	Senior Planner
	Mario Escamilla	Planner III
	Liliana Garza	Planner III
	Katia Sanchez	Planner II
	Samuel Nunez	Planner II
	Adriana Solis	Planner II
	Porfirio Hernandez	Planner Technician II
	Jacob Salazar	Planner Technician I
	Magda Ramirez	Administrative Assistant

CALL TO ORDER – Chairperson Mr. Michael Fallek

PLEDGE OF ALLEGIANCE

INVOCATION- Emilio Santos Jr.

1) MINUTES:

- a) Minutes for the Regular meeting held on January 17, 2023.

The minutes for the regular meeting held in January 17, 2023 was approved as submitted by Mr. Marco Suarez. Seconding the motion was Mr. Jose Saldana which carried unanimously with 7 members present and voting.

2) PUBLIC HEARING:

- a) **CONDITIONAL USE PERMIT:**

- 1) Request of Jane Cross on behalf of Lawn Chair Adventures, LLC, for a

Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development (PUD) at a 10-acre tract out of Lot 3, Section 233, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2501 Russell Road. **(CUP2023-0003)**

Mr. Samuel Nunez stated that the property is located on the southeast corner of Russell Road and North 25th Lane, approximately 890 feet west of North 23rd Street. The tract has a lot size of 10 acres and is currently vacant. The property is zoned R-1 (single family residential) District. The adjacent zoning is A-O (agricultural and open space) District to the west, and R-1 District in all other directions. The area to the north, across Russell Road, is outside of McAllen's city limits. A Planned Unit Development (PUD) is permitted in an R-1 District with a Conditional Use Permit and in compliance with Article IV for Planned Developments of the Subdivision Ordinance.

A rezoning request for C-3 (general business) District was tabled at the Planning and Zoning Commission meeting of September 21, 2021 to allow time for the applicant to meet with staff and alternatively consider a Conditional Use Permit for a PUD. After meeting with staff, the applicant and property owner decided to withdraw their rezoning request to pursue the PUD process.

A Conditional Use Permit application for a PUD was submitted on October 6, 2021. This request was later approved at the City Commission meeting of November 22, 2021. However, the PUD was never recoded at Hidalgo County due to pending completion of the subdivision review process for the track of land.

Due to a change of the proposed building project layout, the applicant has now submitted a new Conditional Use Permit application as an amendment to the previously approved PUD. Said application was submitted on January 4, 2023.

The applicant is proposing to use the existing 10 acres of vacant land to develop a PUD for a self-storage facility. The new building project layout includes 4 enclosed buildings, 3 open structures, and a parking area. Buildings 1 through 4 would offer climate and non-climate storage, while the three open structures would offer storage for boats, trailers, and RV's.

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

1. Development and use of the property must comply with the conditional use permit conceptual site plan.
2. Permitted uses are uses permitted in the C-3 (commercial general business) District for buildings designated as commercial.
3. Parking in compliance with Chapter 134 Article VI. General office or medical office: Four parking spaces for up to 200 square feet of floor area, plus one parking space for each additional 200 square feet of floor area. Based on the 1,980 square feet of office space 13 parking spaces are required, 13 parking spaces are being provided.
4. A minimum of ten percent of the area of any lot or parcel shall be devoted to

landscape material and comply with the intent and purpose of this article and 50 percent of such landscaped area for nonresidential lots shall be visible from the street fronting the developed property. Landscape areas located within the street and alley rights-of-way shall not be credited towards meeting the minimum landscape area requirement. However, right-of-way areas shall be landscaped. Landscape areas associated with drainage detention facilities located on the lot or parcel may be credited towards the landscape area requirement. A minimum of 50 percent of the area within the required front yard of any residential parcel shall be devoted to landscape material. Based on the lot area of 369,219.76 square feet, 36,922 square feet of landscaping is required, 49,448 square feet of landscaping will be provided.

When the required area being landscaped is from 10,001 or greater square feet a minimum of 26 trees for the first 10,000 square feet, and one tree for every 800 square feet over 10,000 square feet of landscape area shall be required. Based on the required landscape area of 36,321 square feet, 60 trees are required, 69 trees are being proposed.

5. Final setbacks and right-of-way dedication will be addressed and determined through the subdivision process.
6. Addressed through subdivision process. Final drainage detention and design and the drainage plan must be submitted and in accordance with City of McAllen Standard Design Guide.
7. Conditional Use Permit site plan controls if there is conflict with other City ordinances. A decision by the Planning Director may be reviewed by the Planning and Zoning Commission for recommendation to the City Commission Board for final determination. The Conditional Use Permit calls for mixed use and a minimum of five (5) acres. The development has 10 acres and is proposing a single use.
8. Owner, Engineer and Surveyor certification and signature block needs to be shown on the PUD site plan. Submitted site plan meets requirements.
9. A recorded subdivision plat and PUD site plan is required prior to issuance of building permits. The subdivision review process must be completed and recorded together with the site plan.

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

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

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve subject to conditions noted. Ms. Erica De la Garza seconded the motion, which was approved with seven members present and voting.

- 2) Request of Niria J. Lopez, on behalf of Eclipse, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center, at Lots 1 & 2, Jackson Heights Subdivision, Hidalgo County, Texas; 1010 South 10th Street, Suite 1. **(CUP2023-0004)**

Ms. Adriana Solis stated that the property is located on the southeast side of 12th Street and Jackson Avenue, west of 10th Street. The subject property is zoned C-3 (General Business) District. The zoning of the properties to the north are C-3 District. The contiguous properties to the east are zoned C-3 District. The properties to the south are zoned C-3 District. The properties to the west are zoned R-2 District (Duplex-Fourplex Residential District). Surrounding land uses include Taco Palenque, TruFit Athletic Club, La Quinta Inn and Roselawn Cemetery. An event center is permitted in the C-3 District with a Conditional Use Permit and in compliance with requirements.

This is the first Conditional Use Permit for an event center at Jackson Heights Subdivision. The Conditional Use Permit for an event center was submitted to the Planning Department on December 10, 2022. The Conditional Use Permit request is for one year.

There is an approximately 3,361.5 square foot building on the property with two floors, the first floor is comprised of the main party area, two restrooms and two kitchens. The second floor is comprised of three storage spaces and an additional restroom. The hours of operation will be Monday through Sunday from 12:00 PM to 1:00 AM. Based on the 3,361.5 square foot event center is being proposed, 34 parking spaces are required. For all businesses to operate concurrently within the plaza, 162 parking spaces are required and 164 parking spaces are provided within the Jackson Heights Subdivision. Attached is the Police Activity Report for service calls from January 10, 2022 to January 10, 2023. A site visit was conducted, potholes and restriping of parking spaces are necessary. Applicant was informed that the landlord would need to resolve these issues.

The Fire Department have inspected the location, and the establishment is in compliance. The Health Department have inspected the location, and the establishment is in compliance. The Department received one phone call requesting the conditional use requirements for an event center. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the abovementioned businesses must be at least 4feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The property is within 400 ft. of residential zones or uses; event center is located within the same plaza as a Christian Church.

- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property fronts 10th Street and it does not generate traffic into residential areas.
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking; Based on the 3,361.5 square feet suite where the event center is proposing to operate, 34 parking spaces are required; 164 parking spaces are provided on site. The proposed operation hours of the event center do not interfere with the operation hours of the other businesses within the plaza. For the whole plaza to operate at the same time, 162 parking spaces would be required.
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.;
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) of the Zoning Ordinance.

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

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

- 3) Request of Juan I. Verdura for a Conditional Use Permit, and adoption of an ordinance, for one year, for a bar and grill at Lot 1, Block 1, Fairway North Subdivision, Hidalgo County, Texas; 2011 South 10th Street. **(CUP2023-0013)**

Ms. Katia Sanchez stated that the property is located on the east side of South 10th Street, west of Toronto Avenue. The subject property is zoned C-3 (general business) District. The contiguous zoning is C-3 to the north, south, and west. To the east, the zoning districts are R-2 (duplex-fourplex), R-3A (multifamily residential apartments), and R-3C (multifamily residential condominiums). Surrounding land uses include Buffalo Wings and Rings, Verizon, and La Plaza Mall. A bar and grill is permitted in the C-3 District with a Conditional Use Permit and in compliance with requirements.

The Conditional Use Permit for a bar and grill was submitted to the Planning Department on January 18, 2023. The Conditional Use Permit request is for one year.

There is an approximately 2,618 square feet of office and accessory floor space area and approximately 2,571 square feet of restaurant and accessory floor space area. The hours of operation will be Monday through Sunday from 11:00 AM to 2:00 AM. Based on the proposed square footage of the bar and grill, 43 parking spaces are required and 46 parking spaces are provided on site as per the submitted site plan. The Police Activity Report for service calls is pending.

The Fire Department is pending the necessary inspection to verify that the establishment is in compliance. The Health Department are pending to conduct the necessary inspection. The Department has not receive any phone calls in opposition to the Conditional Use Permit request. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The property is within 400 ft. of residential zones or uses;
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property fronts 10th Street and it does not generate traffic into residential areas.
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on the square footage of the establishment where the bar and grill is proposing to operate, 43 parking spaces are required; 46 parking spaces are provided on site;
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent

- properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
 - 7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

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

Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) of the Zoning Ordinance.

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

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

b) REZONING:

- 1) Rezone from A-O (agricultural and open space) District to R-3T (multifamily residential townhouse) District: 0.73 of an acre tract of land out of Lot 236, Pride O' Texas Subdivision, Hidalgo County, Texas; 5828 North Bentsen Road. **(REZ2023-0001)**

Ms. Katia Sanchez stated that the property is an interior tract; the subject property is located on the north side of North 42nd Street. The tract is approximately 660 feet east of North Bentsen Road. The lot size is approximately 31,798.8 square feet (.73 feet of an acre).

The applicant is requesting to rezone the property to R-1 (single-family residential) District for proposed single-family residences.

The contiguous zoning is R-1 (single-family residential) District to the north, south, and west. To the east of the subject property, it is zoned as A-O (agricultural and open space) District.

The property is currently vacant. Surrounding land uses include Blossom Ridge Subdivision (single-family residences), Hidalgo County Drainage District No. main canal, and vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Single Family which is comparable to R-1 District.

The development trend for this area along North Bentsen Road is single family residential uses.

The property was zoned A-O District upon annexation in 1999.

The property was zoned A-O District upon annexation in 1999. The adjacent property to the south was rezoned to R-1 District in 2002 for Blossom Ridge Subdivision. The property was requested to be rezoned to R-1 District during the city initiated A-O rezoning project in 2015, however, it remained as an A-O District. There is a proposed single-family residential subdivision to the north under the name of "Sunset Valley Subdivision". Bentsen Road is currently designated as a minor arterial with 100 feet of right-of-way; it is currently constructed as a rural local street with two lanes and no shoulders.

The requested zoning does conform to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan.

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

On January 31, 2023, the Planning Department has received an email from the applicant to request changing the rezoning request from R-3T District to R-1 (single-family residential) District.

Staff recommends approval of the rezoning request to R-1 District since it does follow the R-1 zoning and development trend in this area.

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

Being no discussion, Mr. Jose Saldana moved to approve. Mr. Aaron Rivera seconded the motion, which was approved with seven members present and voting.

- 2) Rezone from R-3A (multifamily residential apartment) District to R-3T (multifamily residential townhouse) District: 9.985 acres being out of Lot 297 and 298, John H. Shary Subdivision, Hidalgo County, Texas; 3224 North Taylor Road. **(REZ2023-0002)**

Ms. Katia Sanchez stated that the property is located along the east side of North Taylor Road. The property is an irregular tract and has 100 feet of frontage along North Taylor Road. The lot size is 434,946.6 square feet (9.985 acres).

The applicant is requesting to rezone the property to R-3T (multifamily residential townhouse) District for proposed townhouses. The Planning Department has received a feasibility plan for the subject property. The feasibility plan indicates that the proposed development would be comprised of 55 lots.

The contiguous zoning is R-1 (single-family residential) District to the north and east, R-4 (mobile home and modular home) District to the south, and A-O (agricultural-open space) District to the west. The properties on the west side of North Taylor Road are outside City of McAllen limits.

The property is single-family residential. Surrounding land uses include Adobe Wells Mobile Home Park, Valley Memorial Gardens Cemetery, single-family residences, and vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as

Auto Urban Single Family, which is comparable to R-1 District.

The development trend for this area along North Taylor Road is single and multifamily residences.

The property was zoned A-O District upon annexation in 1986. A city initiated rezoning request to R-1 District for the subject property was approved on August 24, 2015. A rezoning request to R-3A (multifamily residential apartment) District for the subject property was approved on February 14, 2022.

The requested zoning does not conform to the Auto Urban Single Family land use designations as indicated on the Foresight McAllen Comprehensive Plan, however, it follows the rezoning trend to multifamily in this area.

The proposed development is approximately 10 acres and is proposed as townhouse development. The request provides opportunity for residential development of the subject property.

A recorded subdivision plat and approved conditional use permit are required prior to building permit issuance. A masonry screen eight feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone.

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

Staff recommends approval of the rezoning request as it provides opportunity for residential development of the subject property and follows the multi-family trend along North Taylor Road.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve. Mr. Emilio Santos Jr. seconded the motion, which was approved with seven members present and voting.

3) CONSENT:

- a) Nolana Retail Subdivision, 1300 East Nolana Avenue, South Padre Retail Center LTD **(SUB2020-0036)(REVISED FINAL)AEC**
- b) Bentsen View Subdivision, 4109 Highway 83, Adryca Properties, LLC **(SUB2021-0104)(PRELIMINARY 6-MONTH EXTENSION) M2E**
- c) McAllen Palms Business Park Subdivision, 4900 South Old 10th Street, Megaware Corp. **(SUB2020-0089)(PRELIMINARY 6-MONTH EXTENSION)JHE**
- d) Balderas Ranch Lots 1 and 2 Subdivision, 18500 North Moorefield Road, Leandro Balderas **(SUB2022-0101)(FINAL) R.E.GA**

Being no discussion, Mr. Marco Suarez moved to approve subdivisions in consent form Items 4a-d. Mr. Jose Saldana seconded the motion, which was approved with seven members present and voting.

4) SUBDIVISION:

- a) Lark Apartments Subdivision, 6320 North Taylor Road, Lark Heights Development, LLC **(SUB2023-0004)(PRELIMINARY) M2E**

Mr. Mario Escamilla stated N. Taylor Road: Dedication as needed for 40 ft. from centerline for 80 ft. total ROW. Paving: 52 ft. 65 ft. Curb & gutter: both side Revisions Needed: Provide Dimensions on both sides of centerline, prior final, needed to establish dedication requirements. Provide document number on plat exhibiting how existing ROW was dedicated, prior final. Provide document for staff review, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are not built prior to recording. COM Thoroughfare Plan. Lark Avenue (4 Mile Line): Dedication as needed for 50 ft. from centerline for 100 ft. ROW Paving: 65 ft. Curb & gutter: both sides Revisions Needed: Revise street names as shown above were applicable, prior to final. Provide Dimensions on both sides of centerline, prior final, needed to establish dedication requirements. Provide document number on plat exhibiting how existing ROW was dedicated, prior final. Provide document for staff review, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are not built prior to recording. COM Thoroughfare Plan. Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. Revisions Needed: Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end. Subdivision Ordinance: Section 134-106. N. Taylor Road/Lark Avenue (4 Mile Line): 40 feet, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: Revise plat note as shown above prior to final. Proposing: 50 feet along Lark Avenue. Clarify proposed setbacks as variance request may be required, prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Revise plat note as shown above prior to final. Proposing: 15 feet or easement whichever is greater. Clarify proposed setbacks, prior to final. Zoning Ordinance: Section 138-356. Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Revise plat note as shown above prior to final. Proposing: 25 feet or easement whichever is greater along Taylor. Clarify proposed setbacks as variance request may be required, prior to final. Zoning Ordinance: Section 138-356. Corner: See front setback section above. Revisions Needed: Add note as shown prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Revisions Needed: Include note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along N. Taylor Road and Lark Avenue (4 Mile Line). Revisions Needed: -Revise note#16, as shown above prior to final. Proposing: A 5 foot wide minimum sidewalk required along Taylor and Lark. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. Please finalize plat note prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions

Needed: Revise note#17 as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. As per Traffic Department, As per McAllen's Access Policy, Spacing requirement and corner clearance along Taylor Road (collector) is 200 ft. and for Mile 4(Lark, minor arterial) is 250 ft. from any entrance, exit or street. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. Zoning Ordinance: Section 138-210. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Include note, finalize wording for note once subdivision requirements have been established, prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing :R-3A (Apartment Residential) District Proposed: R-3A (Apartment Residential) District. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Please provide number of dwelling units prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide number of dwelling units prior to final. Pending review by the City Manager's Office. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Pending Items: As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Must comply with City's Access Management Policy. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. Provide number of dwelling units prior to final.

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

Staff recommends approval of the subdivision in final form subject to conditions noted, and clarification of the variance request to row requirement for interior streets.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve in preliminary form. Ms. Erica De la Garza seconded the motion, which was approved with seven members present and voting.

- b) Concord Plaza Subdivision, 2800 Trenton Road, Avusa Marketing Company, Inc. **(SUB2023-0005)(PRELIMINARY) M&H**

Ms. Liliana Garza stated Trenton Road: 60 ft. from centerline for 120 ft. Total ROW. Paving: 65-85 ft. Curb & gutter: Both sides Revisions Needed: Include "Existing" Labeling in ROW, prior to final. Provide document regarding existing ROW for staff review, prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. N.29th Street: Dedication as needed for 50 ft. centerline for 100 ft. Total ROW. Paving 65 ft. Curb & gutter: Both Sides revisions needed: Provide document number on plat regarding existing dedication, prior to final. Provide document regarding existing ROW for staff review, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties Revisions Needed: Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end. Clarify plat note #16 and #19, prior to final. Subdivision Ordinance: Section 134-106. Front: Trenton Road/N.29th Street: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: Revise plat note as shown above or clarify proposed setback note, prior to final. Proposing: As shown on plat. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Corner: See front setback section above. Revisions Needed: Add note as shown above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along Trenton Road and N. 29th Street. Revisions Needed: Revise plat note#8, as shown above prior to final. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. Please finalize plat note prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Revisions needed: Remove plat note #11 prior to final, it is a requirement but not needed as a plat note. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. As per Traffic Department, access Management Policy requires 360 ft spacing between accesses along Trenton Road and 250 ft. for N. 29th Street. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Revisions needed: Remove plat note #18 as it is not needed, site plan will be reviewed by the Planning and Development Departments. Common Areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen. Revisions needed: Clarify and revise plat note #14 as shown above and once finalized prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area Zoning Ordinance: Section 138-356. Existing: C-3L Proposed: C-3L. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required

to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Comments/Revisions needed: There appears to be a recorded subdivision with the same name, revise accordingly prior to final. Revise plat note #13 as follow: "25 ft. X 25 ft. sight obstruction easement required at all street intersections," prior to final. Remove plat note #17 since it does not pertain to this subdivision prior to final. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Jose Saldana moved to approve the motion subject to conditions noted and Mr. Marco Suarez seconded the motion which was approved with seven members present and voting.

5) ELECTIONS:

a) Election of Chairperson

Chairperson Mr. Michael Fallek asked if any board member was interested in becoming chairperson or if anyone was nominating another member for chairperson. Mr. Marco Suarez nominated Mr. Michael Fallek to remain as Chairperson, Mr. Michael Fallek accepted the nomination. Mr. Gabriel Kamel second the motion which was approved with seven members present and voting.

b) Election of Vice-Chairperson

Chairperson Mr. Michael Fallek asked if any board members was interested in becoming Vice-chairperson or if anyone was nominating another for vice-chairperson. Mr. Marco Suarez nominated Mr. Gabriel Kamel to remain as Vice-Chairperson, Mr. Gabriel Kamel accepted the nomination. Mr. Jose Saldana second the motion which was approved with seven members present and voting.

ADJOURNMENT:

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

Chairperson Michael Fallek

ATTEST: _____
Magda Ramirez, Administrative Assistant

Planning Department

Memo

TO: Planning and Zoning Commission

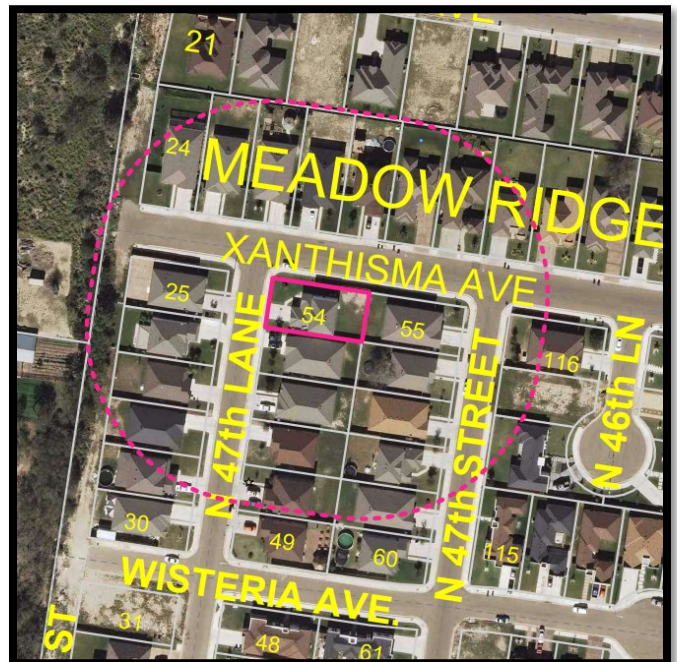
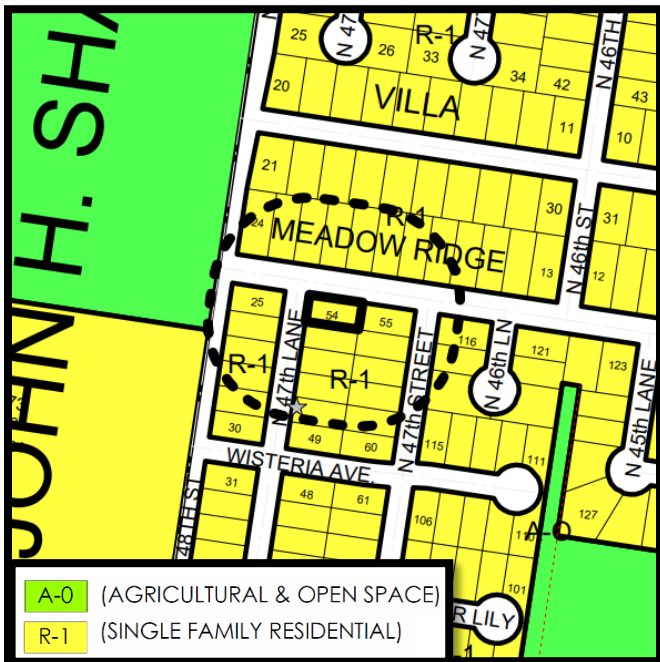
FROM: Planning Staff

DATE: February 13, 2022

SUBJECT: REQUEST OF RACHELLE RAFOLS, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A HOME OCCUPATION (CLEANING SERVICES) AT LOT 54, MEADOW RIDGE, HIDALGO COUNTY, TEXAS, 4922 North 47th Street. (CUP2023-0005)

BRIEF DESCRIPTION: The subject property is located on the east of 47th Lane and south of Xanthisma Avenue. The subject property is approximately 1,150 sq. ft. from Bentsen Road.

The property is zoned R-1 (single-family residential). The adjacent zoning is R-1 District all around and A-O (agricultural and open space) District to the west and southeast of the subject property. Surrounding land uses include single-family residences. A home occupation is permitted in the R-1 (single-family residential) District with a Conditional Use Permit and in compliance with requirements.



REQUEST/ANALYSIS: The applicant is proposing to provide storage for cleaning services from the garage, attached to the existing house, only using half the space as per the submitted floor plan. Applicant stated parking spaces would not be an issue for their vehicles, as they have a two-car garage. As per Sec. 138-394 (1) one off-street parking in the front yard setback for

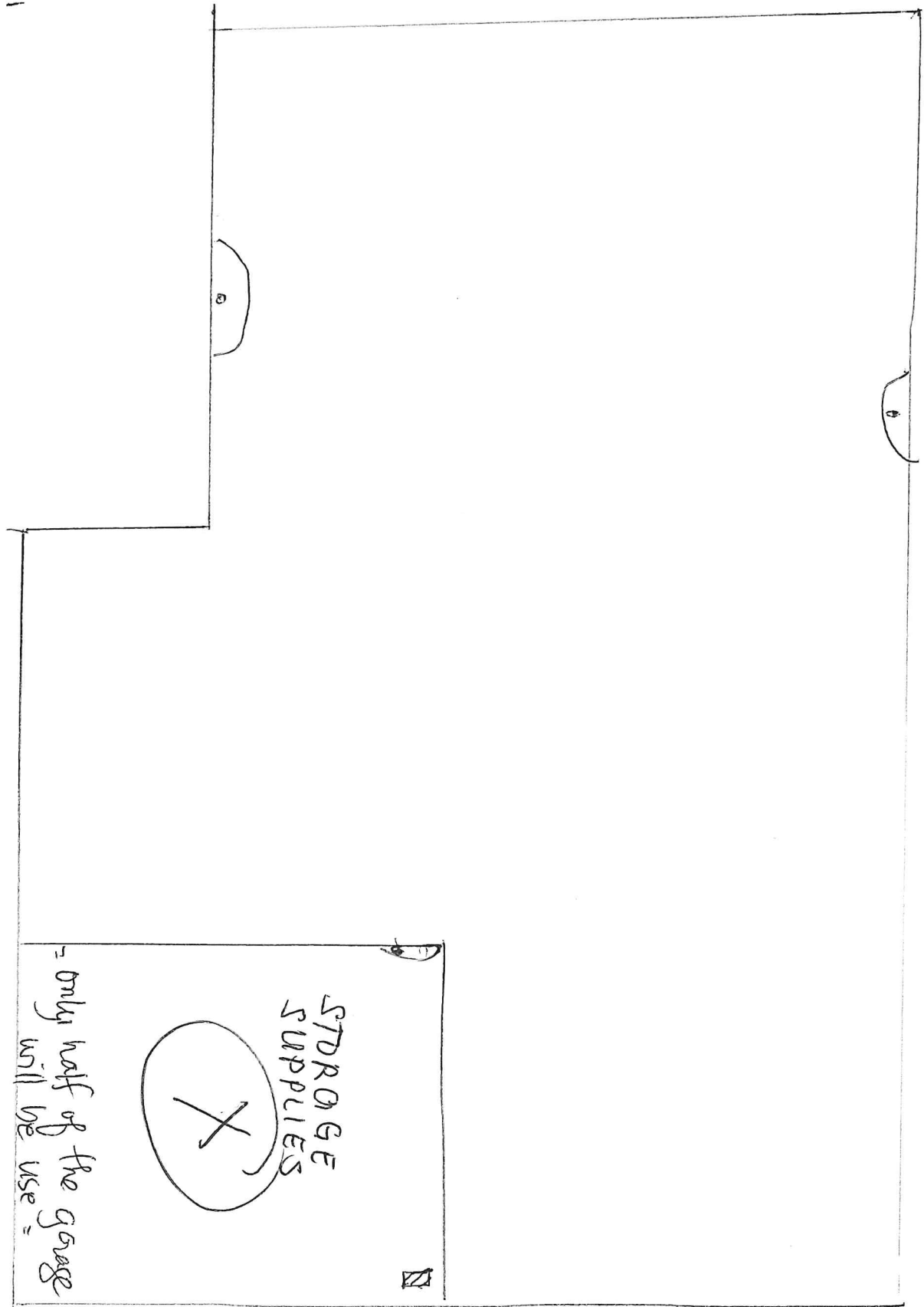
single-family uses is permitted. The proposed hours of operation will be from 8:00 a.m. to 5:00 p.m. Monday through Saturday by appointment only. The applicant stated cleaning services will be provided off the property, and the home will be used for storage. No customers will be present in the home and no retail sales will take place. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The occupation may not be operational until issuance of the certificate. The Fire Department has inspected the building and allowed the CUP process to continue. The business must comply with requirements set forth in Section 138-118(1) of the Zoning Ordinance and other specific requirements as follows:

- 1) The home occupation must be clearly secondary to the residential use;
- 2) One nameplate attached to the building not larger than two square feet is permitted in all districts except R-1 single-family residential district;
- 3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling. The applicant does not propose any alteration;
- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises. The applicant stated that he will have one employee; not related.
- 5) There shall be no outside storage of materials or products. The applicant proposes no outside storage;
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the city traffic engineer. The applicant stated that the home occupation would be used as storage for cleaning services.
- 7) No retail sales (items can be delivered). The applicant does not propose retail sale;
- 8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate the business;
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation is proposed to take place in the primary residential structure; and
- 10) The activity must take place at the location of which the permit was issued.

RECOMMENDATION:

Staff recommends approval of the request for one year, subject to compliance with Section 138-118(1) of the Zoning Ordinance and Fire Department requirements.

Xanthisma St



Driveway

11.25h 1 am



Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: February 21, 2023

SUBJECT: REQUEST OF REBECA ACOSTA FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR A SINGLE FAMILY DWELLING AT LOT 19, BLOCK 35, HAMMOND ADDITION, HIDALGO COUNTY, TEXAS; 2220 BEAUMONT AVENUE. (CUP2023-0009)

BRIEF DESCRIPTION:

The subject property is located on the east side of 23rd Street and west of 22nd 1/2 Street. The lot size is 7,000 sq. ft. and the proposed single-family home is approximately 1,285.24 sq. ft. The subject property currently exists as a vacant lot. The applicant is requesting a conditional use permit for a single-family dwelling for the subject property in order to build a new house.

The property is zoned C-4 (commercial industrial) District. The adjacent zoning is C-4 District all around. The adjacent zoning is R-3A (apartments) District to the east of the subject property and C-3 (general business) to the west of the property. Surrounding land uses include an automotive service business, single-family homes and apartments. A single-family dwelling is allowed in C-4 District with a conditional use permit and in compliance with requirements.



SUMMARY/ANALYSIS:

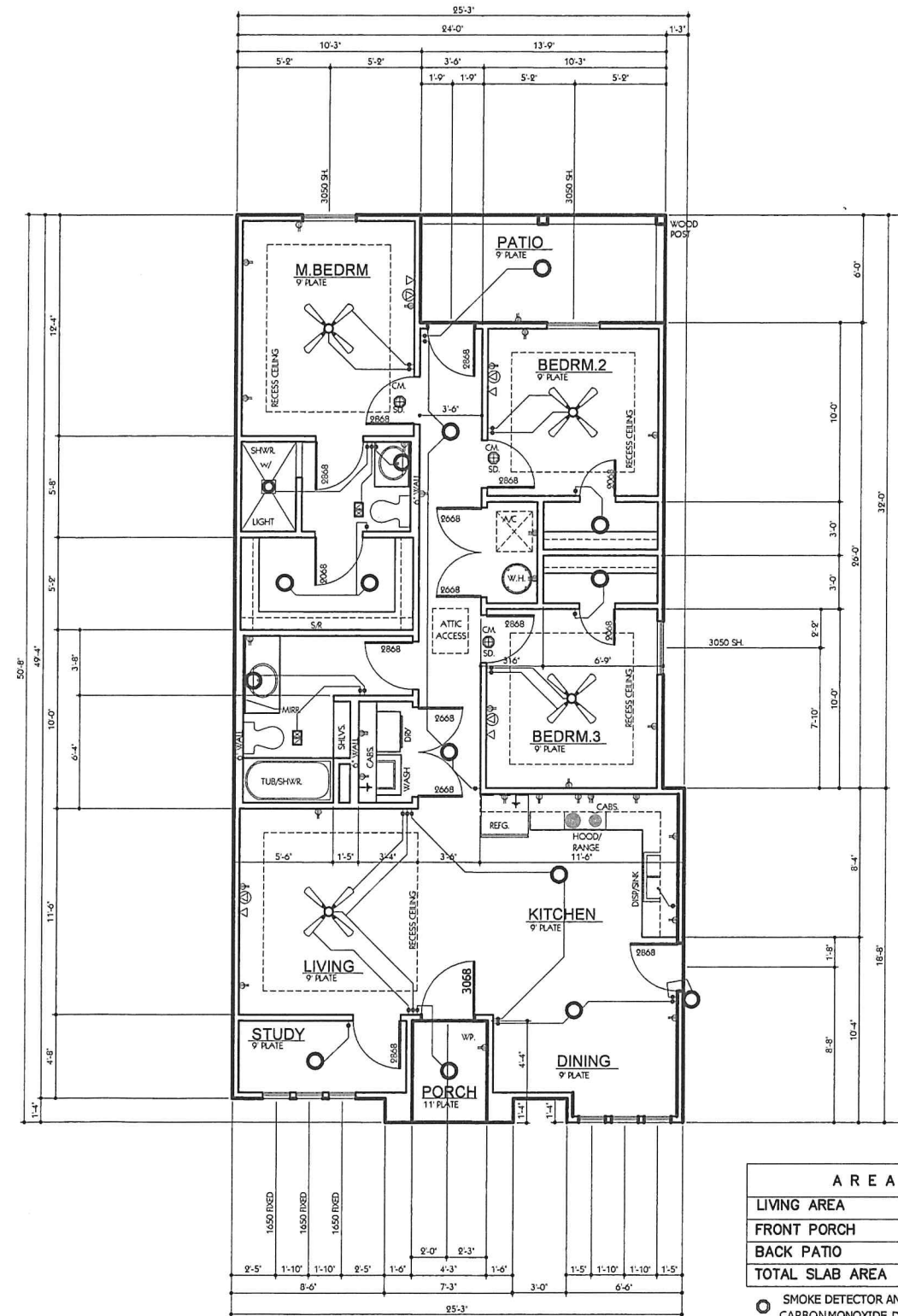
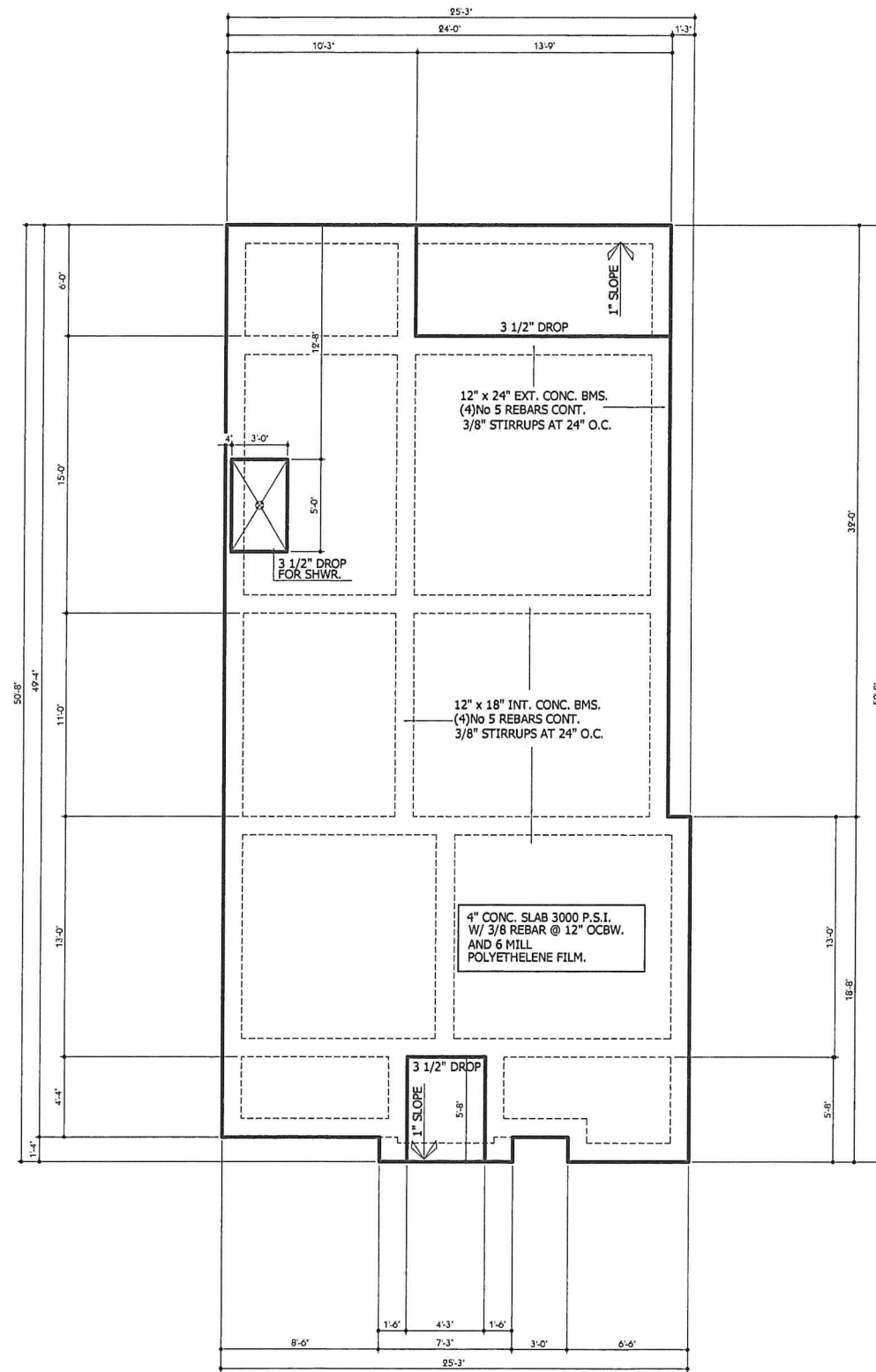
The applicant is proposing to construct a single-family home in a C-4 District. The submitted floor plan depicts that the proposed house will include three bedrooms, two bathrooms, a study room, a kitchen with a dining area, a living room, a laundry room, a porch and a patio. A building permit application for the proposed house has not been submitted. A CUP application for a single-family dwelling for the subject property was submitted on January 17, 2023. The Fire Department will conduct the necessary inspection once the construction of the home is completed to ensure the property complies with applicable code requirements.

The proposed residence must comply with the following requirements:

- 1) No form of pollution shall emanate beyond the immediate property line of the permitted use;
- 2) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use; and
- 3) In a C-4 District, a single-family dwelling shall be located on a minimum lot size of 5,000 sq. ft. and in compliance with setbacks of the respective zoning district. The subject property is 7,000 sq. ft.

RECOMMENDATION:

Staff recommends approval of the request, for life of the use, subject to compliance with Sections 138-176 and 138-238 of the Zoning Ordinance, Fire Department, and building permit requirements.



A R E A S	
LIVING AREA	1117 SQ. FT.
FRONT PORCH	28 SQ. FT.
BACK PATIO	84 SQ. FT.
TOTAL SLAB AREA	1229 SQ. FT.

SMOKE DETECTOR AND
CARBON MONOXIDE DETECTOR



South Texas Designs

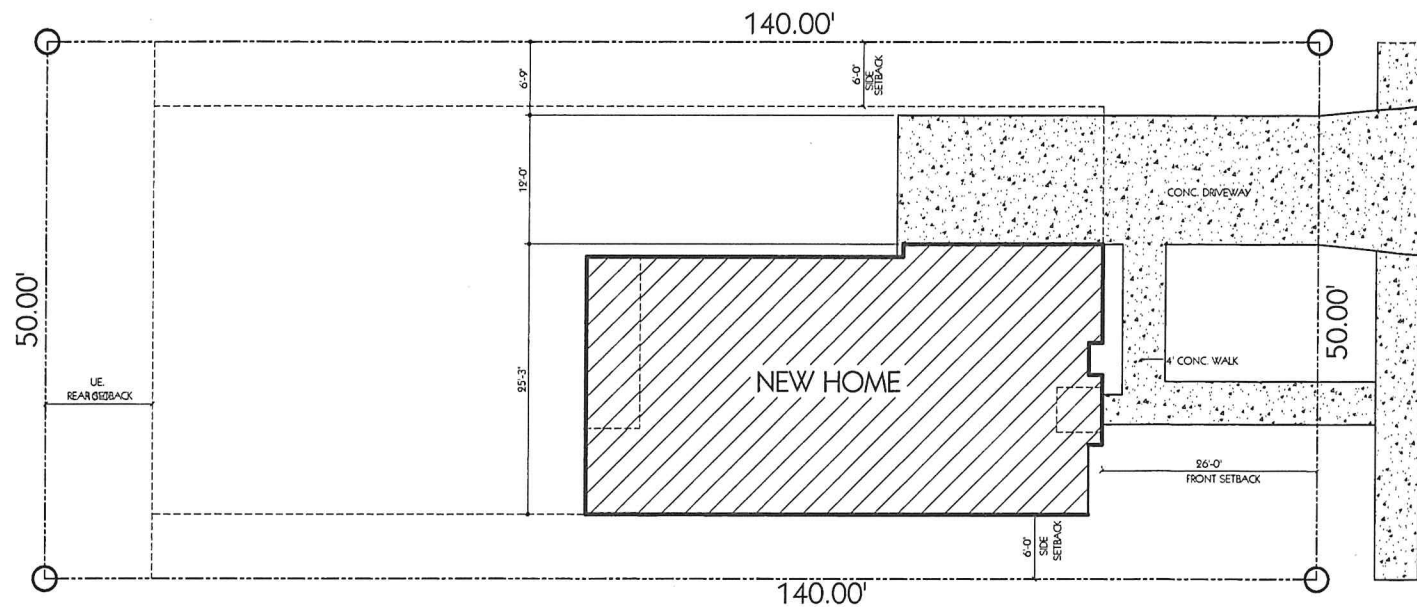
PROJECT

OWNER • BUILDER

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

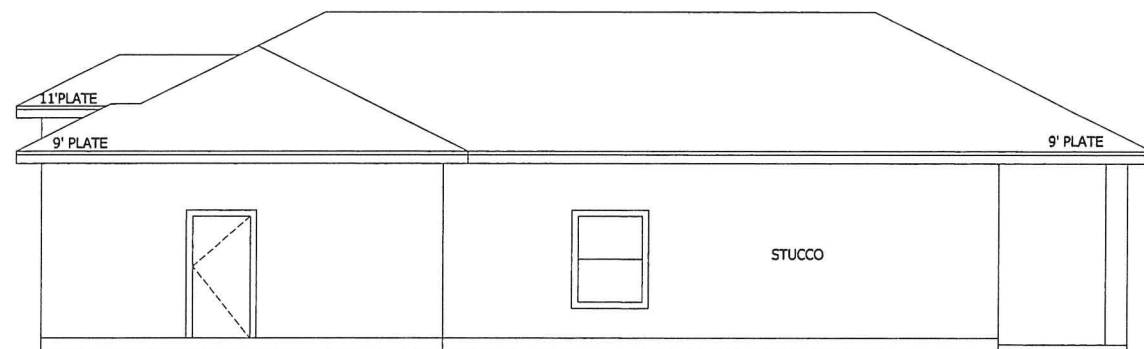
210 MOLANA SUITE D' McALLEN, TEXAS 78501 (512) 687-1406

[illegible]



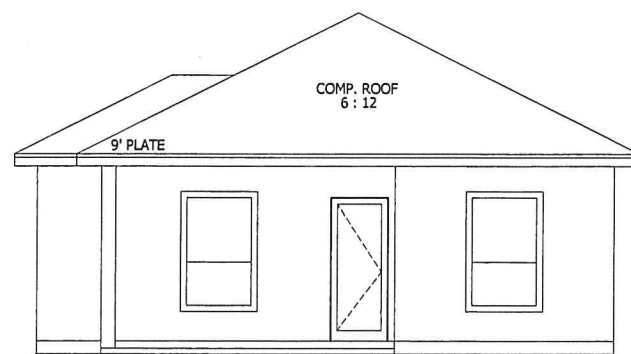
SITE PLAN LAYOUT

LOT - 19, BLK - 35
HAMMOND ADDITION
CITY OF McALLEN TEXAS



RIGHT SIDE ELEVATION

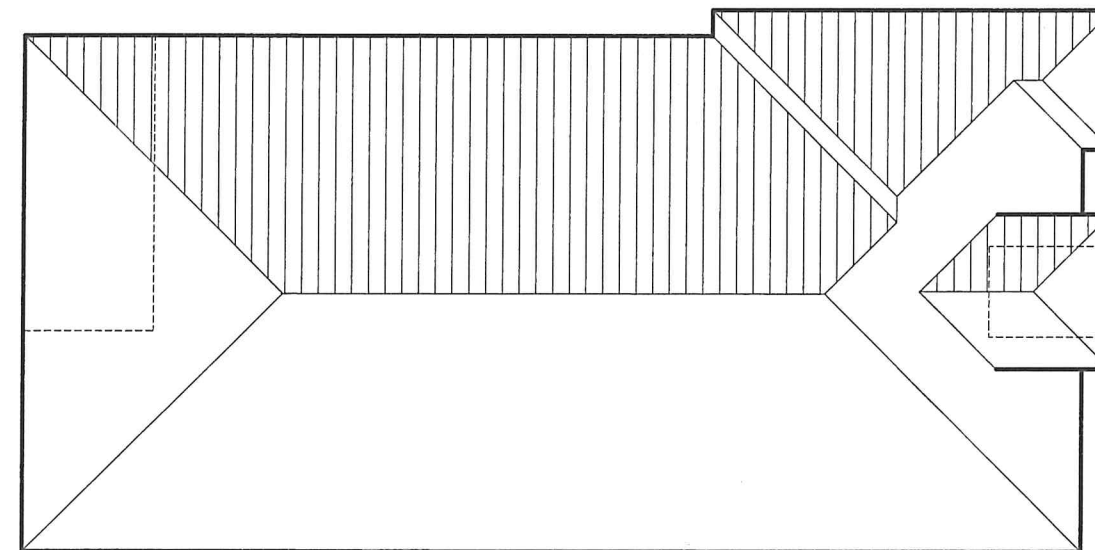
SCALE: 1/4" = 1'-0"



REAR ELEVATION

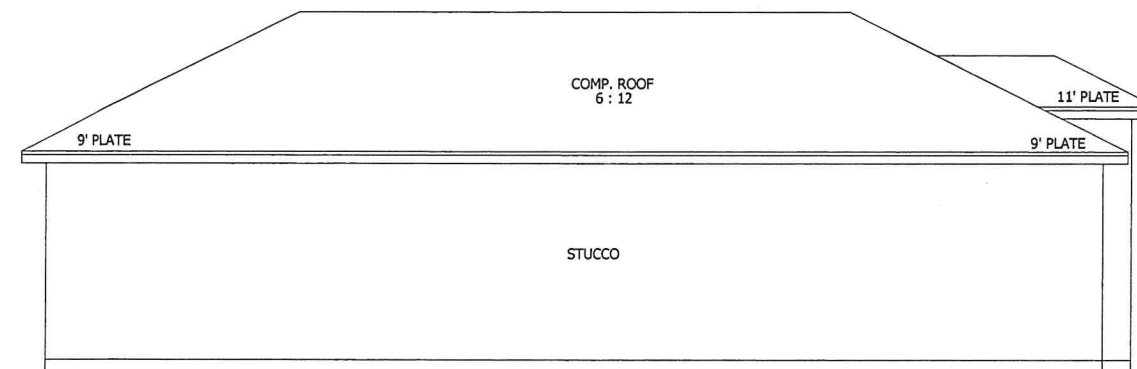
SCALE: 1/4" = 1'-0"

2220 BEAUMONT AVE.



ROOF PLAN

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




LEFT SIDE ELEVATION

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



FRONT ELEVATION

<div>South Texas Designs</div>	PROJECT	SCALE: 1/4"=1'-0"	CONTRACTOR SHALL VERIFY ALL	
			CONDITIONS AND DIMENSIONS AT	
			THE JOB SITE AND NOTIFY THE	
			ARCHITECT IMMEDIATELY IN	
			WRITING OF ANY DISCREPANCIES	
			OR INADEQUACIES BEFORE COMMENCING	
OWNER • BUILDER	OWNER • BUILDER	SCALE: 1/4"=1'-0"	REVISIONS	
			BY	



Memo

TO: Planning and Zoning Commission

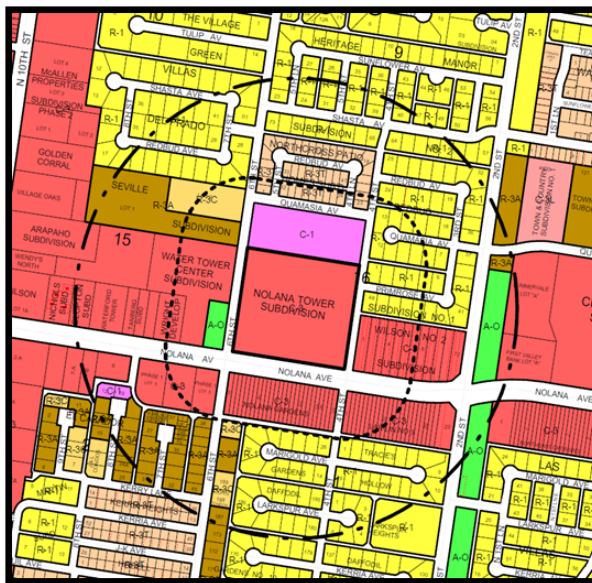
FROM: Planning Staff

DATE: February 8, 2023

SUBJECT: REQUEST OF EZIQUIEL ORTIZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A BAR AND RESTAURANT (76 BAR AND KITCHEN) AT LOT A-1, LOT A-1, NOLANA TOWER SUBDIVISION, HIDALGO COUNTY, TEXAS, 400 NOLANA AVENUE, SUITES S, T, R. (CUP2023-0007)

DESCRIPTION:

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



HISTORY:

This is the first Conditional Use Permit application for the '76 Bar and Kitchen which was submitted January 13, 2023.

ANALYSIS:

The 5,997 square feet two-floor building consists of a large dance floor/dining area, 2 restroom areas, 2 bars, a kitchen, one large storage room, and a second floor VIP lounge area, as shown on the submitted floor plan. The proposed daily hours of operation for '76 Bar and Kitchen are from 5:00 PM to 2:00 AM. As per the zoning ordinance, Section 138-395 (14), the business requires 59 parking spaces, and 729 common area parking spaces are provided, which complies with the parking requirement.

Inspections by the Health and Fire Departments have been completed and no violations were found.

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

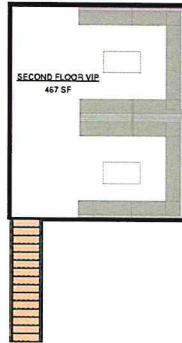
- 1) The property line of those businesses having late hours (after 10:00 PM) must be at least 400 feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard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

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

Staff has received one phone call in opposition to this request.

RECOMMENDATION:

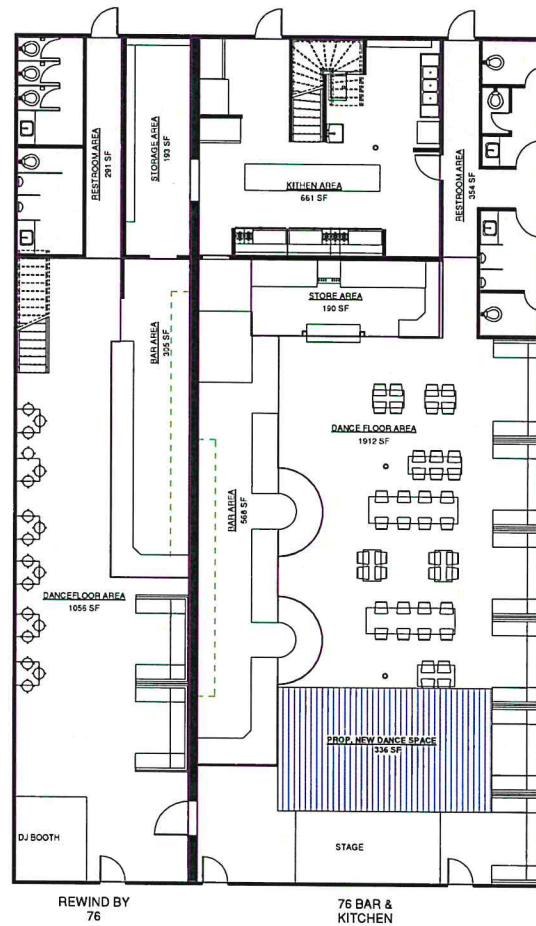
Staff recommends disapproval of the request based on noncompliance with the distance requirement #1 listed above from Section 138-118(a)(4)(a) of the Zoning Ordinance.



② F.F. 2ND FLOOR
3/16" = 1'-0"

Rentable Area Legend

<input type="checkbox"/> Building	645 SF
<input type="checkbox"/> Common Area	3,435 SF
<input type="checkbox"/> Floor Area	
<input type="checkbox"/> Store Area	1,917 SF



① F.F.
3/16" = 1'-0"



NOTES:

THE DESIGNER ASSUMES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THESE PLANS, IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE ACTUAL CONSTRUCTION COMMENCES, THESE PLANS MUST BE VERIFIED AND CHECKED COMPLETELY BY THE GENERAL CONTRACTOR AND ARCHITECT, DESIGNER AND/OR ANALYST, IF FOUND TO BE IN DISCREPANCY TO THE ORDER BEFORE CONSTRUCTION WORK OR PURCHASE IS MADE, FEDERAL, STATE, COUNTY AND LOCAL CITY ORDINANCES AND BUILDING CODES TAKE PRECEDENCE OVER ANY PART OF THESE DRAWINGS. ENGINEERING ASPECTS SHOULD BE SEPARATELY ACTUAL SITE INSPECTION.

ALIGN CO. RESERVES ITS COMMON COPYRIGHT LAW & OTHER PROPERTY RIGHTS IN THESE PLANS & DESIGNS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION FROM ALIGN CO.

PROJECT

76 Bar & Kitchen
Layout

LOCATION

400 W Nolana Ave
Suite r, s&t
McAllen, TX 78501

DATE:

1/13/23

PROJECT NO.

001

AREAS:

LYING:

PERCH:

PAID:

GARAGE:

TOTAL:

DESIGN BY: Alfonso Guzman

alignco1234@gmail.com

(949)234-4118

FLRPLN



STR

21+
AFTER
9 PM

76 BAR
KITCHEN

TOO DRUNK
GETTING
LUNK
SATIS!



UNITED
WE PARTY

'76 BAR
KITCHEN

'76 ★ ★ ★
BAR
AND KITCHEN

T
BALL
PERHEDLAGYTX





'76 BAR AND KITCHEN





NOTICE
BAR
FOR
THIS PROPERTY
CUP2023-0007
CITY OF MCALLEN PLANNING DEPT.
96-481-1028
WWW.MCALLE.NET

Planning Department

Memo

TO: Planning & Zoning Commission

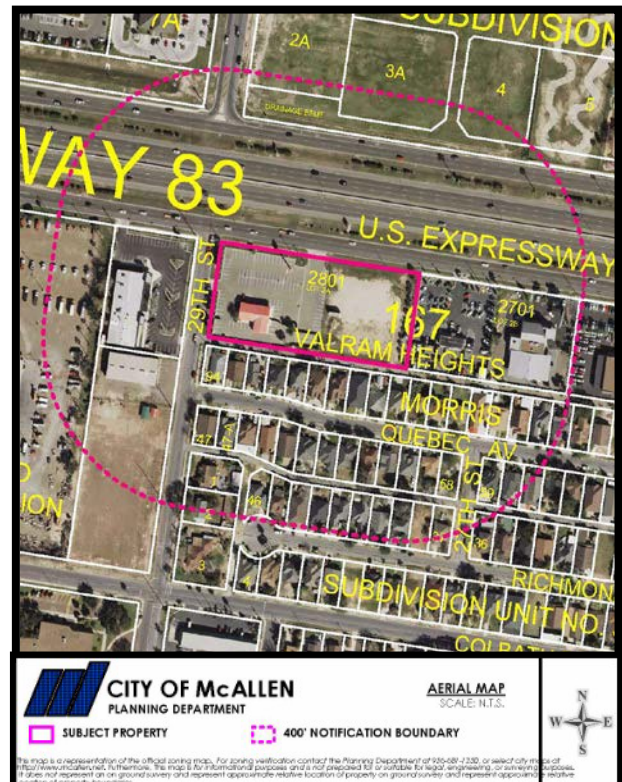
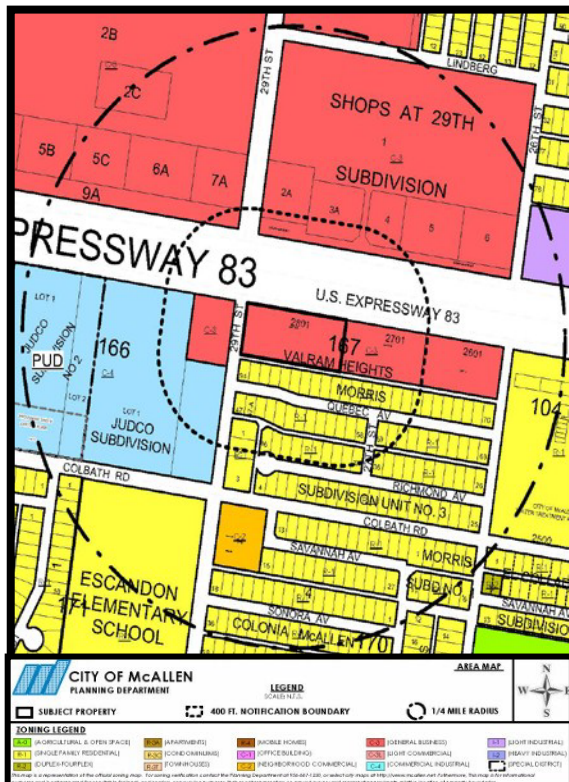
FROM: Planning Staff

DATE: February 7, 2023

SUBJECT: REQUEST OF JORGE A. GONZALEZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR/CIGAR SHOP AT LOT 2A, VALRAM HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS; 2801 EXPRESSWAY 83, BUILDING 200, SUITES 280 & 290. (CUP2023-0008)

BRIEF DESCRIPTION:

The property is located at the southeast corner of South 29th Street and U.S. Expressway 83 and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north, east and west, R-1 (single family residential) District to the south, and C-4 (commercial industrial) District to the southwest. Surrounding land uses include commercial businesses, restaurants, single family residences, and vacant land. A bar is permitted in a C-3 zone with a Conditional Use Permit and in compliance with requirements.



REQUEST/ANALYSIS:

The applicant is proposing to continue to operate a retail store for Cigars & Luxury Goods and a lounge (Elephant Bar and Cigar Lounge) out of an approximate 2,950 sq. ft. lease area, from an existing multi-tenant commercial building BY THE NAME OF Kamila Plaza. The proposed days and hours of operation are Monday through Saturday from 12:00 p.m. to 2:00 a.m. There was a conditional use permit for IL Regalo Preferito approved initially on January 12, 2015. The establishment changed its name to Elephant Bar and Cigar Lounge in 2017. The last conditional use permit was approved on March 14, 2022 by the City Commission with a variance to the distance requirement. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit.

The Health Department has inspected the building and found it to be in compliance, Fire Department conducted their inspection and found it to also be in compliance. The Planning Department has received no complaints regarding the present use as a bar. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The bar must also comply with requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:


- 1) The property line of the 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 bar is within 400 ft. of the adjacent residential zone and use to the south.
- 2) The business must be as close as possible to a major arterial and shall not allow traffic generated by such businesses onto residential streets or allow such traffic to exit into a disrupt residential areas. The bar has access to U.S. Expressway 83 and South 29th Street, and does not generate traffic into residential areas;
- 3) The business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. The 2,950 sq. ft. combined retail and lounge area would require a total of 16 parking spaces. The above mentioned business meets zoning ordinance parking requirements;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and

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

RECOMMENDATION:

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



 MARATHI MUMBAI ASSOCIATION	PROJECT No. _____ CAMILA PLAZA 41, 43 & 45 MAHARAJA KRISHNAJI CITY OF MUMBAI, 400 002	DRAWN BY _____ DATE _____ SCALE _____ 1:10	SHEET No. _____ OF _____
	UNIT IN METERS 1" = 1'	DATE _____ OF _____	

NO CHARGES
1/13/23

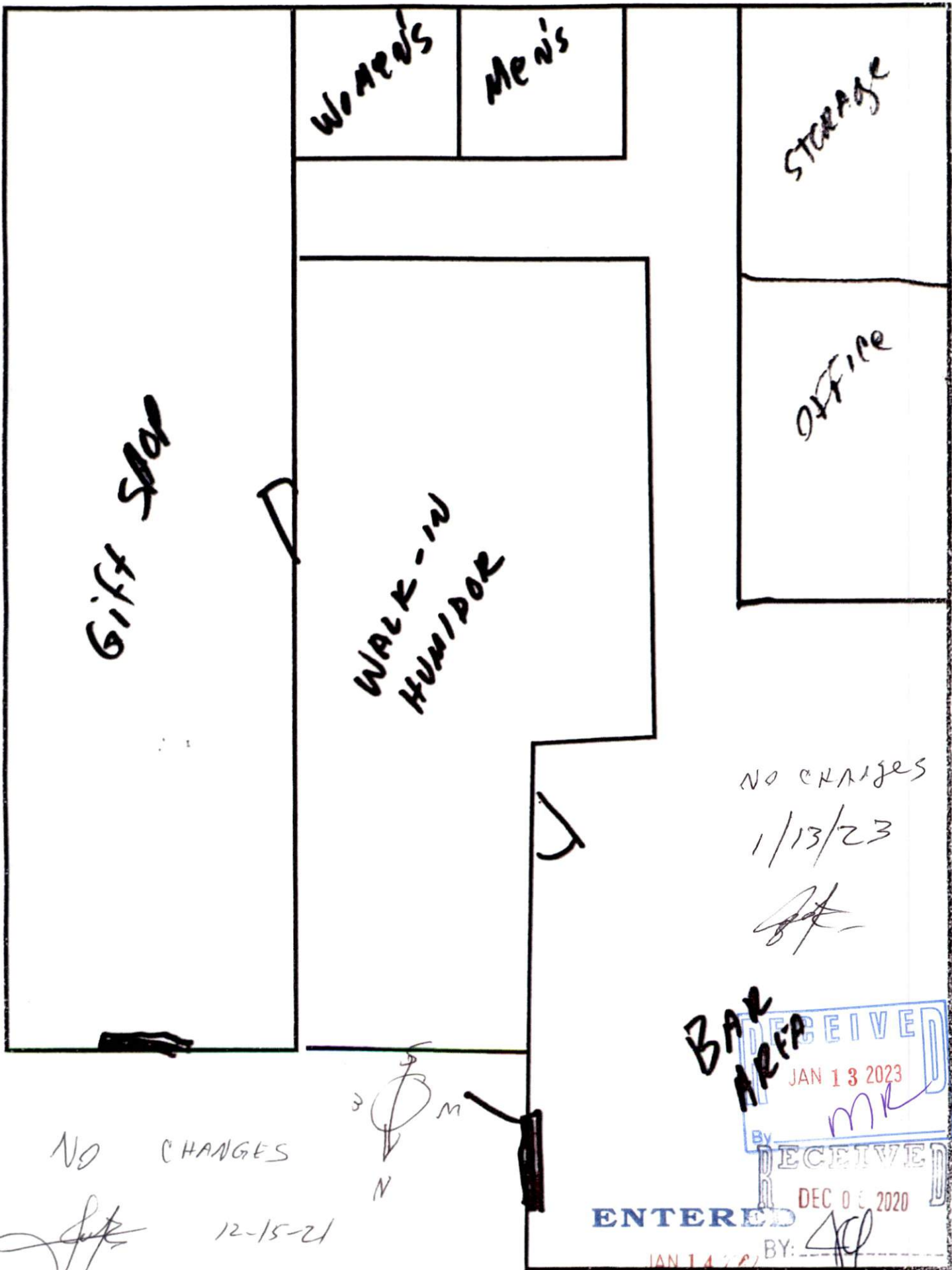
SITE PLAN
 ALL LOT 2-A
 VALERIAN HEIGHTS SUBDIVISION
 CITY OF DALLAS, TEXAS
 REGISTERED
 JAN 14 2022
 Initial: AK

RECEIVED
DEC 08 2020

BY: *[Signature]*

NO CHANGES
 12-15-21

RECEIVED
JAN 13 2023
By 



WOMEN'S

MEN'S

STORAGE

OFFICE

Gift Shop

WALK-IN HUMIDOR

NO CHANGES
1/13/23

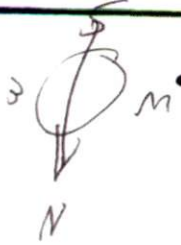
[Signature]

BAK AREA
RECEIVED
JAN 13 2023
By *mk*
RECEIVED
DEC 06 2020
ENTERED
BY: *40*
JAN 14 2023

NO CHANGES

[Signature]

12-15-21



3000 sqft

Initial: *AK*

CIGARS & LUXURY GOODS

WE ENGRAVE

280

OPEN

Elephant
Cigars & Gifts



ELEPHANT

CIGARS

Shiner



FIRE LANE PROHIBITED



**NOTICE
BAR
FOR
THIS PROPERTY
CUP2023-0008**

CITY OF MCALLEN PLANNING DEPT.
956-681-1329
WWW.MCALLENNET

Planning Department

Memo

TO: Planning and Zoning Commission

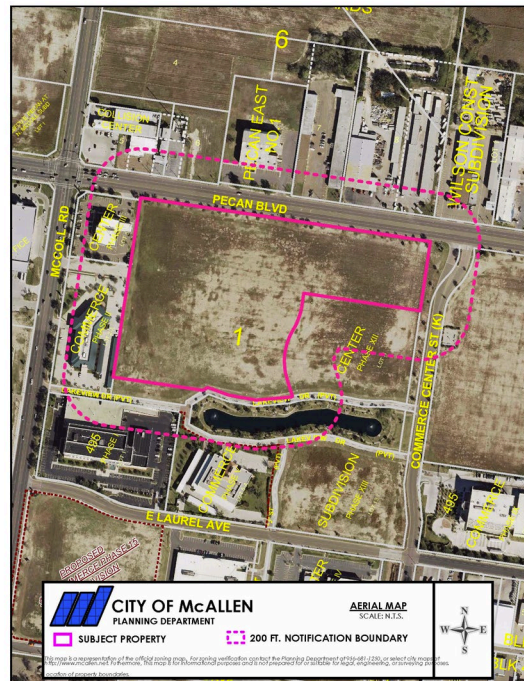
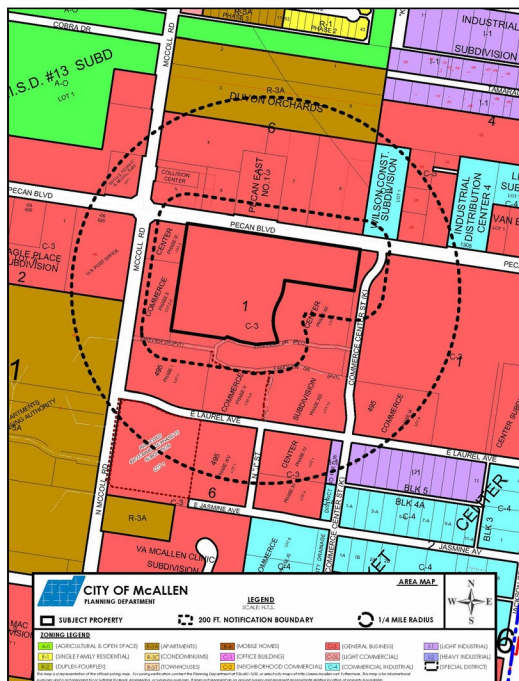
FROM: Planning Staff

DATE: February 6, 2023

SUBJECT: REQUEST OF NOBLE TEXAS BUILDERS, ON BEHALF OF MCALLEN INDEPENDENT SCHOOL DISTRICT, FOR A CONDITIONAL USE PERMIT, FOR THE LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE FOR AN INSTITUTIONAL USE FOR A HIGH SCHOOL AT STEELE AND PERSHING N661.40'-E1207.25', LOT 1, BLK 11 EXC AN IRR TR S357.30'-E513.14' 14.9 ACRES NET, HIDALGO COUNTY, TEXAS; 801 EAST LAKEVIEW DRIVE. (CUP2023-0012)

BRIEF DESCRIPTION:

The subject property is located along the south side of Pecan Boulevard and is located between North McColl Road and North Commerce Center Street (K). The subject property is currently zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. The applicant is requesting a conditional use permit (CUP) for a proposed high school for McAllen Independent School District in conjunction with the University of Texas Rio Grande Valley (UTRGV) as property owner. An institutional use is permitted in the C-3 District with a conditional use permit. The property is currently vacant.



HISTORY:

The application for a conditional use permit for the proposed educational institution was submitted on January 20, 2023. An application for a commercial building permit was submitted on December 27, 2022, and is undergoing the review process.

SUMMARY/ANALYSIS:

The application submitted for the conditional use permit lists the proposed use as a high school.

An approved building permit will be required and will be subject to compliance with all requirements. The Fire Department will conduct their inspections once the construction for the proposed high school is completed and prior to occupancy.

Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

1. The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial; The property is adjacent to Pecan Boulevard.
2. The proposed use shall comply with the McAllen Off-Street Parking and Loading Ordinance and make provisions to prevent the use of street parking, especially in residential areas. A proposed parking lot is in compliance with requirements. Should the number of offices and classrooms increase, additional parking will be required.
3. The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits.
4. The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities.
5. Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
6. The number of persons within the buildings shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance.
7. Must comply with traffic requirements- TIA Waiver. Please ensure that the Driveway that leads to McColl Road is for "Exit Only".

RECOMMENDATION:

Staff recommends approval of the request, for the life of the use, subject to compliance with the stated conditions, Zoning Ordinance, Fire Department requirements, and building permit requirements.

[illegible]

WINDOW T
REF A

4) GENERAL CONTRACTOR









Aries
www.ariesbuildings.com
(888) 596-6021

NOTICE
INSTITUTIONAL
USE
FOR
THIS PROPERTY
CUP 2023-0012

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

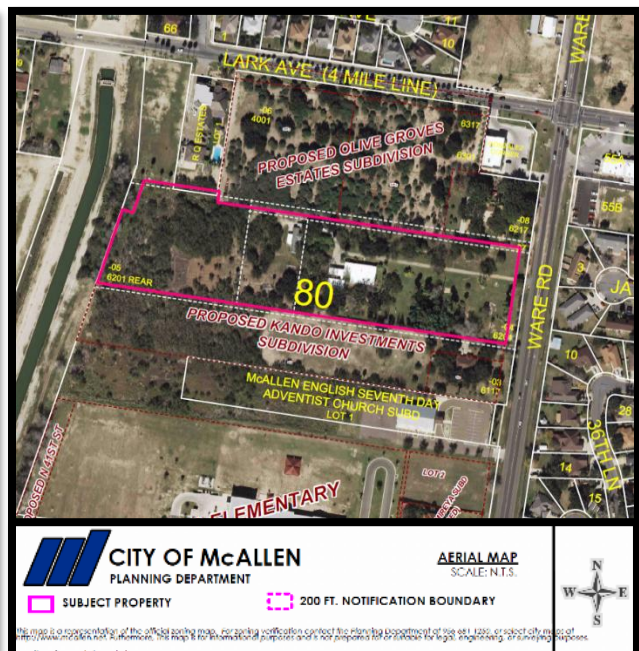
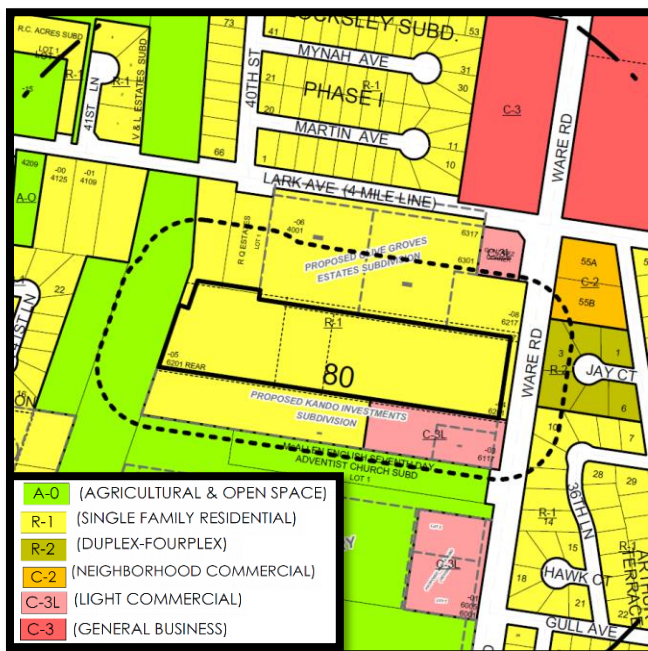
DATE: February 9, 2023

SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO C-3 (GENERAL COMMERCIAL) DISTRICT: 6.84 ACRES (TRACT 3), OF THE SOUTH 9 ACRES OF THE NORTH 20 ACRES OF LOT 80, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 6201 NORTH WARE ROAD (REZ2023-0003)

LOCATION: The property is located along the west side of North Ware Road, approximately 400 feet south of Lark Avenue (4 Mile Line). The property is an irregular tract and has 267.17 feet of frontage along North Ware Road. The lot size is comprised of 6.84 acres.

PROPOSAL: The applicant is requesting to rezone the subject property to C-3 (general commercial) District for a proposed self-storage facility. A feasibility plan submitted by the applicant is included in the packet.

ADJACENT ZONING: The contiguous zoning is R-1 (single-family residential) District to the north. To the east, the zoning district is R-2 (duplex-fourplex) District, C-3 (general commercial) District to the south, and A-O (agricultural-open space) District to the west of the subject property.



LAND USE: Based on a conducted site visit, the property appears to be currently vacant. Surrounding land uses include Hacienda Las Mariposas and single-family residences.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Single Family, which is comparable to R-1 District.

DEVELOPMENT TRENDS: The development trend for this area along North Ware Road is mixed use: single-family residences, multi-family residences, and commercial use.

HISTORY: The property was rezoned to R-1 (single-family residential) District during the City initiated A-O rezoning project in 2015. An application to rezone the subject property from R-1 District to C-3 District was submitted to the Planning Department on January 10, 2023.

ANALYSIS: The requested zoning does not conform to the Auto Urban Single Family land use designations as indicated on the Foresight McAllen Comprehensive Plan. However, it is adjacent to a property that is zoned C-3 District to the south. To the north (intersection of North Ware Road and Lark Avenue (4 Mile Line)) of the subject property, the following properties are commercial use: 6317 North Ware Road, 6300 North Ware Road, 6413 North Ware Road, and 6400 North Ware Road.

A recorded subdivision plat and approved site plan are required prior to building permit issuance. A masonry screen eight feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone.

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

RECOMMENDATION: Staff recommends approval of the rezoning request to C-3 (general business) District since it is compatible with the adjacent zoning to the south; and follows the development trend to the north.

January 10, 2023

To whom it may concern:

I Rodolfo Trevino give permission and consent to my son Rodolfo Trevino Jr. to represent me in any business transaction or signature requirement. If you have any questions please contact me at 956-263-6279.

Cordially

Rodolfo Trevino 1/10/23

Rodolfo Trevino

Seal of Notary Public

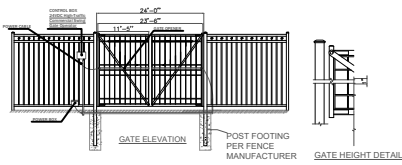


Signature and date of Notary Public

Roxana Matamoros 1/10/23

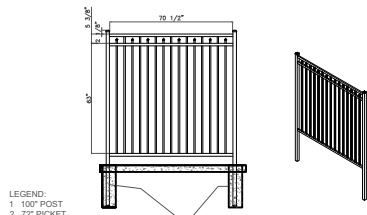


NOTES:
1. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2018 INTERNATIONAL BUILDING CODE (IBC).
2. ALL MECHANICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL MECHANICAL CODE (IMC).
3. ALL PLUMBING WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE (IPC).
4. ALL FUEL GAS WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FUEL GAS CODE (IFGC).
5. ALL FIRE PROTECTION WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE (IFC).
6. ALL ENERGY CONSERVATION WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC).
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL MECHANICAL CODE (IMC).
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE (IPC).
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FUEL GAS CODE (IFGC).
11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE (IFC).
12. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).



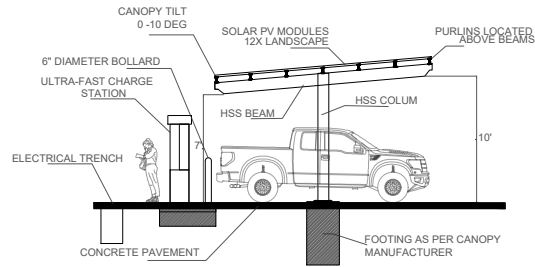
MINIMUM POST SIZES FOR PATRIOT GATES		
GATE KITS	<30 SF	2" X 16 GA.
	>30 SF	2 1/2" X 16 GA.
HEAVY DUTY	<18 SF	2" X 14 GA.
	18 - 48 SF	3" X 12 GA.
GATE FRAME	48 - 84 SF	4" X 12 GA.
	>84 SF	8" X 11 GA.

SLIDING GATE DETAIL

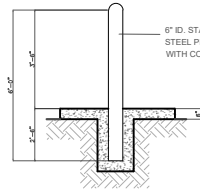


- LEGEND:
1 100' POST
2 72" PICKET
3 15 HOLE HEADER
4 15 HOLE STRINGER
5 POST CAP
6 72" PICKET

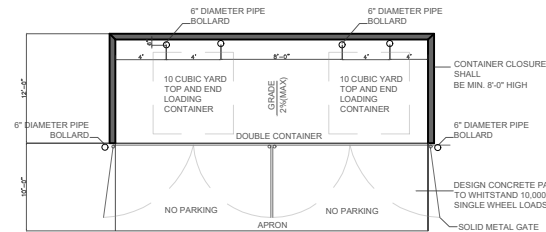
FENCING DETAIL



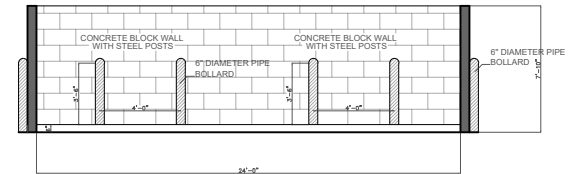
CARPORT AND CHARGING STATION DETAIL



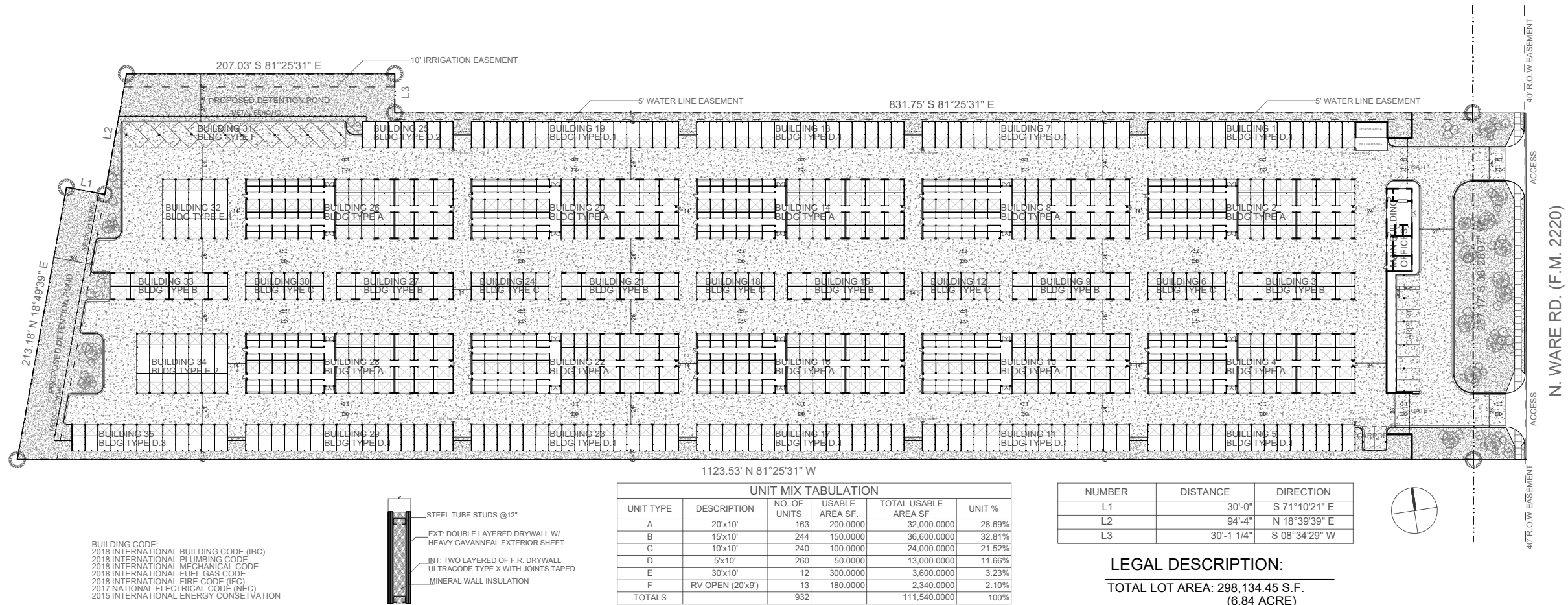
BOLLARD



PLAN
SINGLEWASTE CONTAINER ENCLOSURE



SECTION
SINGLEWASTE CONTAINER ENCLOSURE



BUILDING CODE:
2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL FIRE CODE (IFC)
2017 NATIONAL ELECTRICAL CODE (NEC)
2015 INTERNATIONAL ENERGY CONSERVATION

CODE REVIEW

4HR FIRE RATED WALL

SITE PLAN
932 - STORAGE SPACES

LEGAL DESCRIPTION:

TOTAL LOT AREA: 298,134.45 S.F.
(6.84 ACRE)

12- PARKING SPACES PROVIDED

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



SUB2022-0098



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>RAUCHO SUBD. LOTS 31A, 31B, AND, 31C</u></p> <p>Location <u>5311 S. 28TH ST</u></p> <p>City Address or Block Number <u>BETWEEN SPRAY & OLGA AVE.</u></p> <p>Number of lots <u>4</u> Gross acres <u>0.56</u> Net acres <u>0.56</u></p> <p>Existing Zoning <u>R-1</u> Proposed <u>R-1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>OPEN</u> Proposed Land Use <u>RESIDENTIAL</u> Irrigation District # <u>3</u></p> <p>Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>1500⁰⁰</u></p> <p>Parcel No. <u>266963/266965</u> Tax Dept. Review <u>20950-00-000-0031-00</u> <u>20950-00-000-0033-00</u></p> <p>Legal Description <u>ALL OF LOTS 31 & 33, RAUCHO</u> <u>SUBD., McALLEN, N.C.T.</u></p>
Owner	<p>Name <u>VIRIDIANA SUCHIL</u> Phone <u>821-3514</u></p> <p>Address <u>3210 GLORIA AVE.</u></p> <p>City <u>McALLEN</u> State <u>TX</u> Zip <u>78503</u></p> <p>E-mail _____</p>
Developer	<p>Name _____ Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Contact Person _____</p> <p>E-mail _____</p>
Engineer	<p>Name <u>DAVID SALINAS</u> Phone <u>682-9081</u></p> <p>Address <u>2221 DARRDILL AVE.</u></p> <p>City <u>McALLEN</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>DAVID</u></p> <p>E-mail <u>dsalinas@salinasengineering.com</u></p>
Surveyor	<p>Name <u>SAME AS ENGINEER</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p>

ENTERED

AUG 23 2022

Initial: DM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature

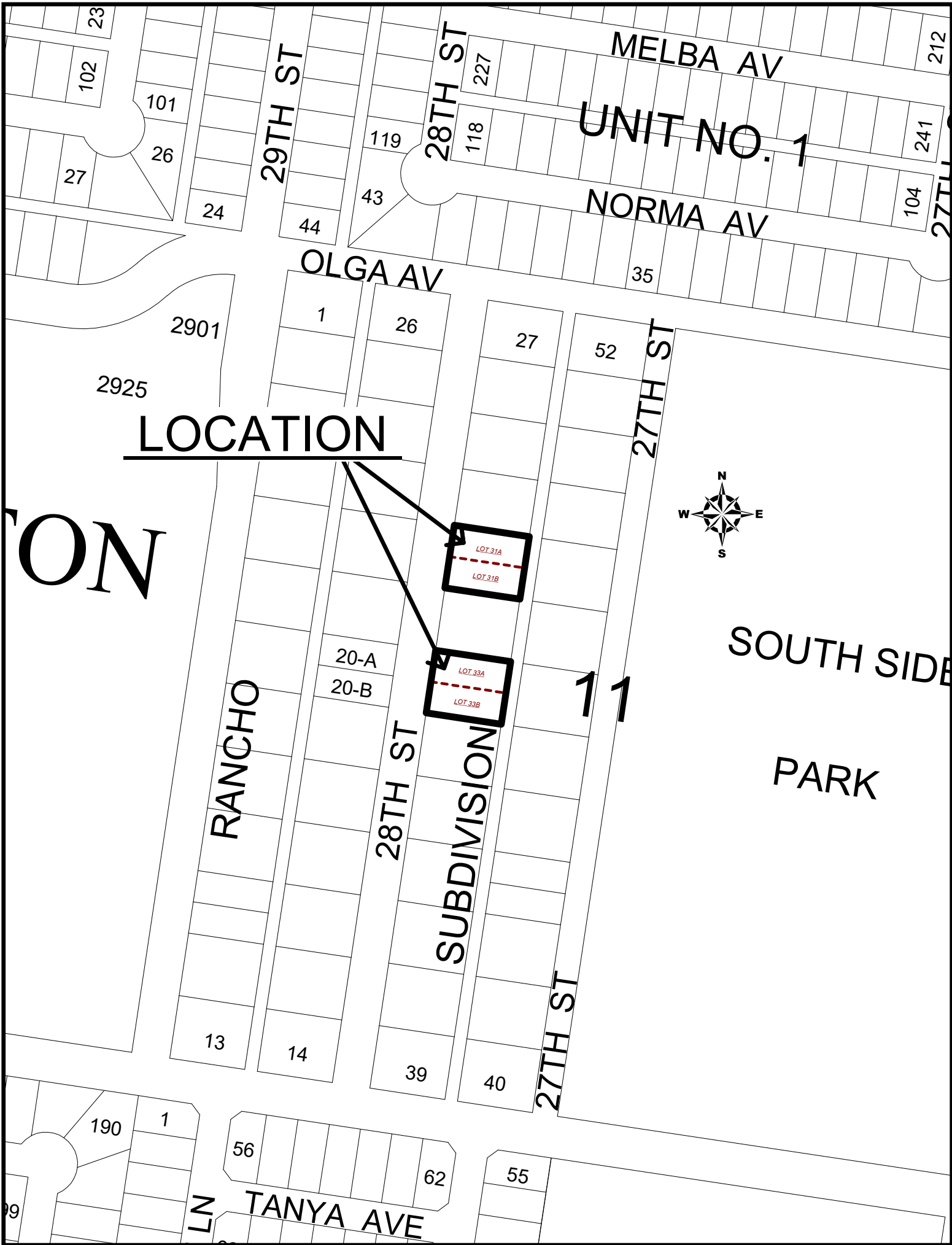
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

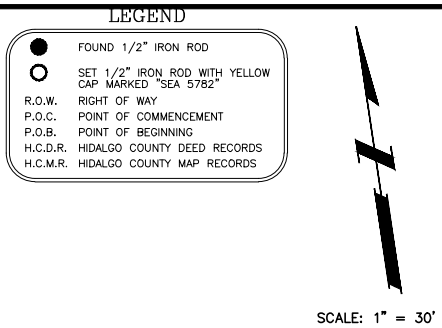
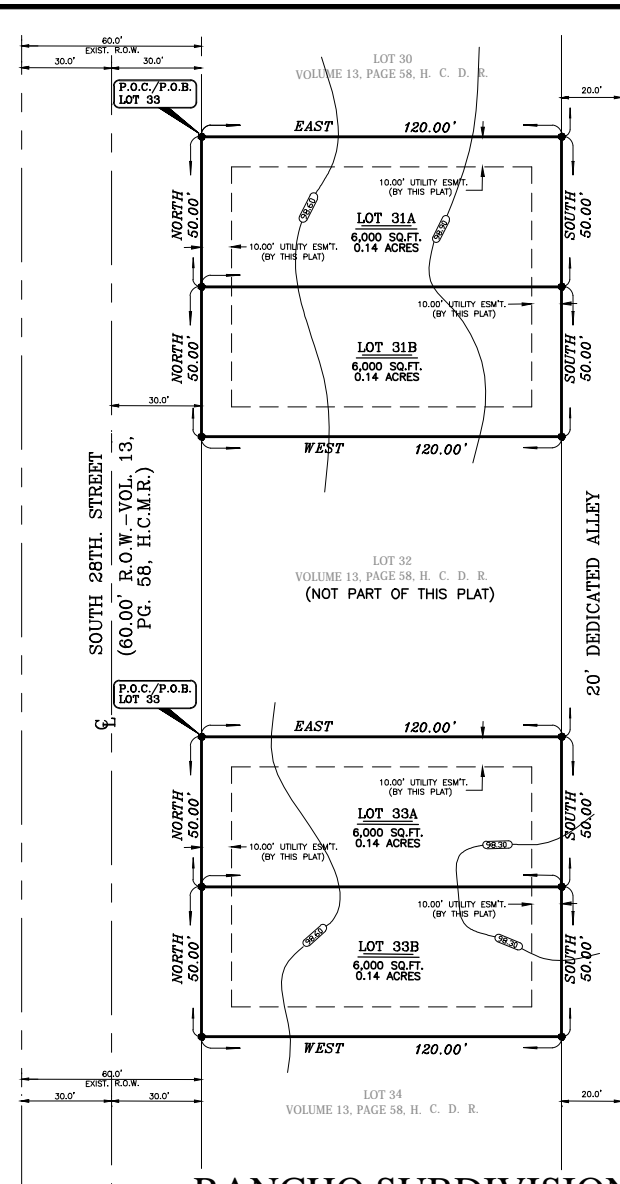
Signature _____ Date 8/16/22

Print Name David Clark Salinas

Owner ☐

Authorized Agent ☒





STATE OF TEXAS
COUNTY OF HIDALGO

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

OWNER: VIDIDIANA SUCHIL
3210 GLORIA AVE.
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GEORGIA ALANIS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY
OF _____, 2023.

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

STATE OF TEXAS
CITY OF McALLEN

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

MAYOR _____ DATE _____

STATE OF TEXAS
CITY OF McALLEN

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

CHAIRMAN,
PLANNING AND ZONING COMMISSION

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

DATE _____

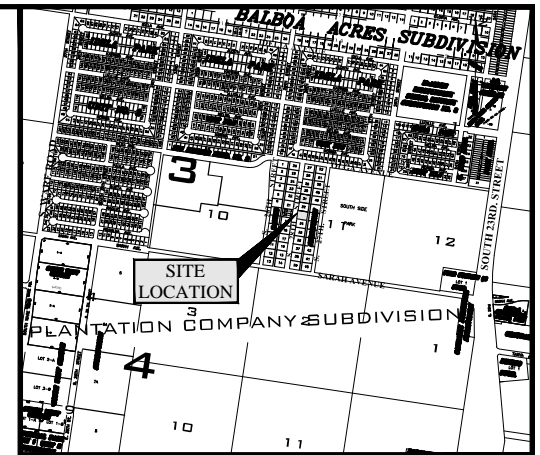
APPROVED BY DRAINAGE DISTRICT:

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 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 HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE _____



LOCATION MAP SCALE: 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING A 0.28 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 31, RANCHO SUBDIVISION, McALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 58, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.28 ACRE TRACT OF LAND IS MORE PARATICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT 1/8 INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID LOT 31 LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 28TH STREET FOR THE NORTHWEST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

- (1) THENCE, EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 31, A DISTANCE OF 120.0 FEET TO A 1/8 INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID LOT 31 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (2) THENCE, SOUTH, COINCIDENT WITH THE EAST LINE OF SAID LOT 31, A DISTANCE OF 100.0 FEET TO A 1/8 INCH DIAMETER IRON ROD FOUND ON THE SOUTHEAST CORNER OF SAID LOT 31 FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (3) THENCE, WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 31, A DISTANCE OF 120.0 FEET TO A 1/8 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 31 AND LOCATED ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH 28TH STREET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE, NORTH, COINCIDENT WITH THE WEST LINE OF SAID LOT 31 AND THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH 28TH STREET, A DISTANCE OF 100.0 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.28 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: RECORDED PLAT OF SAID RANCHO SUBDIVISION, McALLEN, HIDALGO COUNTY, TEXAS.
NVM58.2022\LOT 31.33 REPLAT\0.28.081622\LOT31

METES AND BOUNDS DESCRIPTION

BEING A 0.28 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 33, RANCHO SUBDIVISION, McALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 58, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.28 ACRE TRACT OF LAND IS MORE PARATICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT 1/8 INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID LOT 33 LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 28TH STREET FOR THE NORTHWEST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

- (1) THENCE, EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 33, A DISTANCE OF 120.0 FEET TO A 1/8 INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID LOT 33 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (2) THENCE, SOUTH, COINCIDENT WITH THE EAST LINE OF SAID LOT 33, A DISTANCE OF 100.0 FEET TO A 1/8 INCH DIAMETER IRON ROD FOUND ON THE SOUTHEAST CORNER OF SAID LOT 33 FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (3) THENCE, WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 33, A DISTANCE OF 120.0 FEET TO A 1/8 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 31 AND LOCATED ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH 28TH STREET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE, NORTH, COINCIDENT WITH THE WEST LINE OF SAID LOT 33 AND THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH 28TH STREET, A DISTANCE OF 100.0 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.28 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: RECORDED PLAT OF SAID RANCHO SUBDIVISION, McALLEN, HIDALGO COUNTY, TEXAS.
NVM58.2022\LOT 31.33 REPLAT\0.28.081622\LOT33

**RANCHO SUBDIVISION
LOTS 31A, 31B, AND 33A, 33B**

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: FEBRUARY 16, 2023
JOB NUMBER: SP-22-25864

OWNER: VIDIDIANA SUCHIL
3210 GLORIA AVE.
McALLEN, TEXAS 78501

SEA

SALINAS ENGINEERING & ASSOC.

(P-6675) (TBPLS-10065700)

CONSULTING ENGINEERS & SURVEYORS

2221 DAFFODIL AVE. - McALLEN, TEXAS 78501

(956) 686-1488 (956) 686-1489 (FAX)

TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263

- GENERAL PLAT NOTES:**
- MINIMUM SETBACK LINES = FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR INLINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER.
 - LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "AH" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/02/82, COMMUNITY PANEL NO. 480343 0010 C. ZONE "AH": AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS DETERMINED. (BFE 99.0)
 - MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF SOUTH 28TH STREET MEASURED FROM THE CENTER OF THE LOT ALONG SOUTH 28TH STREET, BUT NOT LESS THAN ELEV. 99.0.
 - MINIMUM 4 FT. WIDE SIDEWALK IS REQUIRED ON SOUTH 28TH STREET
 - THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 2,196.88 CUBIC FEET, OR, 0.05 ACRE-FEET OF DRAINAGE RUNOFF VOLUME. EACH LOT SHALL DETAIN A MINIMUM OF 550.0 CU. FT..
 - THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.
 - AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAYBE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - B.M.-McALLEN SURVEY CONTROL POINT NO. 92, LOCATED INSIDE IDELA PARK 50 FEET NORTH FROM THE B.C. OF IDELA STREET AND 162 FEET EAST FROM THE CL. OF WARE ROAD. ELEV.=98.55, NAVD 88.
 - 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.
 - 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
 - 8' MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

PRINCIPAL CONTACTS				
NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: VIDIDIANA SUCHIL	3210 S. 28TH STREET	McALLEN, TEXAS 78503	(956) 821-3514	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF McALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON FEBRUARY 16, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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

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

BY: _____ DEPUTY



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/16/2023

SUBDIVISION NAME: RANCHO SUBDIVISION LOTS 31A, 31B, AND LOTS 33A, 33B

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

South 28th Street: Existing 60 ft. total ROW.
Paving :32 ft. Curb & gutter: Both Sides
Pending Items:
-Existing paving 28.3' clarify prior to recording.
-Provide a copy of any referenced document regarding existing ROW, prior to recording.
****Subdivision Ordinance: Section 134-105
*****Monies must be escrowed if improvements are not built prior to recording.
*****COM Thoroughfare Plan

Required

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

NA

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

NA

* 1,200 ft. Block Length.
**Subdivision Ordinance: Section 134-118
* 900 ft. Block Length for R-3 Zone Districts.
**Subdivision Ordinance: Section 134-118
* 600 ft. Maximum Cul-de-Sac .
**Subdivision Ordinance: Section 134-105

Compliance

NA

NA

ALLEYS

ROW: 20 ft. Paving: Existing conditions to remain.
*Alley/service drive easement required for commercial and multi-family properties.
**As per application submitted on August 23rd,2022 single family residential lots proposed, if use changes from single family residential a Alley/service drive easement will be required.
***Subdivision Ordinance: Section 134-106

Applied

SETBACKS

* Front : In accordance with the Zoning Ordinance or greater for easements or inline with existing structures, whichever is greater applies.
****Zoning Ordinance: Section 138-356
* Rear: In accordance with the Zoning Ordinance or greater for easements, whichever is greater applies.
****Zoning Ordinance: Section 138-356

Applied

Applied

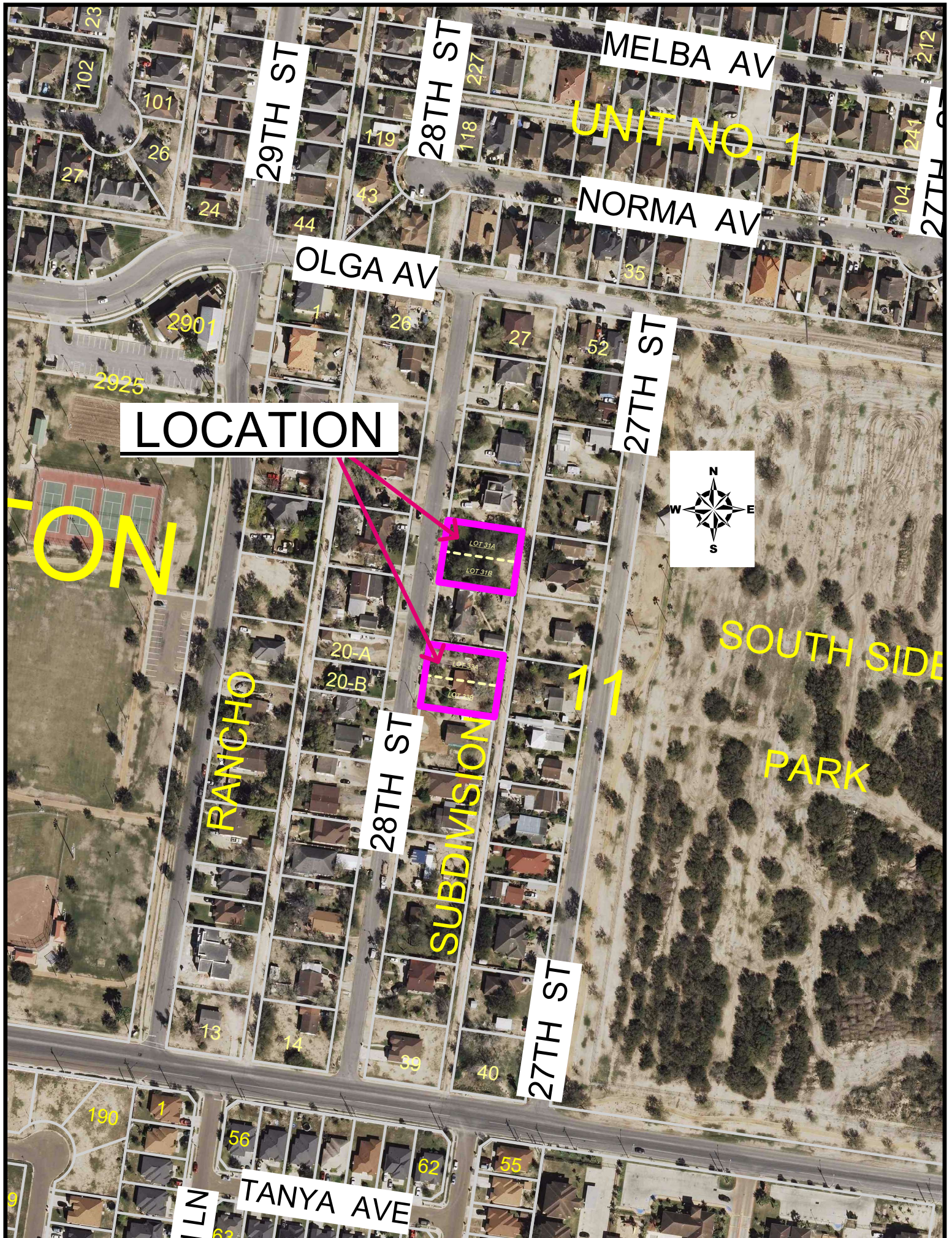
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<p>* Sides: In accordance with the Zoning Ordinance or greater for easements, whichever is greater applies. ****Zoning Ordinance: Section 138-356</p> <p>* Corner: Interior Lots **Zoning Ordinance: Section 138-356</p> <p>* Garage: 18 ft. except where greater setbacks is required; greater setback applies. ****Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
	Applied
	Applied
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on South 28th Street. **Sidewalks are subject to increase to 5 ft. as per Engineering Department requirements, prior to recording. ***Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Applied
	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
	Applied
	Required
NOTES	
<p>*Must comply with City Access Management Policy.</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	Applied
	NA
	Applied
	NA
	Applied
	Applied

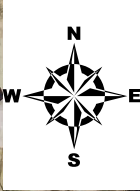
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. As per Parks Department, In accordance with McAllen's Park Land Dedication and Park Development Fees Ordinance, Park fees apply at a rate of \$700 per dwelling unit and payable prior to plat recording. In this case it's \$2,800, \$700 for each individual home.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, In accordance with McAllen's Park Land Dedication and Park Development Fees Ordinance, Park fees apply at a rate of \$700 per dwelling unit and payable prior to plat recording. In this case it's \$2,800, \$700 for each individual home.	Required
* Pending review by the City Manager's Office. As per Parks Department, In accordance with McAllen's Park Land Dedication and Park Development Fees Ordinance, Park fees apply at a rate of \$700 per dwelling unit and payable prior to plat recording. In this case it's \$2,800, \$700 for each individual home.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation for a 4 lot subdivision will be waived.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat. ** As per Traffic Department, Trip Generation for a 4 lot subdivision will be waived.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy. ** Public Hearing with notices will be required for the resubdivision. ***Revise subdivision name as shown on plat and all applicable documents: "Rancho Lots 31A,31B, and 33A,33B Subdivision" ***At the Planning and Zoning Commission meeting of September 7, 2022, the board approved the subdivision in preliminary form with conditions noted, drainage, and utilities approval.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

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



LOCATION



UNIT NO. 1

RANCHO

SUBDIVISION

SOUTH SIDE
PARK

TANYA AVE

NORMA AV

MELBA AV

OLGA AV

29TH ST

28TH ST

27TH ST

27TH ST

28TH ST

Sub 2022-0084

City of McAllen

Planning Department

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

Project Information	Subdivision Name <u>Tercer Milenium Taylor</u>	
	Location <u>Taylor Rd. Between Lark Ave. (Mile 4) and Auburn Ave. (Mile 5)</u>	
	City Address or Block Number <u>7201 N. TAYLOR RD</u>	
	Number of Lots <u>40</u> Gross Acres <u>9.394</u> Net Acres <u>9.180</u> ETJ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning _____ Proposed Zoning _____ Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Single Family</u> Irrigation District # <u>United</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential <input checked="" type="checkbox"/> X	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>0</u>	
	Parcel # <u>282181</u> Tax Dept. Review <u>Palk</u>	
	Water CCN <input type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>John H Shary N310'-S330' Lot 396 9.39AC GR 9.25 Net</u>		
Owner	Name <u>New Millennium L. Investments, Inc</u> Phone <u>+52 (833)-214-0471</u>	
	Address <u>711 W Nolana 104-A</u> E-mail <u>yaudethmujica@hotmail.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name _____ Phone _____	
	Address _____ E-mail _____	
	City _____ State _____ Zip _____	
	Contact Person _____	
Engineer	Name <u>Supreme Engineering, PLLC</u> Phone <u>(956) 272-2246</u>	
	Address <u>410 S. Jackson Rd #2780</u> E-mail <u>omar.cano@supremeengineering.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78542</u>	
	Contact Person <u>Omar Cano, P.E.</u>	
Surveyor	Name <u>Azimuth Engineering & Surveying, LLC</u> Phone <u>(956) 270-8476</u>	
	Address <u>907 Summit Circle</u> E-mail <u>jorge.gonzalez@azimuthes.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78542</u>	

ENTERED

JUL 19 2022

Initial: AK

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

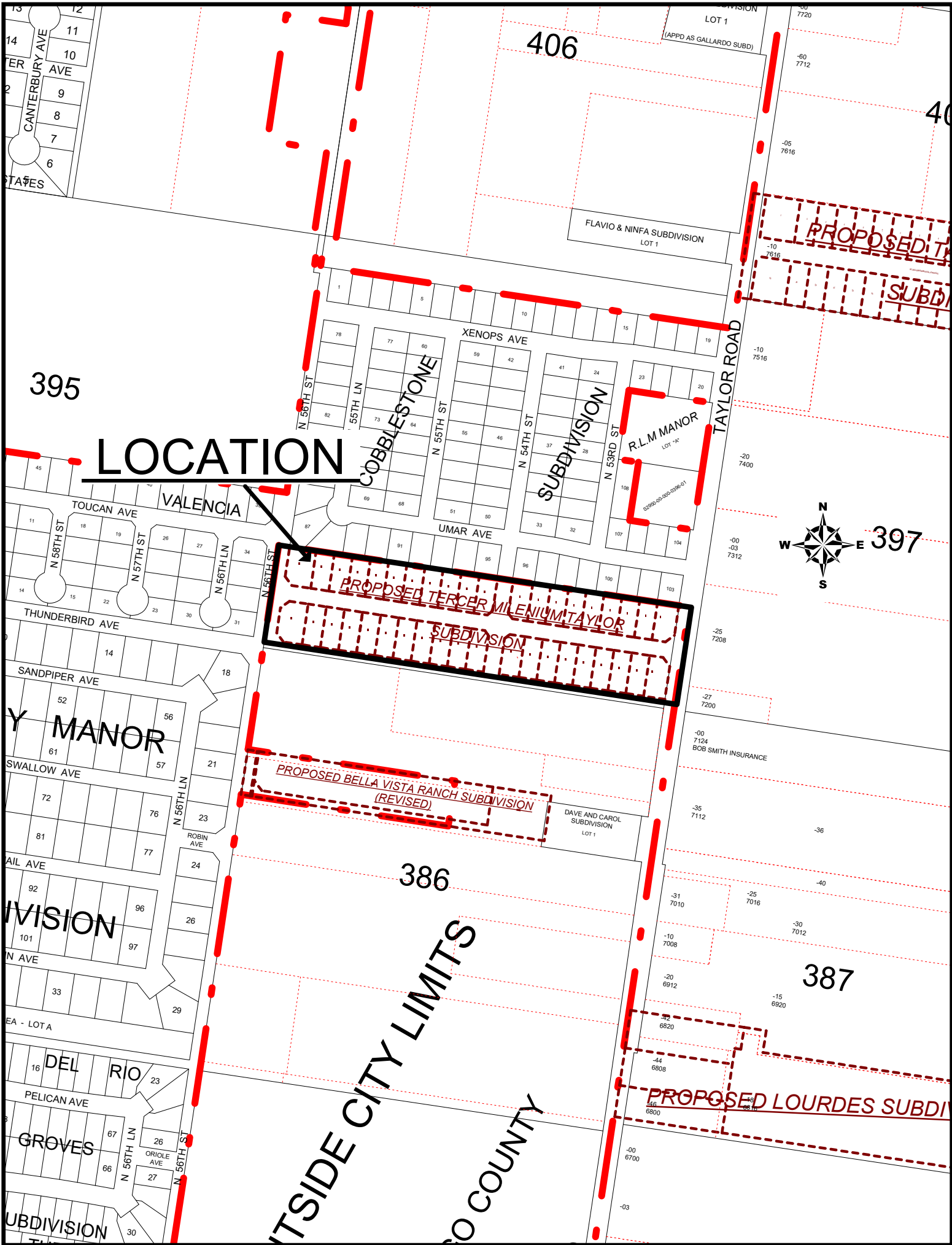
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 7/16/2022

Print Name Laura Elena Aragon Dominguez

Owner ☐ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application



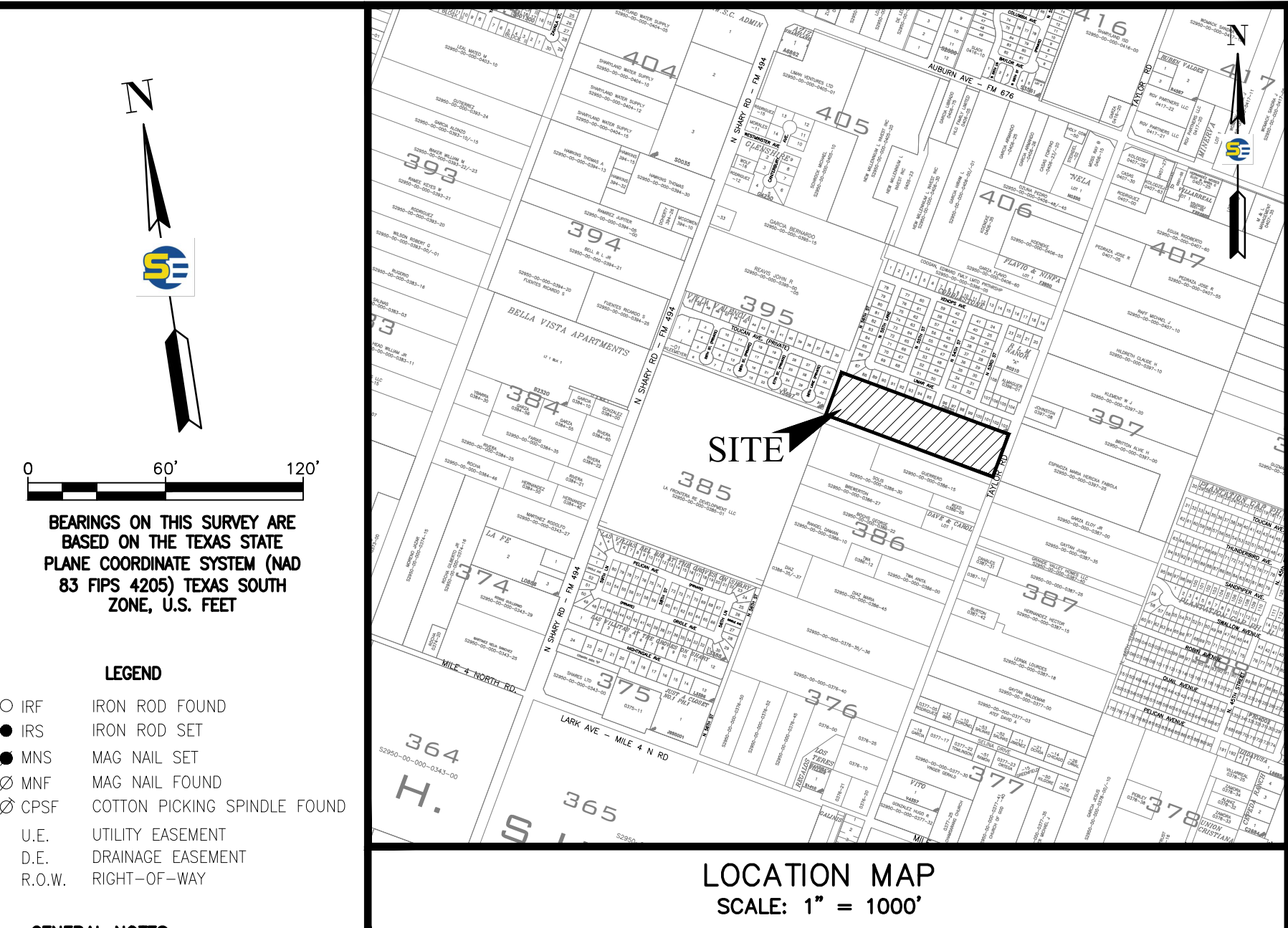
LOCATION

PROPOSED TERCER MILENIUM TAYLOR
SUBDIVISION

PROPOSED BELLA VISTA RANCH SUBDIVISION
(REVISED)



OUTSIDE CITY LIMITS
O COUNTY



THE STATE OF TEXAS
COUNTY OF HIDALGO

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

LAURA E. ARAGON
NEW MILLENNIUM L. INVESTMENTS, INC
711 W. NOLANA AVE. STE. 104A
MCALLEN, TX 78504

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

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 THE TEXAS WATER CODE 49.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

PRINCIPAL CONTACTS				
NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE	
OWNER:	NEW MILLENNIUM L. INVESTMENTS, INC	711 W. NOLANA AVE. STE. 104A	MCALLEN, TEXAS 78504	+52(833)214-0471
ENGINEER:	OMAR CANO, P.E.	135 PASEO DEL PRADO, STE. 7	EDINBURG, TEXAS 78539	(956)212-2246
SURVEYOR:	JORGE A. GONZALEZ, R.P.L.S	907 SUMMIT CIRCLE	EDINBURG, TEXAS 78539	(956)270-8476

METES AND BOUNDS

A TRACT OF LAND CONTAINING 9.394 ACRES OF LAND, MORE OR LESS, BEING A PART OR PORTION OUT OF LOT 396, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, SAID 9.393 ACRES OF LAND VESTED ON MAY 4, 2011 TO NEW MILLENNIUM L. INVESTMENTS, INC. AS SHOWN IN WARRANTY DEED FILED FOR RECORD ON MAY 3, 2011 IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, UNDER CLERK'S FILE NO. 2205077, TRACT 4, SAID 9.393 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL SET AT THE SOUTHEAST CORNER OF LOT 396, JOHN H. SHARY SUBDIVISION, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, NORTH 81 DEGREES, 25 MINUTES, 50 SECONDS WEST (DEED CALL N 81°25'47" W) ALONG THE SOUTH LINE OF SAID LOT 396 AND THE NORTH LINE OF A 40 FOOT UNITED IRRIGATION DISTRICT CANAL RIGHT-OF-WAY, AT A DISTANCE OF 30.00 (DEED CALL 20) FEET PASS A 1/2-INCH IRON ROD SET FOR THE WEST RIGHT-OF-WAY LINE OF TAYLOR ROAD, CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO A 1/2-INCH IRON ROD SET AT THE SOUTHWEST CORNER OF SAID LOT 396, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 08 DEGREES, 34 MINUTES, 10 SECONDS EAST (DEED CALL N 8°34'13" E) ALONG THE WEST LINE OF SAID LOT 396, A DISTANCE OF 310.00 FEET TO COTTON PICKING SPINDLE FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH 81 DEGREES, 25 MINUTES, 50 SECONDS EAST (DEED CALL S 81°25'47" E), AT A DISTANCE OF 1290.00 (DEED CALL 1300.00) FEET PASS A 1/2-INCH IRON ROD FOUND FOR THE WEST RIGHT-OF-WAY LINE OF TAYLOR ROAD, CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO A MAG NAIL FOUND ON THE EAST LINE OF SAID LOT 396, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 08 DEGREES, 34 MINUTES, 10 SECONDS WEST (DEED CALL S 8°34'13" W) ALONG THE EAST LINE OF SAID LOT 396 AND WITHIN THE RIGHT-OF-WAY OF TAYLOR ROAD, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING, OF WHICH 0.213 (DEED CALL 0.142) OF ONE ACRE LIES IN THE RIGHT-OF-WAY OF TAYLOR ROAD.

CHAIRMAN, PLANNING COMMISSION

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

MAYOR, CITY OF MCALLEN

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

MAYOR, CITY OF MCALLEN

DATE

ATTEST: _____

DATE

SHARYLAND WATER SUPPLY CORP

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

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

CARLOS LIMA
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

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

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

OMAR CANO, P.E.
LICENSE PROFESSIONAL ENGINEER No. 120081

DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A (REGISTERED PROFESSIONAL ENGINEER AND/OR 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.

JORGE A. GONZALEZ
REGISTERED PROFESSIONAL LAND SURVEYOR
SURVEYING FIRM No. 10194697

DATE

APPROVED BY UNITED IRRIGATION DISTRICT

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

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

PRESIDENT

ATTEST: _____ SECRETARY

Line Table		
Line #	Bearing	Length
L1	N53°34'10"E	35.36'
L2	S36°25'50"E	35.36'
L3	N53°34'10"E	21.21'
L4	S36°25'50"E	21.21'
L5	N53°34'10"E	21.21'
L6	S36°25'50"E	21.21'
L7	S53°34'10"W	35.36'
L8	S36°25'50"E	35.36'
L9	N36°25'50"W	42.43'
L10	S53°34'10"W	35.36'
L11	N36°28'40"W	35.33'
L12	S53°34'10"W	42.43'

SUPREME ENGINEERING

SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
135 PASEO DEL PRADO, STE. 7 - EDINBURG, TX 78539
(956) 403-1314

PLAT OF TERCER MILENIUM TAYLOR SUBDIVISION

A TRACT OF LAND CONTAINING 9.394 ACRES OF LAND, MORE OR LESS, BEING A PART OR PORTION OUT OF LOT 396, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

DATE:
FEBRUARY 2023



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/16/2023

SUBDIVISION NAME: TERCER MILENIUM TAYLOR

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Taylor Rd. - Minimum 10 ft. dedication for 40 ft. from Centerline for 80 ft. ROW
Paving: 52 ft. Curb & gutter: Both Sides

**Subdivision Ordinance: Section 134-105

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

****COM Thoroughfare Plan

Applied

N. 56th St.- 35 ft. dedication from centerline for 70 ft. ROW

Paving: 44 ft. Curb & gutter: Both sides

**Subdivision Ordinance: Section 134-105

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

****COM Thoroughfare Plan

Applied

Thunderbird Ave.- Dedication for 40 ft. from centerline for 80 ft. ROW

Paving: 52 ft. Curb & gutter: Both sides

*City's thoroughfare map calls Thunderbird Avenue for an 80 ft. ROW, therefore, additional 20 ft. dedication for 40 from centerline required. As per plat submitted 7/19/22, 10 ft. additional ROW is being dedicated instead of the 20 ft. ROW required. As per plat submitted on August 12, 2022 and December 5th, 2022 20 ft. of additional ROW dedicated by this plat.

**Subdivision Ordinance: Section 134-105

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

****COM Thoroughfare Plan

Applied

N. 54th St. - 50 ft. ROW

Paving: 32 ft. Curb & gutter: Both sides

**Subdivision Ordinance: Section 134-105

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

****COM Thoroughfare Plan

Applied

E/W Interior Street - 50 ft. ROW

Paving: 32 ft. Curb & gutter: Both sides

*Street name will be finalized prior to final.

**Subdivision Ordinance: Section 134-105

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

****COM Thoroughfare Plan

Applied

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac .

**Subdivision Ordinance: Section 134-105

Compliance

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

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

**Subdivision Ordinance: Section 134-106

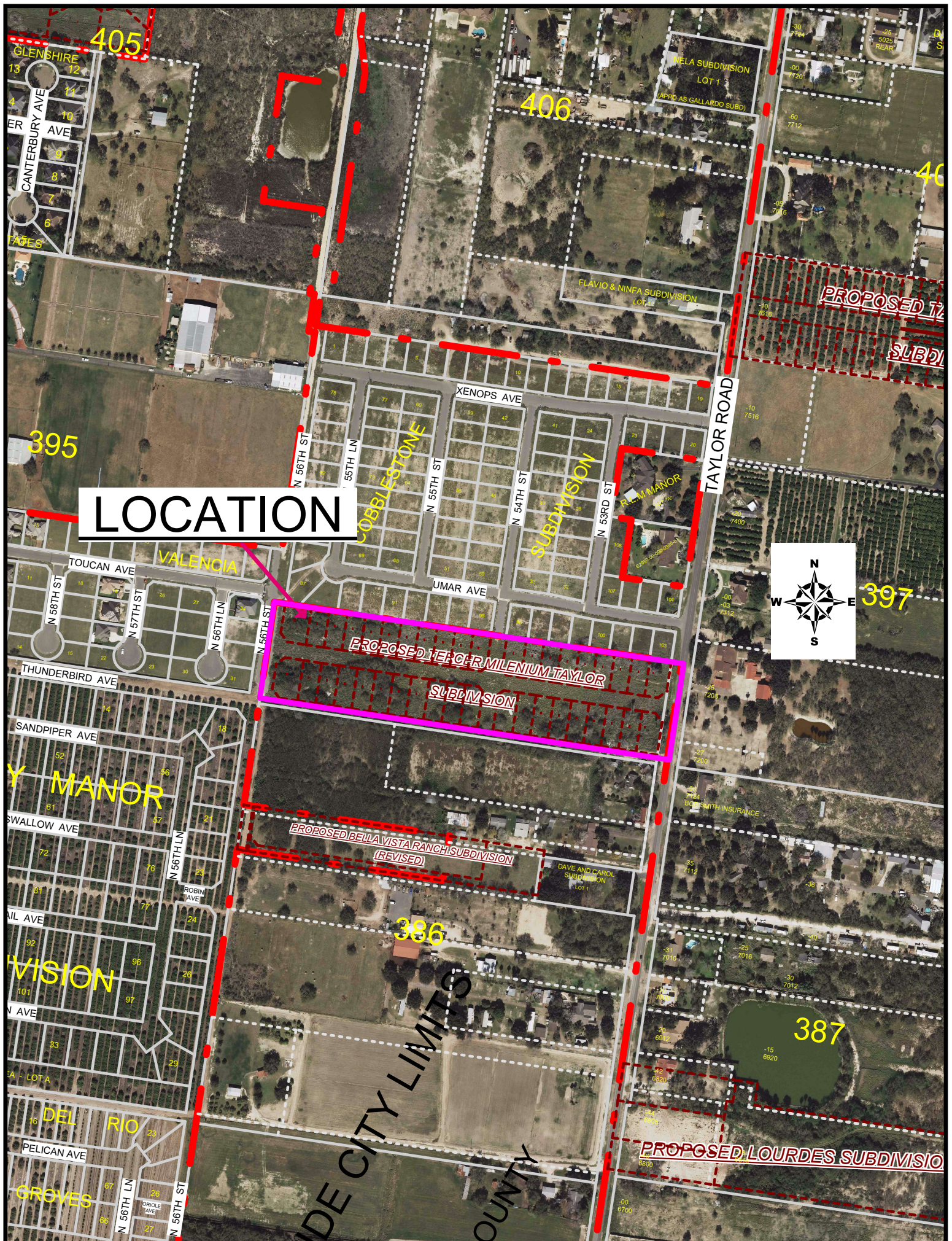
NA

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

SETBACKS	
* Front: 25 ft. or greater for easements, whichever is greater applies **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements, whichever is greater applies **Zoning Ordinance: Section 138-356	Applied
* Sides: 6 ft. or greater for easements, whichever is greater applies **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements, whichever is greater applies **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. Taylor Rd., N. 56th St., Thunderbird Ave., & both sides of interior streets. **Sidewalk requirements may increase to 5 ft. prior to recording per Engineering Department requirements, finalize prior to recording. ***Subdivision Ordinance: Section 134-120	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 and along N. Taylor Rd., N. 56th St., and Thunderbird Ave. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along N. Taylor Rd., Thunderbird Ave., and N. 56th St. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Required
**Revise Note#13 as applicable, as per conversation with Engineer on October 3rd,2022, subdivision proposed to be a Public Subdivision, prior to recording.	
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA

<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>Revisions Needed: Remove and revise note #14 to Include HOA plat note with provision for document number, prior to final. As per plat submitted on February 12th,2023 HOA note with provision for document number included.</p> <p>**As per conversation with Engineer on October 3rd,2022, subdivision proposed to be a Public Subdivision, revise notes as applicable.</p> <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Section 110-72 applies if public subdivision is proposed.</p> <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	Applied
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</p> <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Section 110-72 applies if public subdivision is proposed.</p> <p>*****As per conversation with Engineer on October 3rd,2022, subdivision proposed to be a Public Subdivision, revise notes as applicable.</p> <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	Required
LOT REQUIREMENTS	
<p>* Lots fronting public streets</p> <p>**Subdivision Ordinance: Section 134-1</p>	Compliance
<p>* Minimum lot width and lot area</p> <p>**Zoning Ordinance: Section 138-356</p>	Compliance
ZONING/CUP	
<p>* Existing: R-1(Single-Family) Residential District Proposed: R-1(Single-Family) Residential District</p> <p>**Initial zoning to R-1(Single-Family) Residential District and annexation approved at City Commission of October 10th,2022.</p> <p>***Zoning Ordinance: Article V</p>	Compliance
<p>*Rezoning Needed Before Final Approval</p> <p>**Initial zoning to R-1(Single-Family) Residential District and annexation approved at City Commission of October 10th,2022.</p> <p>***Zoning Ordinance: Article V</p>	Completed
PARKS	
<p>* Land dedication in lieu of fee. In accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance; fees apply at a rate of \$700 per dwelling unit. As per plat submitted on February 12th,2023 a total of 38 lots proposed park fees total to \$26,600 (\$700 X38 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.</p>	NA
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. In accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance; fees apply at a rate of \$700 per dwelling unit. As per plat submitted on February 12th,2023 a total of 38 lots proposed park fees total to \$26,600(\$700 X38 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.</p>	Required

* Pending review by the City Manager's Office. In accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance; fees apply at a rate of \$700 per dwelling unit. As per plat submitted on February 12th,2023 a total of 38 lots proposed park fees total to \$26,600(\$700 X38 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.	NA
TRAFFIC	
* As per Traffic Department, Trip generation for 40 lot Single Family is waived.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat. *** As per Traffic Department, Trip generation for 40 lot Single Family is waived.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy. **Initial zoning to R-1(Single-Family) Residential District and annexation approved at City Commission of October 10th,2022. **As per conversation with Engineer on October 3rd,2022, subdivision proposed to be a Public Subdivision. ***Review lot labeling, and clarify number of lots proposed prior to final. Update necessary documents once clarified. As per plat submitted on February 12th,2023, 38 lots proposed please update any necessary documents prior to recording. ****Clarify plat note #18, prior to recording. ***** At the Planning and Zoning Commission Special meeting of July 26, 2022, the board approved the subdivision in preliminary form subject to conditions noted, drainage, and utilities approvals.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



LOCATION





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

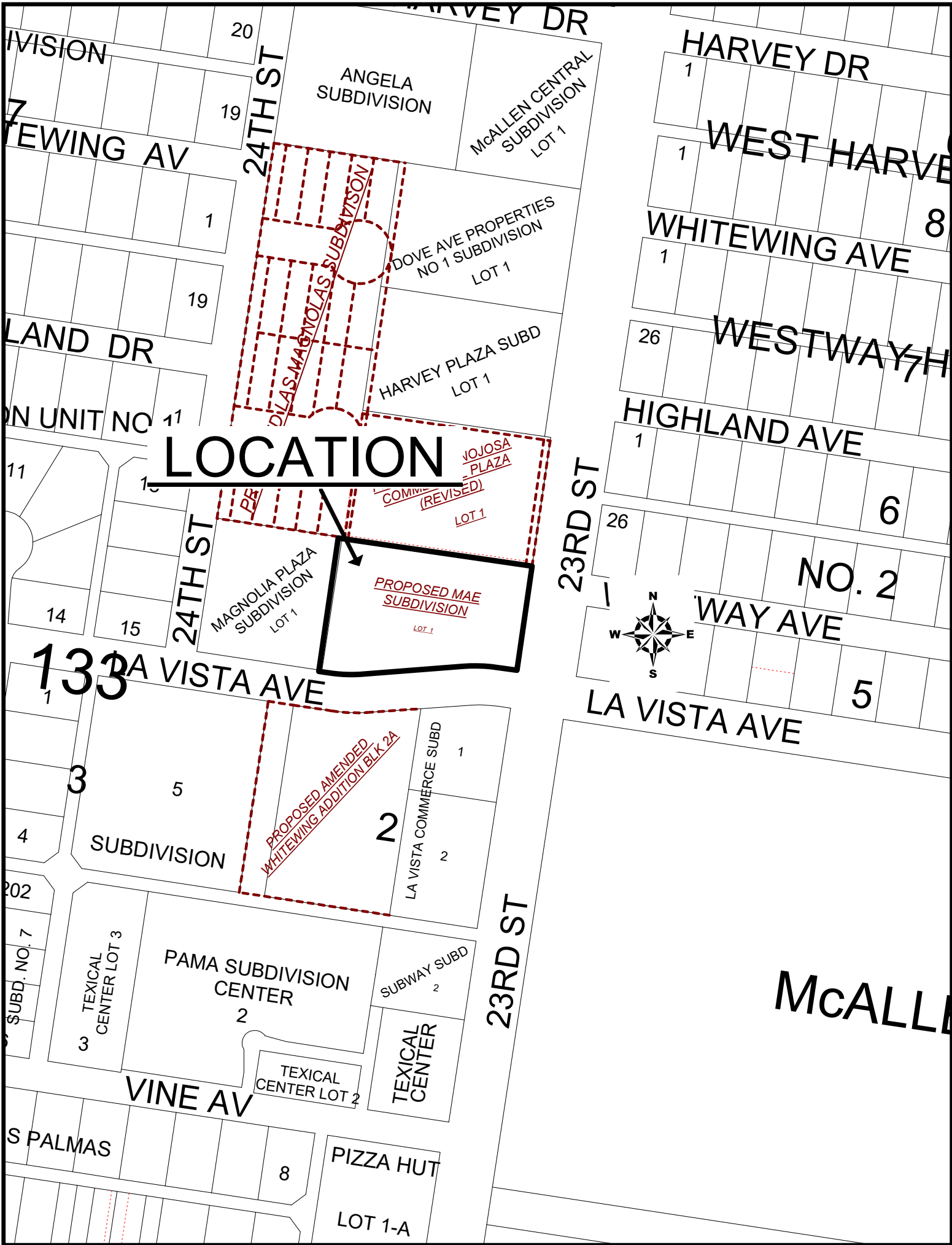
311 North 15th Street
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project Description	<p>Subdivision Name <u>MAE Subdivision</u></p> <p>Location <u>Northwest corner of La Vista Ave & N. 23rd Street</u></p> <p>City Address or Block Number <u>2301 LA VISTA AVE</u></p> <p>Number of lots <u>1</u> Gross acres <u>1.34</u> Net acres <u>1.34</u></p> <p>Existing Zoning <u>C-3</u> Proposed <u>C-3</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Vacant</u> Proposed Land Use <u>Comercial</u> Irrigation District # <u>1</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 Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>N/A</u></p> <p>Parcel No. <u>328783</u> Tax Dept. Review _____</p> <p>Legal Description <u>A 1.34 acre tract of land being a portion of Block 1, Whitewing Addition Subdivision, Unit 1,</u></p>
Owner	<p>Name <u>Aguilar & Aguilar Rentals, LLC</u> Phone <u>(956) 821-5696</u></p> <p>Address <u>2321 E. Sprague St.</u></p> <p>City <u>Edinburg</u> State <u>Texas</u> Zip <u>78542</u></p> <p>E-mail <u>eaguilar2519@gmail.com,</u></p>
Developer	<p>Name <u>Irineo Aguilar, Jr.</u> Phone <u>(956) 821-5696</u></p> <p>Address <u>2321 E. Sprague St.</u></p> <p>City <u>Edinburg</u> State <u>Texas</u> Zip <u>78542</u></p> <p>Contact Person <u>Irineo Aguilar, Jr.</u></p> <p>E-mail <u>eaguilar2519@gmail.com,</u></p>
Engineer	<p>Name <u>R. E. Garcia & Associates</u> Phone <u>(956) 381-1061</u></p> <p>Address <u>116 N. 12th</u></p> <p>City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u></p> <p>Contact Person <u>Raul E. Garcia, PE, RPLS, CFM</u></p> <p>E-mail <u>regaassoc@aol.com</u></p>
Surveyor	<p>Name <u>R. E. Garcia & Associates</u> Phone <u>(956) 381-1061</u></p> <p>Address <u>116 N. 12th</u></p> <p>City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u></p>

ENTERED

AUG 24 2021

Initial: SMH



LOCATION

PROPOSED MAE
SUBDIVISION
LOT 1

PROPOSED AMENDED
WHITEWING ADDITION BLK 2A

LA VISTA COMMERCE SUBD
1
2

VOJOSA
PLAZA
COMM (REVISED)
LOT 1

MAGNOLIA PLAZA
SUBDIVISION
LOT 1

ANGELA
SUBDIVISION

McALLEN CENTRAL
SUBDIVISION
LOT 1

DOVE AVE PROPERTIES
NO 1 SUBDIVISION
LOT 1

HARVEY PLAZA SUBD
LOT 1

24TH ST

23RD ST

23RD ST

VINE AV

PAMA SUBDIVISION
CENTER
2

SUBWAY SUBD
2

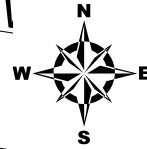
TEXICAL
CENTER LOT 2

TEXICAL
CENTER

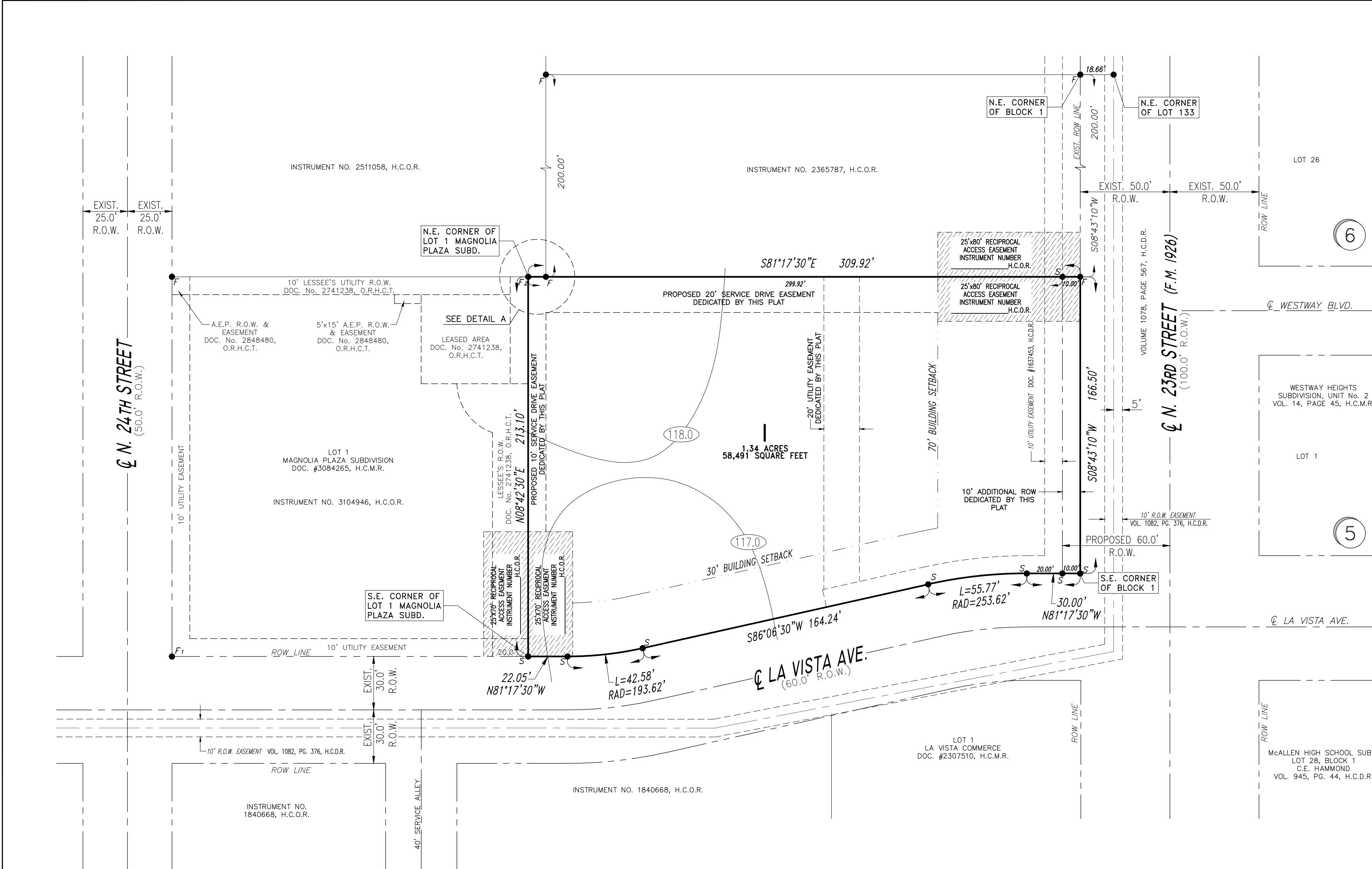
TEXICAL
CENTER LOT 3

PIZZA HUT

LOT 1-A



McALL



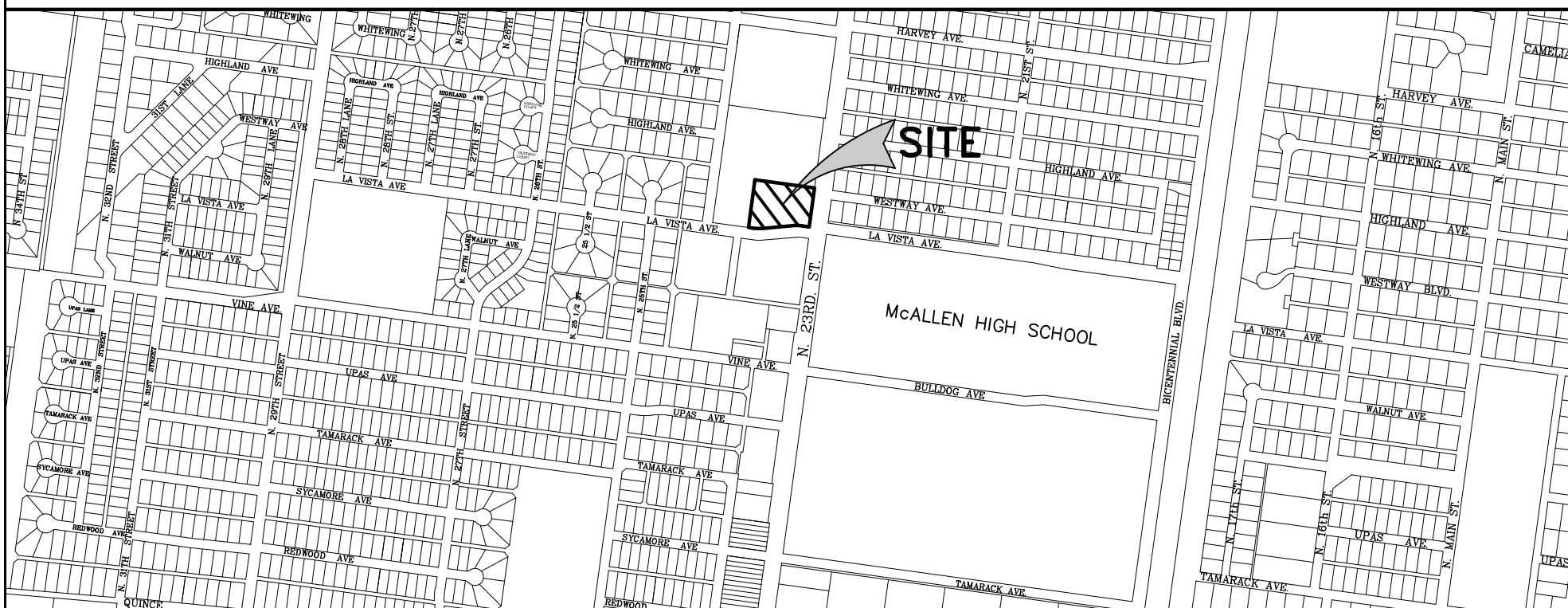
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUALARDO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

LOCATION MAP

SCALE: 1" = 1000"



PRINCIPAL CONTACTS:

OWNERS:	NAME:	ADDRESS:	CITY, STATE & ZIP:	PHONE #
ENGINEER:	IRINEO AGUILAR JR.	2321 E. SPRAGUE ST.	EDINBURG, TX. 78539	(000) 000-0000
SURVEYOR:	RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78539	(956) 381-1061
		116 N. 12TH	EDINBURG, TX. 78539	(956) 381-1061

METES AND BOUNDS DESCRIPTION

A 1.34 ACRE TRACT OF LAND BEING A PORTION OF BLOCK 1, WHITEWING ADDITION SUBDIVISION, UNIT 1, AS RECORDED IN VOLUME 17, PAGE 2, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3224484, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF LA VISTA AVE. AND THE WEST RIGHT-OF-WAY LINE OF N. 23RD STREET (FM 1926) AS ESTABLISHED BY EASEMENT RECORDED VOLUME 1078, PAGE 567, DEED RECORDS, HIDALGO COUNTY, TEXAS, BEING THE SOUTHEAST CORNER OF SAID BLOCK 1, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N81°17'00"W 30.00 FEET** ALONG SAID NORTH RIGHT-OF-WAY LINE OF LA VISTA AVE. ALSO BEING THE SOUTH LINE OF SAID BLOCK 1, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE **55.77 FEET** IN A **SOUTHWESTERLY DIRECTION** CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF LA VISTA AVE. ALSO BEING THE SOUTH LINE OF SAID BLOCK 1, BEING A CURVE TO THE LEFT WITH A **RADIUS OF 253.62 FEET** A **CHORD BEARING OF N87°35'28"W** AND A **CHORD LENGTH OF 55.66 FEET**, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S86°06'30"W 164.24 FEET** CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF LA VISTA AVE. ALSO BEING THE SOUTH LINE OF SAID BLOCK 1, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE **42.58 FEET** IN A **NORTHWESTERLY DIRECTION** CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF LA VISTA AVE. ALSO BEING THE SOUTH LINE OF SAID BLOCK 1, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WITH A **RADIUS OF 193.62 FEET** A **CHORD BEARING OF N87°35'30"W** AND A **CHORD LENGTH OF 42.49 FEET** TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N81°17'30"W 22.05 FEET** CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF LA VISTA AVE. ALSO BEING THE SOUTH LINE OF SAID BLOCK 1, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE SOUTHWEST CORNER OF LOT 1, MAGNOLIA PLAZA SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 3084265, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

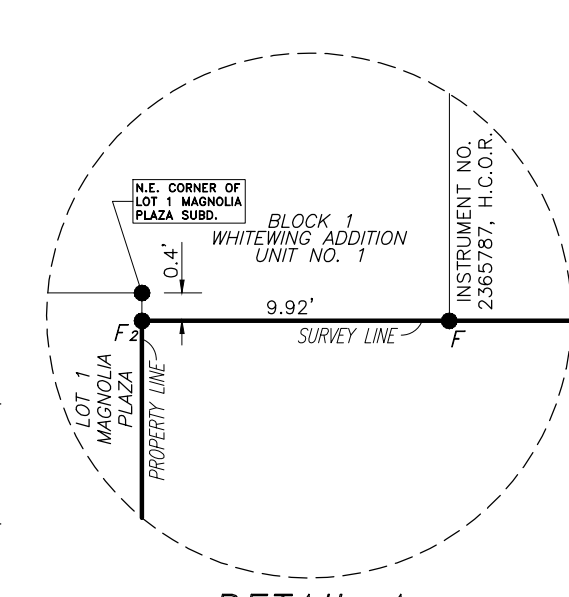
THENCE **N08°42'30"E 213.10 FEET** ALONG THE EAST LINE OF SAID MAGNOLIA PLAZA SUBDIVISION, TO A FOUND THREE-EIGHTS INCH IRON ROD FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S81°17'30"E** PARALLEL TO THE SOUTH LINE OF SAID WHITEWING ADDITION SUBDIVISION, UNIT 1, PASS AT 9.92 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2365787, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF **309.92 FEET** TO A FOUND ONE-HALF INCH IRON ROD ON SAID WEST RIGHT-OF-WAY LINE OF N. 23RD STREET (FM 1926), ALSO BEING THE EAST LINE OF SAID BLOCK 1, BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2365787, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S08°43'10"W 166.50 FEET** ALONG SAID WEST RIGHT-OF-WAY LINE OF N. 23RD STREET (FM 1926), ALSO BEING THE EAST LINE OF SAID BLOCK 1, TO THE POINT OF BEGINNING AND CONTAINING 1.34 ACRES OF LAND, MORE OR LESS.

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED



DETAIL A
SCALE: NOT TO SCALE

PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B"
ZONE "B" IS DEFINED AS COMMUNITY-PANEL NO. 480343.0005 C EFFECTIVE DATE: NOVEMBER 02, 1982, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFY AN AREA DETERMINED TO BE AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD.
- SETBACKS:
FRONT: 70 FOOT FROM ADDITIONAL ROW ALONG N. 23rd STREET (FM 1926) OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
INTERIOR SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
CORNER SIDE: (LA VISTA AVENUE) 30 FOOT OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB ON THE CENTER OF LOT OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE:
"MC 65" FROM THE CITY OF MCALLEN GPS REFERENCE MARKS LIST PREPARED BY ARRANDA & ASSOCIATES IN OCTOBER, 1999, BEING LOCATED AT THE NORTHWEST CORNER OF 23RD STREET AND DAFODIL STREET. **ELEVATION = 120.15 FEET** (NAVD88)
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **9.624 CUBIC-FEET (0.22 ACRE-FEET)** OF STORM WATER RUNOFF.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- BUFFERS:
6.00 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.
8.00 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER DRAINAGE PLAN.
- A 25' X 25' CORNER CLIP EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- OWNER TO MAINTAIN ALL DETENTION AREAS.
- PRIVATE SERVICE DRIVE EASEMENTS WILL BE MAINTAINED BY LOT OWNER, AND NOT THE CITY OF MCALLEN.
- THE PRIVATE SERVICE EASEMENT WILL BE MAINTAINED BY THE LOT OWNERS, AND NOT THE CITY OF MCALLEN.
- SIDEWALKS:
5.00 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON N. 23rd STREET (FM 1926) PER ENGINEERING DEPARTMENT AND 4.00 FOOT MINIMUM WIDE SIDEWALK REQUIRED ALONG LA VISTA AVENUE.

PLAT OF MAE SUBDIVISION

A 1.34 ACRE TRACT OF LAND BEING A PORTION OF BLOCK 1, WHITEWING ADDITION SUBDIVISION, UNIT 1, AS RECORDED IN VOLUME 17, PAGE 2, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3224484, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: NOVEMBER 9, 2022



SCALE: 1" = 40'

PREPARED BY:

R. E. GARCIA & ASSOCIATES

ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (P-5001) & SURVEYOR (10015300)
116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM

R.E. Garcia
Associates

JOB NO.: 2021-066
DRAWN BY: E.S.

THE STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS SUBDIVISION PLAT AND DESIGNATED HEREIN AS THE **MAE 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 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.

AGUILAR AND AGUILAR RENTALS LLC. DATE

IRINEO AGUILAR JR., PRESIDENT
2321 E. SPRAGUE ST.
EDINBURG, TEXAS 78542

THE STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED **IRINEO AGUILAR JR.** KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

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

CITY OF MCALLEN MAYOR CERTIFICATION

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

MAYOR, CITY OF MCALLEN DATE

CITY SECRETARY DATE

CERTIFICATE OF PLAT APPROVAL PLANNING AND ZONING COMMISSION

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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:

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

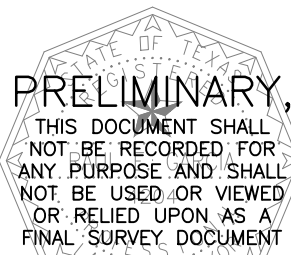
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

GENERAL MANAGER

THE STATE OF TEXAS COUNTY OF HIDALGO

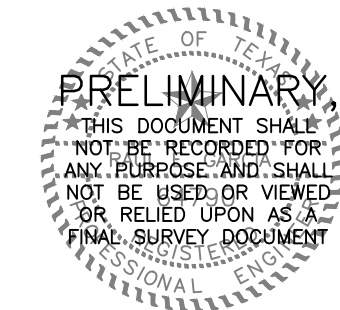
I, **RAUL E. GARCIA**, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF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



REGISTERED PROFESSIONAL LAND SURVEYOR #4204

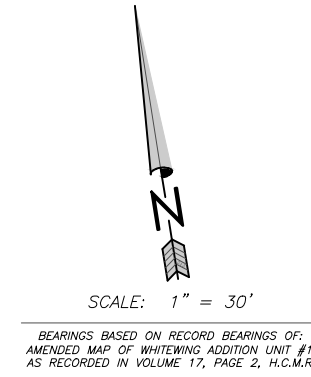
THE STATE OF TEXAS COUNTY OF HIDALGO

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

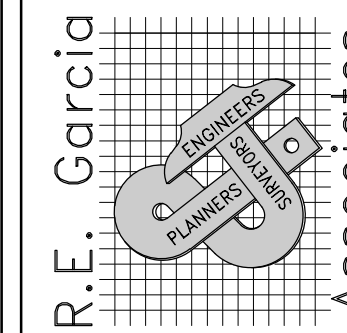


REGISTERED PROFESSIONAL ENGINEER #64790

- F - FOUND 1/2" Ø IRON ROD
- F1 - FOUND 1" Ø IRPE
- F2 - FOUND 3/8" Ø IRON ROD
- S - SET 1/2" Ø IRON ROD WITH
A CAP LABELED "RPLS 4204"
- ⊙ - INLET
- ⊕ - MANHOLE
- ⊙ - POWER POLE
- ⊙ - TRAFFIC LIGHT POLE
- ⊙ - STREET LIGHT
- ⊙ - FIRE HYDRANT
- ⊙ - STORM DRAIN LINE
- ⊙ - OVERHEAD POWER LINE
- ⊙ - SS - SANITARY SEWER LINE
- ⊙ - TELEPHONE BOX
- ⊙ - ELECTRICAL BOX
- ⊙ - GAS MARKER


$$\frac{01}{01}$$

R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (F-5001) & SURVEYOR (10015300)
116 NORTH 12TH AVE.
EDINBURG, TEXAS 78541 (956) 381-1066





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/17/2023

SUBDIVISION NAME: MAE SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. 23rd Street (FM 1926): 50 ft. ROW required from centerline for 100 ft. total ROW
Paving: by the state Curb & gutter: by the state
Revisions needed:
- Dedication as needed for 100ft. Total ROW, existing dedication must be finalized, prior to recording.
- Label how existing ROW was dedicated to determine if any additional dedication is required prior to recording.
- Plat proposing 10 ft. dedication, finalize prior to recording.
**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
**Monies must be escrowed if improvements are required prior to recording.

La Vista Avenue: 60 ft. ROW
Paving: 40 ft. Curb & gutter: both sides
**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
**Monies must be escrowed if improvements are required prior to recording.

N. 24th Street: 50 ft. ROW
Paving: 32 ft. Curb & gutter: both sides
**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
**Monies must be escrowed if improvements are required prior to recording.

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

* 1,200 ft. Block Length.
**Subdivision Ordinance: Section 134-118

* 900 ft. Block Length for R-3 Zone Districts.
**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac .
**Subdivision Ordinance: Section 134-105

Required

Applied

Applied

NA

Compliance

NA

NA

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

ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. Revisions needed: -Private Service Drive Easements must be minimum 24 ft., finalize requirements prior to recording. - Dedication as needed for minimum 24 ft. Private Service Drive, ensure that alignment and dedications from adjoining properties are finalized prior to recording. If dedication by adjoining properties is being utilized dedication by separate instrument may be required. Finalize Private Service Drive Easement requirements prior to final. -Remove proposed from service drive labeling and should be revised to "Private service drive easement", revise were applicable prior to recording. - Remove notes #15 as requirement is addressed by plat note #14, prior to recording. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106</p>	Required
SETBACKS	
<p>* N.23rd Street/ La Vista Avenue: As shown on plat or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Revise note as shown above prior to recording. -On plat show dimension from new property line to 70.0 Front Building Setback line, prior to recording. **Proposing:70 Foot from additional ROW along N. 23rd Street (FM 1926) or greater for approved site plan or easements, finalize prior to recording if from original lot line. ***Zoning Ordinance: Section 138-356</p>	Required
<p>* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Revise note as shown above prior to recording. **Proposing: In accordance with the zoning ordinance or greater for approved site plan or easements. ***Zoning Ordinance: Section 138-356</p>	Applied
<p>* Interior Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Revise note as shown above prior to recording. **Proposing: In accordance with the zoning ordinance or greater for approved site plan or easements. ***Zoning Ordinance: Section 138-356</p>	Required
<p>* Corner side (La Vista Avenue): See front setback note above. Revisions: -Refer to front setback note for required revision, finalize prior to recording. *Proposing:30 ft. or greater for approved site plan or easements **Zoning Ordinance: Section 138-356</p>	Required
<p>* Garage: Commercial Development. **Zoning Ordinance: Section 138-356</p>	NA
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied

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

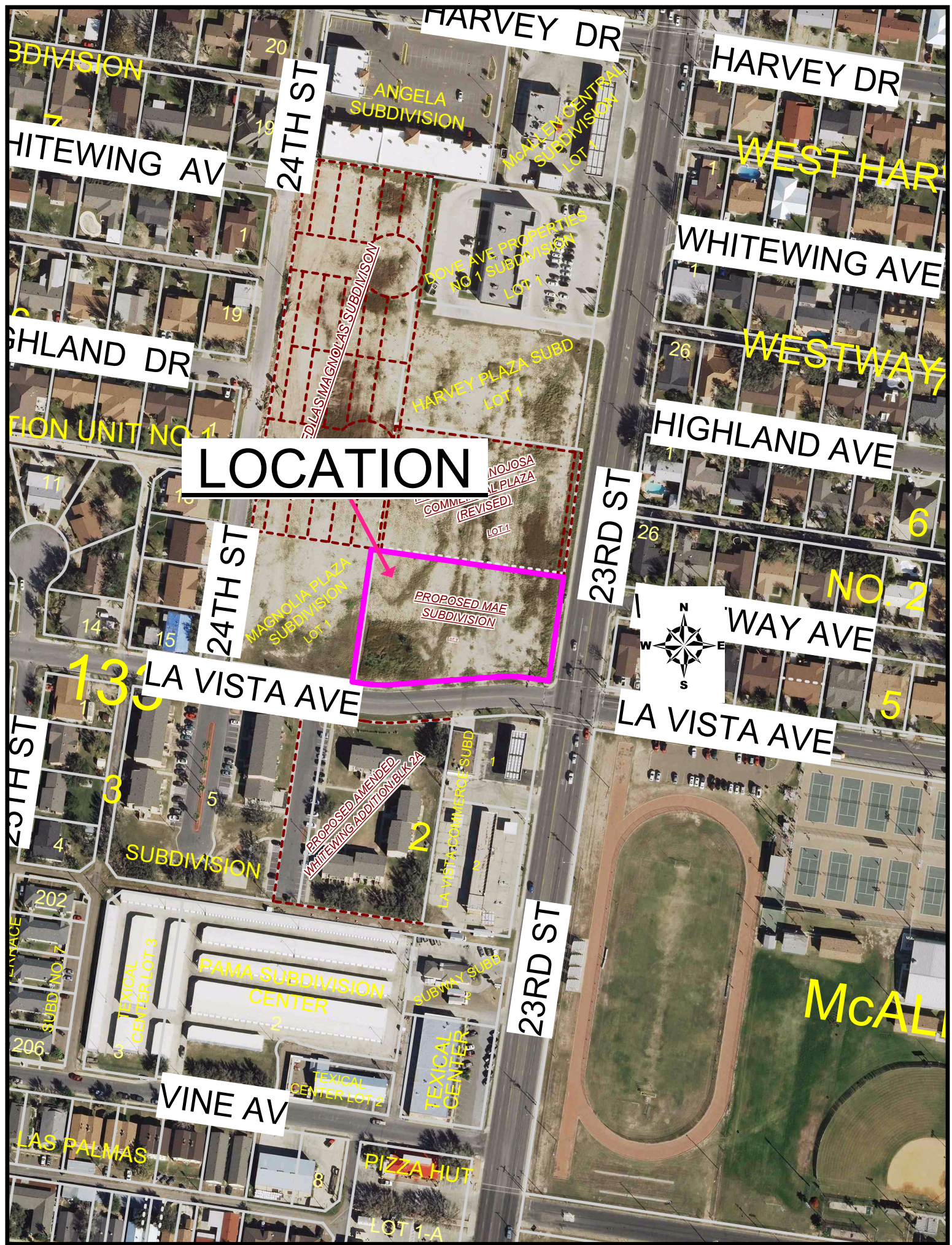
SIDEWALKS	
<p>* 5 ft. wide minimum sidewalk required on N. 23rd Street (FM 1926) and 4 ft. minimum wide sidewalk required along La Vista Avenue. Revisions needed: - Revise note as shown above prior to recording. **5 ft. sidewalk required along N. 23rd Street per Engineering Department ***Proposing: 5 ft. wide minimum sidewalk required on N. 23rd Street (FM 1926) per engineering department and 4 ft. minimum wide sidewalk required along La Vista Avenue. ****Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time. **Required but not needed as a plat note.</p>	Required
	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: -Under note #9 revise note as shown above, prior to recording. **Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements. **Required but not needed as a plat note.</p>	Required
	Applied
	Required
NOTES	
<p>*Must comply with City's Access Management Policy. **25'X25' Reciprocal access easements for access on La Vista Avenue and N.23rd street must be recorded with document number on plat prior to plat recording.</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Required but not needed as a plat note.</p> <p>* Common Areas, any private service drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: -Include note as shown above prior to recording.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. **Required but not needed as a plat note.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	Required
	Required
	Required
	Required
	NA
	NA

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

LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: C-3 (General Business) District Proposed: C-3 (General Business) District **If a CUP is required. Application needs to be reviewed by P&Z Board and approved by City Commission. ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. As per application dated August 24,2021 proposed land use is C-3 General Business, commercial developments do not apply to Parks.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application dated August 24,2021 proposed land use is C-3 General Business, commercial developments do not apply to Parks.	NA
* Pending review by the City Manager's Office. As per application dated August 24,2021 proposed land use is C-3 General Business, commercial developments do not apply to Parks.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation Approved, No TIA required.	Complete
* Traffic Impact Analysis (TIA) required prior to final plat. **As per Traffic Department, Trip Generation Approved, No TIA required.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy. **If a CUP is required. Application needs to be reviewed by P&Z Board and approved by City Commission. ***Improvements must be built or money escrowed prior to plat recording. ****Site plan must be approved by staff prior to building permit issuance ***** Remove instrument numbers shown along adjacent properties. Show only document number and subdivision name and legal description in all directions if applicable or document number and record owners. *****Please clarify bus stop shelter location in relation to the curb cut along N. 23rd Street, please submit site plan prior to recording. *****25'X25' Reciprocal access easements for access on La Vista Avenue and N.23rd street must be recorded with document number on plat prior to plat recording. *****At the Planning and Zoning Commission meeting of October 18, 2022, the Board approved the 6-Month Extension request with conditions noted.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

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

LOCATION



SUB 2023-0001



City of McAllen

Planning Department

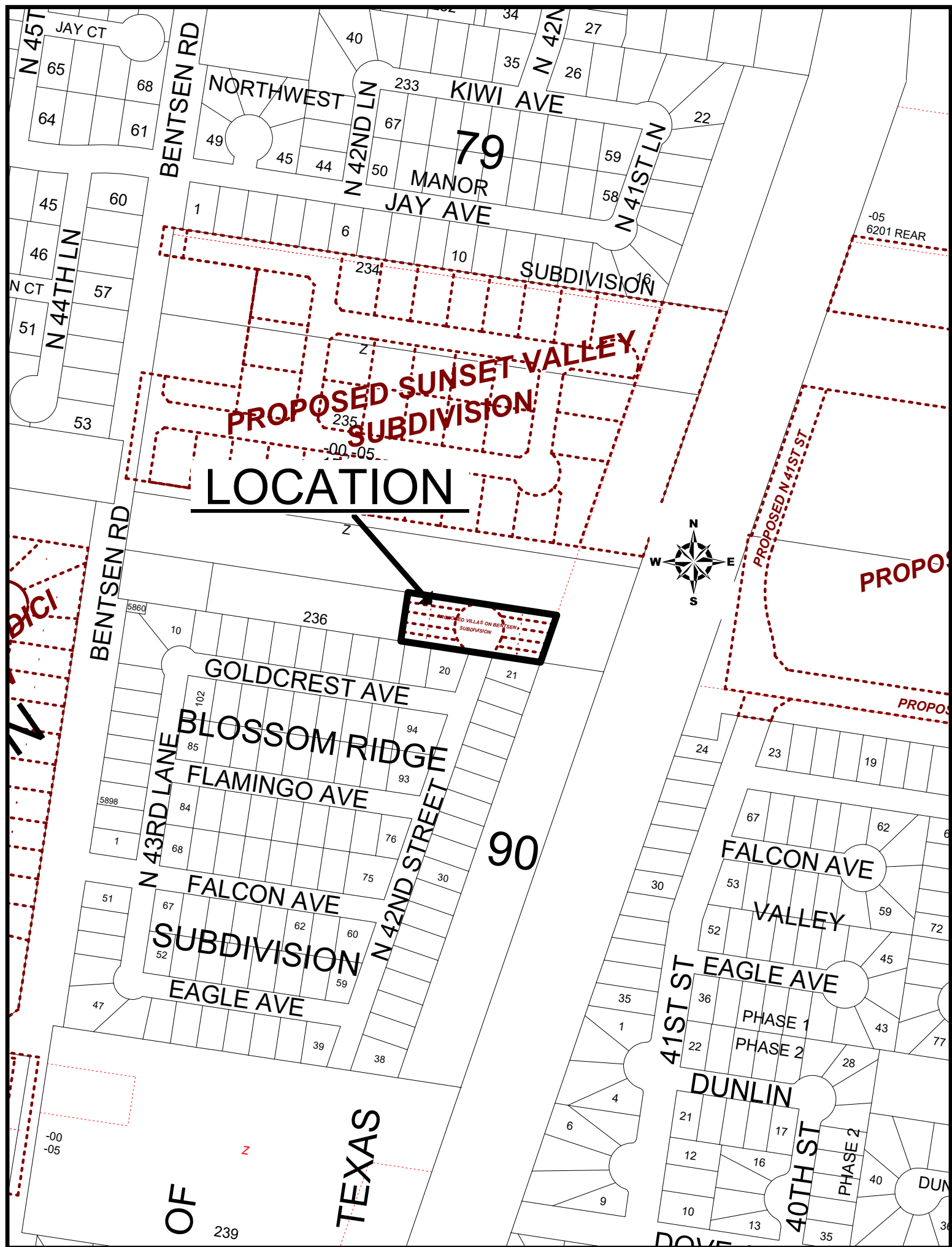
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

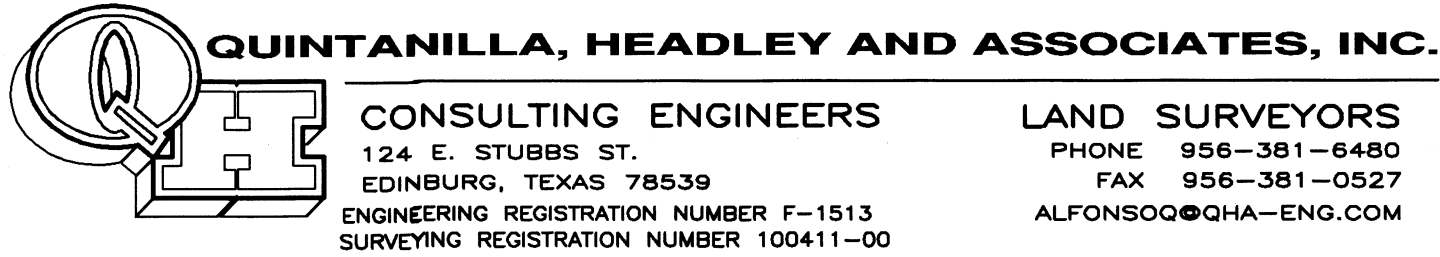
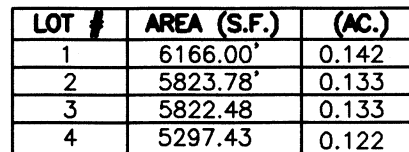
Project Information	Subdivision Name <u>Villas on Bentsen Subdivision</u>	
	Location _____	
	City Address or Block Number <u>5912 N. 42ND ST</u>	
	Number of Lots <u>4</u>	Gross Acres <u>0.73</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Existing Zoning <u>A-0</u> Proposed Zoning <u>R-1</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>2/7/23</u>	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>MF</u> Irrigation District # _____	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due _____	
	Parcel # _____ Tax Dept. Review <u>✓</u> <u>P8500-00-000-0236-08</u>	
	Water CCN <input type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>A 0.73 of an acre tract of land out of Lot 236, Pride O' Texas Subdivision, Hidalgo County, Texas.</u>		
Owner	Name <u>Carlo and Brooke Cantu</u> Phone <u>(208) 972-1192</u>	
	Address <u>2016 S. 45th Street</u> E-mail <u>carlo@crcdesign-build.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u>	
Developer	Name <u>Carlo and Brooke Cantu</u> Phone <u>(208) 972-1192</u>	
	Address <u>2016 S. 45th Street</u> E-mail <u>carlo@crcdesign-build.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u>	
	Contact Person <u>Carlo Cantu</u>	
Engineer	Name <u>Quintanilla, Headley & Associates, Inc.</u> Phone <u>(956) 381-6480</u>	
	Address <u>124 E. Stubbs Street</u> E-mail <u>alfonsoq@qha-eng.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u>	
	Contact Person <u>Alfonso Quintanilla, P.E.</u>	
Surveyor	Name <u>Quintanilla, Headley & Associates, Inc.</u> Phone <u>(956) 381-6480</u>	
	Address <u>124 E. Stubbs Street</u> E-mail <u>alfonsoq@qha-eng.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u>	

ENTERED

JAN 03 2023

Initial: NM





F:\DATA\SUBD\McAlLEN\VILLAS ON BENTSEN SUBDMISION\VILLAS ON BENTSEN SUBDMISION--PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
NOV. 10-2022	JLUS CVZS		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/16/2023

SUBDIVISION NAME: VILLAS ON BENTSEN SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N.42nd Street:50ft. of total ROW dedication.
 Paving: 32 ft. Curb & gutter: Both Sides
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are not built prior to recording.
 **COM Thoroughfare Plan

Applied

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

NA

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

NA

* 1,200 ft. Block Length.
 **Subdivision Ordinance: Section 134-118
 * 900 ft. Block Length for R-3 Zone Districts.
 **As per updated application submitted on February 7th,2023 single family residential lots proposed.
 **Subdivision Ordinance: Section 134-118

NA

NA

* 600 ft. Maximum Cul-de-Sac.
 Revisions Needed:
 -Provide dimension from back of curb of Cul-de-Sac to centerline of Goldcrest Avenue to verify compliance with 600 ft. block length requirements for Cul-de-Sacs, finalize prior to final.
 **As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required.
 ***Subdivision Ordinance: Section 134-105

Non-compliance

ALLEYS

ROW: 20 ft. Paving: 16 ft.
 *Alley/service drive easement required for commercial and multi-family properties.
 **As per updated application submitted on February 7th,2023 single family residential lots proposed, if use changes from single family residential a Alley/service drive easement will be required.
 ***Subdivision Ordinance: Section 134-106

Applied

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

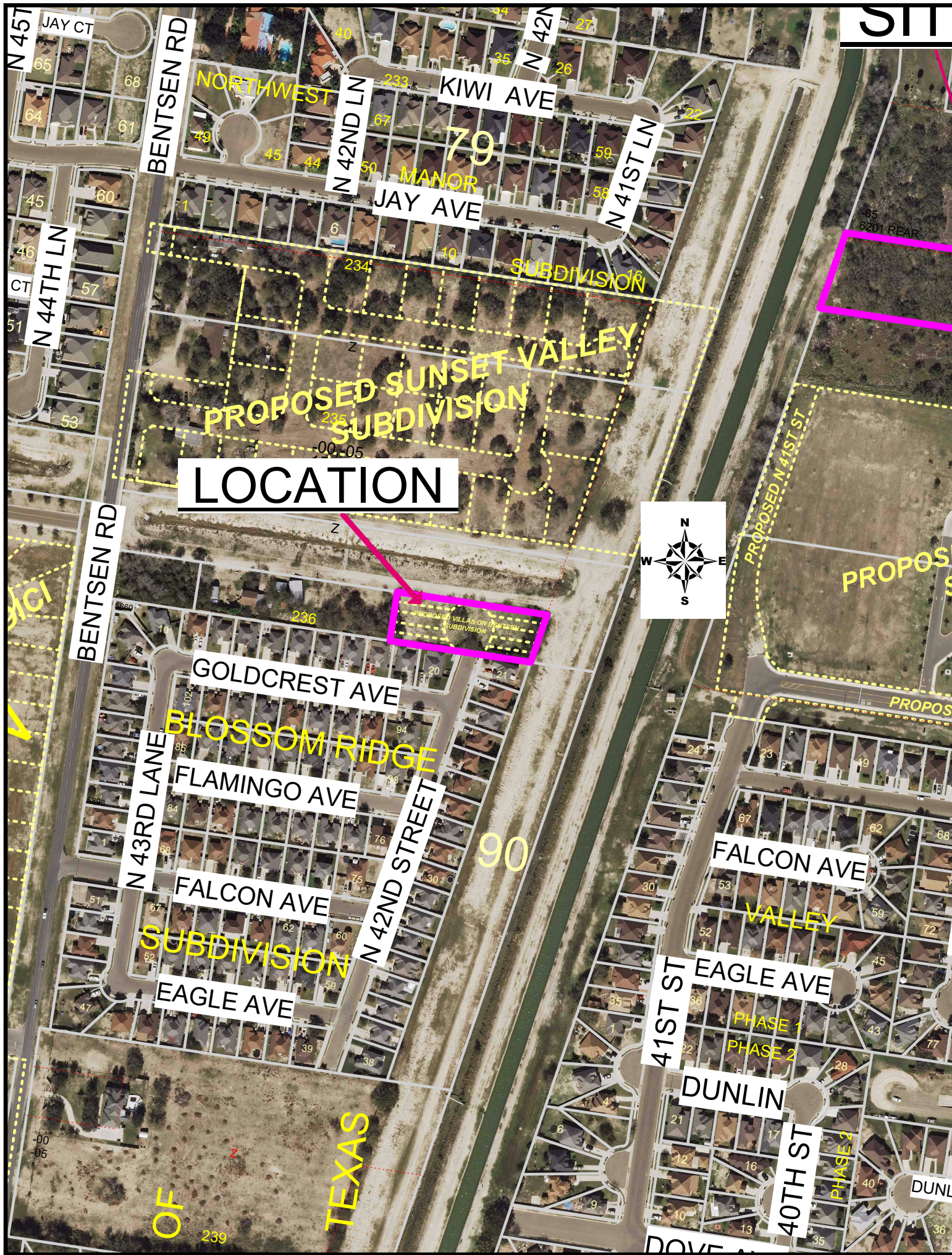
SETBACKS	
<ul style="list-style-type: none"> * Front: 25 ft. or greater for easements, whichever is greater applies. Revisions Needed: <ul style="list-style-type: none"> -Revise note as shown above prior to final. ***Proposing: 25.00 FT. ****Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Rear: 10 ft. or greater for easements, whichever is greater applies Revisions Needed: <ul style="list-style-type: none"> -Revise note as shown above prior to final. ***Proposing: In accordance with the zoning ordinance or greater for easements. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Sides: 6 ft. or greater for easements, whichever is greater applies Revisions Needed: <ul style="list-style-type: none"> -Revise note as shown above prior to final. ***Proposing: 6.00' **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Corner: 10 ft. or greater for easements, whichever is greater applies **Current subdivision layout does not propose any buildable lots abutting a street, if layout changes and buildable lot abuts a street intersection, the corner setback note will be required. **Zoning Ordinance: Section 138-356 	NA
<ul style="list-style-type: none"> * Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356 	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on both sides of N. 42nd Street and around Cul-de-Sac. Revisions Needed: <ul style="list-style-type: none"> -Revise note#9 as shown above prior to final. **Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. ***Please finalize plat note prior to final. ****Subdivision Ordinance: Section 134-120 	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses Revisions Needed: <ul style="list-style-type: none"> -Revise note#14 as shown above prior to final. **Landscaping Ordinance: Section 110-46 	Non-compliance
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
*Must comply with City Access Management Policy.	Applied

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

<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>**As per updated application submitted on February 7th,2023 single family residential lots proposed, if use changes from single family residential a site plan may be required.</p> <p>* Common Areas, any Cul-de Sacs/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>Revisions Needed:</p> <p>-Add note as shown above prior to final.</p> <p>**Note subject to change once subdivision requirements have been finalized. Finalize prior to final.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>***Section 110-72 applies if public subdivision is proposed.</p> <p>****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</p> <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Section 110-72 applies if public subdivision is proposed.</p> <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	Applied
	Non-compliance
	NA
	Applied
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</p> <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Section 110-72 applies if public subdivision is proposed.</p> <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	Applied
LOT REQUIREMENTS	
<p>* Lots fronting public streets.</p> <p>**Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area.</p> <p>**Compliance with lot requirement to be determined once rezoning has been finalized.</p> <p>**Zoning Ordinance: Section 138-356</p>	Compliance
	TBD
ZONING/CUP	
<p>* Existing: A-O(Agricultural Open-Space) District Proposed: R-1(Single-Family) Residential</p> <p>Pending Items:</p> <p>-Rezoning to R-1 scheduled for the Planning and Zoning Commission meeting of February 7, 2023 and City commission meeting of February 27, 2023.</p> <p>***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval</p> <p>Pending Items:</p> <p>-Rezoning to R-1 scheduled for the Planning and Zoning Commission meeting of February 7, 2023 and City commission meeting of February 27, 2023.</p> <p>***Zoning Ordinance: Article V</p>	Non-compliance
	Required
PARKS	
<p>* Land dedication in lieu of fee. As per updated application submitted on February 7th,2023 a total of 4 lots proposed park fees total to \$2,800 (\$700 X4 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.</p>	NA

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

<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per updated application submitted on February 7th,2023 a total of 4 lots proposed park fees total to \$2,800 (\$700 X4 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.</p> <p>*Pending review by the City Manager's Office. As per updated application submitted on February 7th,2023 a total of 4 lots proposed park fees total to \$2,800 (\$700 X4 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.</p>	Required
	NA
TRAFFIC	
<p>* As per Traffic Department, Trip Generation waived for 4- single family lots.</p> <p>* Traffic Impact Analysis (TIA) required prior to final plat.</p> <p>**As per Traffic Department, Trip Generation waived for 4- single family lots.</p>	Completed
	NA
COMMENTS	
<p>Comments:</p> <p>*Must comply with City's Access Management Policy.</p> <p>**Please provide ownership map to verify that no landlocked properties exist or will be created</p> <p>***As per updated application submitted on February 7th,2023 single family residential lots proposed, subdivision previously approved in Preliminary form at the Planning and Zoning Commission meeting of January 17th,2023 as a townhouse development.</p>	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS</p>	Applied



LOCATION





City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Subapp-0009

Project Information	Subdivision Name	<u>Las Brisas Phase I</u>		
	Location	<u>On the southwest corner of Rooth Road and Monte Cristo Road</u>		
	City Address or Block Number	<u>3101 MONTE CRISTO RD</u>		
	Number of Lots	<u>126</u>	Gross Acres	<u>23.74</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No
	Existing Zoning	<u>AO</u>	Proposed Zoning	<u>R-1</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____
	Existing Land Use	<u>Vacant</u>	Proposed Land Use	<u>Residential</u> Irrigation District # <u>1</u>
	Replat	<input type="checkbox"/> Yes <input type="checkbox"/> No	Commercial	_____ Residential _____
	Agricultural Exemption	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Estimated Rollback Tax Due	<u>8,080.26</u>
	Parcel #	<u>224742</u>	Tax Dept. Review	<u>19</u>
	Water CCN	<input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC	Other	_____
Legal Description <u>95.465 acres out of Lots 1-5, Block 1, and part of portion out of Lots 6-10, Block 5, M & M Subdivision, recorded in Volume 8, Page 20, Hidalgo County Map Records, City of McAllen, Hidalgo County, Texas.</u>				
Owner	Name	<u>ML Rhodes, LTD</u>		Phone <u>(956) 287-2800</u>
	Address	<u>200 S 10th St, Suite 1700</u>		E-mail <u>nick@rhodesenterprises.com</u>
	City	<u>McAllen</u>	State <u>Texas</u>	Zip <u>78501</u>
Developer	Name	<u>Rhodes Development Inc</u>		Phone <u>(956) 287-2800</u>
	Address	<u>200 S 10th St, Suite 1700</u>		E-mail <u>nick@rhodesenterprises.com</u>
	City	<u>McAllen</u>	State <u>Texas</u>	Zip <u>78501</u>
	Contact Person	<u>Nick Rhodes, President</u>		
Engineer	Name	<u>Melden & Hunt, Inc.</u>		Phone <u>(956) 381-0981</u>
	Address	<u>115 West McIntyre Street</u>		E-mail <u>mario@meldenandhunt.com</u>
	City	<u>Edinburg</u>	State <u>Texas</u>	Zip <u>78541</u>
	Contact Person	<u>Mario A. Reyna, P.E.</u>		
Surveyor	Name	<u>Melden & Hunt, Inc.</u>		Phone <u>(956) 381-0981</u>
	Address	<u>115 West McIntyre Street</u>		E-mail <u>robert@meldenandhunt.com</u>
	City	<u>Edinburg</u>	State <u>Texas</u>	Zip <u>78541</u>

FEB 03 2023

BY:

CW

KF

Proposed Plat Submittal

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

PLAT TO SHOW:

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

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

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 02.03.2023

Print Name Mario A. Reyna, P.E.

Owner ☐

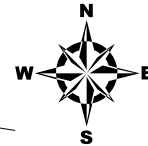
Authorized Agent ☒

07

09
LOCATION

12

11



MONTE CRISTO RD

15700

15300

14900

ROGERS RD

4

SAN JOSE RANCHO

8

6

MORENO

MORENO SR

PHASE 3

2520

2623 2611 2611

CITY OF MCALLEN

CITY OF MCALLEN

BLK 5

BLK 1

BLK 1

BLK 2

BLK 2

ROGERS RD

11

BLK 4

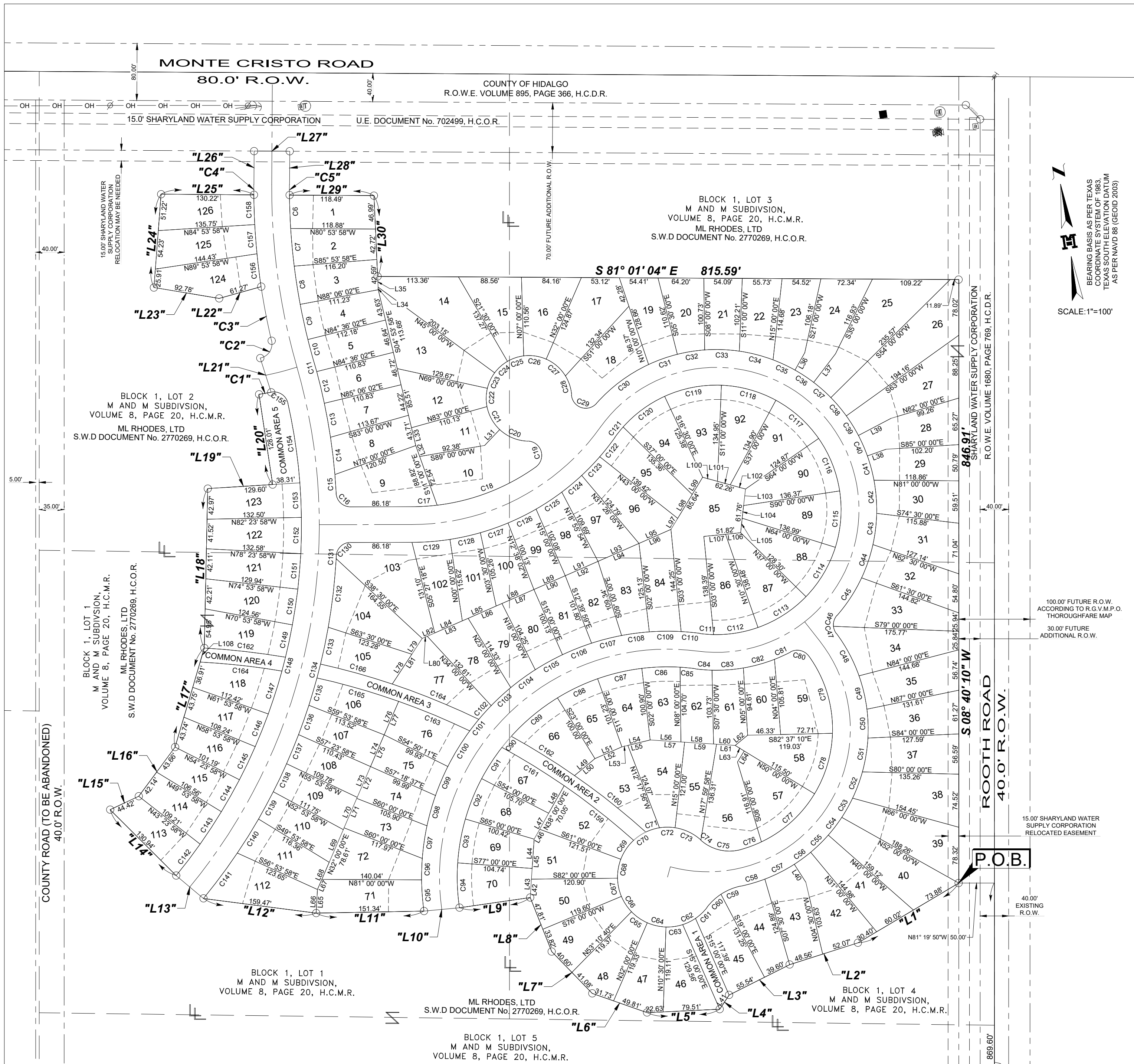
BLK 2

PROPOSED, TESORO DEL VALLE SUBDIVISION

PROPOSED LAS BRISAS PHASE 1 SUBDIVISION

PROPOSED KALO SUBDIVISION

SUBDIVISION

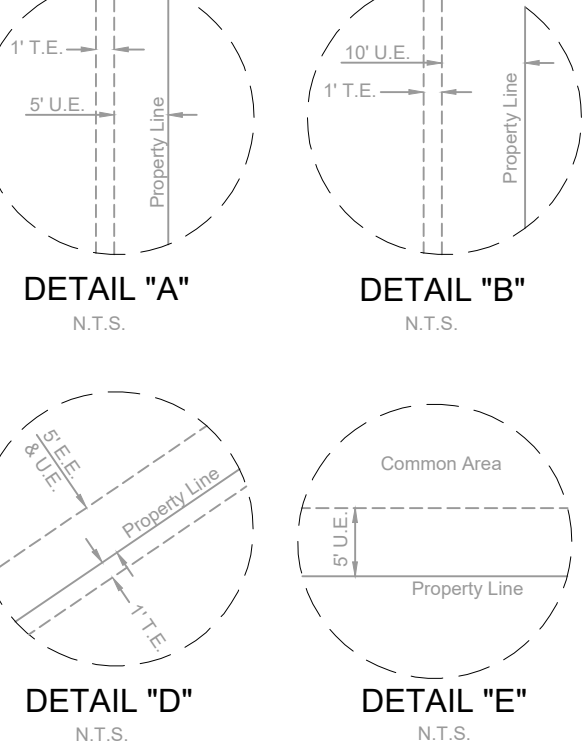


SUBDIVISION MAP OF
LAS BRISAS PHASE I
SUBDIVISION

23.374 ACRES OUT OF LOTS 1, 23 AND 4, BLOCK 1,
M AND M SUBDIVISION,
VOLUME 8, PAGE 20, H.C.M.R.,
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

LEGEND & ABBREVIATIONS

- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- R.O.W. - RIGHT-OF-WAY
- S.E. COR. - SOUTHEAST CORNER
- SQ. FT. - SQUARE FEET
- U.E. - UTILITY EASEMENT DEDICATED BY THIS PLAT
- U.A.W.E. - UTILITY & WALL EASEMENT DEDICATED BY THIS PLAT
- D.E. - DRAINAGE EASEMENT DEDICATED BY THIS PLAT
- T.E. - TECHNOLOGY EASEMENT DEDICATED BY THIS PLAT
- E.E. - ELECTRICAL EASEMENT DEDICATED BY THIS PLAT
- FSBL & SW EASE. - FRONT SETBACK LINE & SIDEWALK EASE.
- N.T.S. - NOT TO SCALE-DETAILS
- ⬇ - ROAD CENTER LINE
- ★ - CURVED SETBACK LINE (20 FEET MINIMUM)
- - INDICATOR FOR BEGIN AND END CURVE



DRAWN BY: _____ R.N. DATE 02-03-2023
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

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

Lot Area Table		
Lot #	SQ. FT.	AC.
1	5,573.06	0.128
2	5,632.71	0.129
3	5,509.46	0.126
4	5,263.14	0.121
5	5,205.40	0.119
6	5,115.13	0.117
7	5,180.95	0.119
8	5,564.33	0.128
9	8,579.09	0.197
10	10,267.17	0.236
11	5,258.33	0.121
12	6,316.30	0.145
13	9,265.76	0.213
14	10,415.91	0.239
15	6,490.54	0.149
16	6,522.95	0.150
17	8,184.13	0.188
18	8,024.95	0.184
19	5,636.19	0.129
20	5,348.44	0.123
21	5,173.49	0.119
22	5,571.70	0.128
23	5,762.24	0.132
24	7,368.02	0.169
25	11,145.31	0.256
26	11,228.58	0.258
27	8,835.45	0.203
28	6,620.34	0.152
29	5,659.31	0.130
30	6,143.29	0.141
31	6,797.64	0.156
32	6,825.10	0.157
33	7,926.83	0.182
34	7,730.31	0.177
35	7,088.43	0.163
36	6,515.34	0.150
37	6,788.55	0.156
38	8,038.65	0.185
39	8,732.62	0.200
40	8,486.91	0.195
41	7,018.98	0.161
42	7,109.93	0.163
43	6,529.59	0.150
44	6,734.11	0.155
45	6,371.56	0.146
46	6,190.86	0.142
47	5,934.92	0.136
48	6,011.44	0.138
49	6,024.05	0.138
50	6,035.29	0.139
51	6,009.01	0.138
52	6,313.01	0.145
53	6,457.08	0.148
54	6,242.32	0.143
55	5,267.96	0.121
56	8,193.46	0.188
57	6,861.32	0.158
58	6,749.90	0.155
59	7,512.36	0.172
60	4,514.18	0.104
61	4,784.09	0.110
62	4,709.89	0.108
63	4,988.12	0.115
64	5,320.32	0.122

Lot Area Table		
Lot #	SQ. FT.	AC.
65	5,251.90	0.121
66	6,084.91	0.140
67	5,150.50	0.118
68	5,313.36	0.122
69	5,343.70	0.123
70	5,358.82	0.123
71	6,713.46	0.154
72	6,734.33	0.155
73	5,013.29	0.115
74	4,743.93	0.109
75	4,600.83	0.106
76	5,756.12	0.132
77	6,986.89	0.160
78	6,008.10	0.138
79	5,104.48	0.117
80	4,705.71	0.108
81	4,623.43	0.106
82	4,897.06	0.112
83	5,852.31	0.134
84	6,113.63	0.140
85	12,313.08	0.283
86	6,531.46	0.150
87	6,687.33	0.154
88	6,662.47	0.153
89	6,721.70	0.154
90	6,607.20	0.152
91	6,590.08	0.151
92	6,668.49	0.153
93	6,612.87	0.152
94	6,484.19	0.149
95	6,292.54	0.144
96	6,779.64	0.156
97	5,701.67	0.131
98	4,896.37	0.112
99	4,827.10	0.106
100	5,028.11	0.115
101	5,171.23	0.119
102	5,779.77	0.133
103	9,710.97	0.223
104	7,903.82	0.181
105	5,621.19	0.129
106	5,428.93	0.125
107	5,139.49	0.118
108	5,014.21	0.115
109	5,123.96	0.118
110	5,292.80	0.122
111	5,836.82	0.134
112	7,388.35	0.170
113	5,783.39	0.133
114	5,213.19	0.120
115	4,933.95	0.113
116	4,974.07	0.114
117	5,141.97	0.118
118	5,800.74	0.133
119	5,908.36	0.136
120	5,904.05	0.136
121	6,053.70	0.139
122	6,125.81	0.141
123	6,005.89	0.138
124	6,490.35	0.149
125	6,600.47	0.152
126	6,153.92	0.141

BOUNDARY Line Table		
Line #	Length	Direction
"L1"	164.29'	S68° 00' 00"W
"L2"	100.64'	S81° 00' 00"W
"L3"	95.15'	S72° 00' 00"W
"L4"	23.85'	S41° 58' 50"W
"L5"	102.14'	N84° 00' 00"W
"L6"	81.54'	N62° 00' 00"W
"L7"	81.68'	N35° 30' 00"W
"L8"	81.63'	N13° 00' 00"W
"L9"	100.28'	N89° 30' 00"W
"L10"	50.06'	N86° 44' 13"W
"L11"	151.34'	N82° 25' 40"W
"L12"	159.47'	N73° 53' 58"W
"L13"	50.00'	N41° 25' 11"W
"L14"	130.94'	N36° 23' 58"W
"L15"	44.42'	N73° 36' 02"E
"L16"	85.80'	N45° 06' 02"E
"L17"	144.95'	N45° 06' 02"E
"L18"	223.74'	N09° 53' 15"E
"L19"	91.29'	S84° 53' 58"E
"L20"	128.01'	S80° 06' 02"E
"L21"	50.39'	N09° 04' 48"W
"L22"	61.27'	S83° 06' 02"W
"L23"	92.78'	N71° 53' 58"W
"L24"	131.37'	N13° 06' 02"E
"L25"	130.22'	S80° 56' 50"E
"L26"	46.97'	N09° 03' 10"E
"L27"	50.00'	S81° 01' 04"E
"L28"	47.04'	S09° 03' 10"W
"L29"	118.49'	S80° 56' 50"E
"L30"	113.49'	S06° 06' 02"W

LOT Line Table		
Line #	Length	Direction
L31	30.84'	N62° 00' 00"E
L32	16.28'	S11° 00' 00"E
L33	25.73'	S04° 53' 58"E
L34	3.76'	N06° 06' 02"E
L35	15.05'	N06° 06' 02"E
L36	27.90'	S38° 00' 00"W
L37	50.44'	S46° 00' 00"W
L38	27.76'	S79° 00' 00"W
L39	51.54'	S71° 00' 00"W
L40	29.87'	N24° 00' 00"W
L41	23.85'	S41° 58' 50"W
L42	25.86'	N12° 30' 00"E
L43	25.86'	N12° 30' 00"E
L44	41.24'	N12° 30' 00"E
L45	41.24'	N12° 30' 00"E
L46	15.99'	N38° 00' 00"E
L47	25.86'	N38° 00' 00"E
L48	44.41'	N38° 00' 00"E
L49	37.20'	S59° 00' 00"W
L50	37.20'	S59° 00' 00"W
L51	41.31'	N75° 00' 00"E
L52	41.31'	N75° 00' 00"E
L53	8.57'	N85° 00' 00"E
L54	32.24'	N85° 00' 00"E
L55	32.24'	N85° 00' 00"E
L56	43.23'	S77° 37' 10"E
L57	43.23'	S77° 37' 10"E
L58	40.74'	S77° 37' 10"E
L59	40.74'	S77° 37' 10"E
L60	26.08'	S77° 37' 10"E
L61	26.08'	S77° 37' 10"E
L62	22.69'	N59° 22' 50"E
L63	14.95'	N50° 00' 00"W
L64	18.24'	N08° 00' 00"W
L65	33.23'	N11° 49' 29"E
L66	33.23'	N11° 49' 29"E
L67	15.58'	N32° 00' 00"E
L68	26.11'	N32° 00' 00"E
L69	49.81'	N32° 00' 00"E
L70	45.03'	N32° 00' 00"E
L71	45.03'	N32° 00' 00"E
L72	47.08'	N32° 00' 00"E
L73	47.08'	N32° 00' 00"E
L74	48.43'	N32° 00' 00"E
L75	48.43'	N32° 00' 00"E
L76	51.23'	N32° 00' 00"E
L77	51.23'	N32° 00' 00"E
L78	50.15'	S42° 00' 00"W
L79	26.39'	S42° 00' 00"W
L80	7.78'	N75° 00' 00"E
L81	50.15'	S42° 00' 00"W
L82	11.50'	N75° 00' 00"E
L83	42.29'	N75° 00' 00"E
L84	42.29'	N75° 00' 00"E
L85	42.99'	N75° 00' 00"E
L86	42.99'	N75° 00' 00"E
L87	48.95'	N75° 00' 00"E
L88	48.95'	N75° 00' 00"E
L89	48.07'	N75° 00' 00"E
L90	48.07'	N75° 00' 00"E
L91	50.11'	N75° 00' 00"E
L92	50.11'	N75° 00' 00"E
L93	62.80'	N75° 00' 00"E
L94	62.80'	N75° 00' 00"E
L95	49.00'	N75° 00' 00"E
L96	49.00'	N75° 00' 00"E
L97	18.17'	N40° 00' 00"E
L98	39.30'	N40° 00' 00"E
L99	28.17'	N40° 00' 00"E
L100	21.58'	S66° 00' 00"E
L101	18.54'	S66° 00' 00"E
L102	22.14'	S66° 00' 00"E
L103	23.31'	S15° 00' 00"W
L104	17.92'	S15° 00' 00"W
L105	20.54'	S15° 00' 00"W
L106	21.25'	N87° 00' 00"W
L107	30.58'	N87° 00' 00"W

LOT Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C6	46.87'	875.00'	003° 04' 10"	S6° 34' 14"W	46.87'	23.44
C7	53.07'	875.00'	003° 28' 30"	S3° 17' 54"W	53.06'	26.54
C8	54.36'	875.00'	003° 33' 33"	S0° 13' 08"E	54.35'	27.19
C9	50.45'	875.00'	003° 18' 12"	S3° 39' 01"E	50.44'	25.23
C10	32.81'	875.00'	002° 08' 55"	S6° 22' 34"E	32.81'	16.41
C11	13.83'	825.00'	000° 57' 39"	N6° 58' 12"W	13.83'	6.92
C12	45.76'	825.00'	003° 10' 42"	N4° 54' 02"W	45.76'	22.89
C13	48.47'	825.00'	003° 21' 58"	N1° 37' 42"W	48.46'	24.24
C14	52.73'	825.00'	003° 39' 43"	N1° 53' 08"E	52.72'	26.37
C15	26.46'	825.00'	001° 50' 14"	N4° 38' 07"E	26.45'	13.23
C16	30.35'	20.00'	086° 56' 50"	S37° 55' 11"E	27.52'	18.96
C17	35.43'	300.00'	006° 45' 57"	S84° 46' 34"E	35.40'	17.73
C18	150.15'	300.00'	028° 40' 34"	N77° 30' 10"E	148.59'	76.68
C19	49.93'	20.00'	143° 01' 50"	N8° 21' 01"W	37.94'	59.83
C20	43.84'	60.00'	041° 51' 56"	S58° 55' 58"E	42.87'	22.95
C21	37.29'	60.00'	035° 36' 23"	S20° 11' 49"E	36.69'	19.27
C22	25.89'	60.00'	024° 43' 24"	S9° 58' 05"W	25.69'	13.15
C23	24.03'	60.00'	022° 56' 33"	S33° 48' 03"W	23.87'	12.18
C24	24.32'	60.00'	023° 13' 15"	S56° 52' 57"W	24.15'	12.33
C25	24.22'	60.00'	023° 07' 30"	S80° 03' 20"W	24.05'	12.28
C26	32.21'	60.00'	030° 45' 14"	N73° 00' 18"W	31.82'	16.50
C27	36.36'	60.00'	034° 43' 04"	N40° 16' 09"W	35.80'	18.76
C28	28.49'	60.00'	027° 12' 11"	N9° 18' 31"W	28.22'	14.52
C29	46.80'	20.00'	134° 03' 33"	S62° 44' 12"E	36.83'	47.18
C30	91.91'	225.00'	023° 24' 17"	S61° 56' 10"W	91.27'	46.61
C31	42.84'	225.00'	010° 54' 35"	S79° 05' 36"W	42.78'	21.49
C32	38.84'	225.00'	009° 53' 25"	S89° 29' 36"W	38.79'	19.47
C33	48.84'	225.00'	012° 26' 50"	N79° 20' 17"W	48.78'	24.54
C34	48.87'	225.00'	012° 26' 43"	N66° 53' 30"W	48.78'	24.53
C35	34.04'	225.00'	008° 40' 08"	N56° 20' 04"W	34.01'	17.05
C36	31.42'	225.00'	008° 00' 00"	N48° 00' 00"W	31.39'	15.73
C37	32.22'	225.00'	008° 12' 15"	N39° 53' 52"W	31.99'	16.14
C38	33.65'	225.00'	008° 34' 09"	N31° 30' 41"W	33.62'	16.86
C39	32.31'	225.00'	008° 13' 36"	N33° 06' 48"W	32.28'	16.18
C40	31.42'	225.00'	008° 00' 00"	N15° 00' 00"W	31.39'	15.73
C41	35.49'	225.00'	009° 02' 18"	N6° 28' 51"W	35.46'	17.78
C42	46.66'	225.00'	011° 52' 11"	N3° 58' 44"E	46.67'	23.41
C43	44.17'	225.00'	011° 14' 56"	S12° 32' 37"E	44.10'	22.16
C44	49.44'	225.00'	012° 35' 27"	N27° 27' 49"E	49.34'	24.82
C45	63.35'	225.00'	016° 07' 51"	N41° 49' 27"E	63.14'	31.81
C46	16.27'	20.00'	046° 31' 48"	S26° 34' 44"W	15.83'	8.62
C47	10.93'	20.00'	031° 18' 44"	S12° 23' 17"E	10.79'	5.61
C48	67.76'	225.00'	011° 15' 16"	N19° 21' 31"W	67.50'	34.14
C49	48.11'	225.00'	012° 15' 03"	N4° 39' 51"W	48.02'	24.15
C50	40.68'	225.00'	010° 21' 30"	N6° 38' 25"E	40.62'	20.39
C51	48.23'	225.00'	012° 16' 50"	N17° 57' 35"E	48.13'	24.21
C52	39.35'	225.00'	010° 01' 14"	N29° 06' 37"E	39.30'	19.73
C53	30.94'	225.00'	007° 52' 47"	N38° 03' 37"E	30.92'	15.50
C54	31.22'	225.00'	007° 57' 02"	N45° 58' 32"E	31.20'	15.64
C55	34.53'	225.00'	008° 47' 39"	N54° 20' 52"E	34.50'	17.30
C56	28.49'	225.00'	007° 15' 18"	N62° 22' 21"E	28.47'	14.26
C57	46.36'	225.00'	011° 48' 18"	N14° 54' 09"E	46.28'	23.26
C58	35.39'	225.00'	009° 00' 47"	N62° 18' 41"E	35.36'	17.73
C59	30.12'	80.00'	021° 34' 15"	S76° 31' 57"W	29.94'	15.24
C60	26.87'	80.00'	019° 14' 34"	S55° 07' 33"W	26.74'	13.56
C61	22.50'	70.00'	018° 25' 11"	N55° 12' 51"E	22.41'	11.35
C62	20.09'	70.00'	016° 26' 25"	N27° 38' 40"E	20.02'	10.11
C63	23.95'	70.00'	019° 36' 19"	S89° 19' 58"E	23.84'	12.09
C64	27.00'	70.00'	022° 05' 46"	S68° 25' 58"E	26.83'	13.67
C65	27.21'	70.00'	026° 16' 09"	S46° 18' 55"E	27.04'	13.78
C66	25.87'	70.00'	021° 10' 43"	S24° 34' 32"E	25.73'	13.09
C67	26.27'	70.00'	021° 29' 55"	S3° 14' 13"E	26.11'	13.29
C68	27.07'	70.00'	022° 09' 32"	S18° 35' 31"W	26.90'	13.71
C69	32.36'	70.00'	026° 29' 27"	S42° 55' 00"W	32.08'	16.48
C70	20.69'	70.00'	016° 56' 13"	S64° 37' 50"W	20.62'	10.42
C71	20.00'	70.00'	016° 22' 13"	S81° 17' 02"W	19.93'	10.47
C72	21.93'	70.00'	017° 56' 49"	N61° 33' 27"W	21.84'	11.05
C73	40.63'	70.00'	033° 15' 15"	N55° 57' 20"E	40.60'	20.90
C74	8.39'	60.00'	080° 00' 32"	S43° 20' 04"E	8.38'	4.20
C75	51.63'	60.00'	049° 01' 18"	S71° 59' 20"E	50.05'	27.53
C76	30.93'	175.00'	010° 07' 39"	N78° 17' 50"E	30.89'	15.51
C77	102.07'	175.00'	033° 25' 00"	N56° 31' 30"E	100.62'	52.53
C78	89.49'	175.00'	029° 08' 13"	N25° 09' 59"E	88.52'	59.75
C79	115.16'	175.00'	032° 42' 09"	N6° 20' 07"W	113.09'	59.75
C80	28.53'	20.00'	081° 44' 42"	N68° 03' 32"W	26.18'	17.31
C81	25.00'	225.00'	060° 21' 59"	N74° 15' 50"E	24.99'	12.51
C82	45.47'	225.00'	011° 34' 47"	N33° 13' 29"E	45.44'	22.81
C83	44.13'	225.00'	011° 14' 17"	S85° 21' 58"E	44.06'	22.14
C84	23.61'	225.00'	060° 00' 47"	S76° 44' 26"E	23.60'	11.82
C85	21.44'	295.00'	004° 59' 54"	N59° 54' 20"W	21.44'	10.73
C86	53.74'	295.00'	010° 26' 14"	N83° 07' 04"W	53.66'	26.94
C87	63.82'	295.00'	012° 23' 42"	S85° 27' 58"W	63.69'	32.03
C88	62.43'	295.00'	012° 07' 34"	S73° 12' 20"W	62.32'	31.31



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/17/2023

SUBDIVISION NAME: LAS BRISAS PHASE I

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Monte Cristo Road: Dedication as needed for 75 ft. from the centerline for 150 ft. total ROW.
 Paving: 65 ft. to 105 ft. Curb & gutter: both sides
 Revisions needed:
 - Include "Existing" label in ROW.
 - Label Center Line.
 - Dedication must be finalized once centerline is established.
 - Show and label R.O.W. from centerline after the dedication.
 - Submit a copy of the referenced documents on the plat.
 - Clarify "70.00 ft. future additional ROW".
 - All comments referencing "future" must be changed to "(by this plat)" or reference the document number.
 - Sharyland easement may not overlap the street ROW. Any abandonment must be done by separate document and referenced on plat.
 - Clarify if Monte Cristo Road is a State road to determine improvement requirements prior to final.
 - Please finalize R.O.W requirements once centerline is established prior to final.
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

Non-compliance

North 29th Street (N. Rooth Road): Dedication as needed for 50 ft. from centerline for 100 ft. total ROW.
 Paving: 65 ft. Curb & gutter: on both sides
 Revisions Needed:
 - Correct the street label to "North 29th Street (Rooth Road)"
 - Please label Center Line.
 - Dedication must be finalized once centerline is established.
 - Please show and label R.O.W. from centerline after the dedication.
 - Please submit a copy of the referenced documents on the plat.
 - Please clarify "30.00 ft. future additional ROW."
 - All comments referencing "future" must be changed to "(by this plat)" or reference the document number.
 - Sharyland easement may not overlap the street ROW. Any abandonment must be done by separate document and referenced on plat.
 - Please finalize R.O.W requirements prior to final once centerline is established prior to final.
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

Non-compliance

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

Interior Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides Revisions required: - Street names will be finalized prior to recording. - Show the ROW - Please finalize all ROW requirements prior to final. - Temporary paved turnarounds are required at the end of streets not continuing at this time by plat or separate document prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
* 1,200 ft. Block Length Revisions needed: - Dimensions of centerline is needed prior to final. **Subdivision Ordinance: Section 134-118	Non-compliance
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac: Cul-de-sac street length does not apply provided that the development uses the "coving method" and emergency access walks/drives are provided, per agreement. Revisions needed: - Please provide dimensions of Cul-de-Sacs. - Please clarify if islands are proposed and provide paving dimensions around all islands to determine compliance prior to final. ***Paving must be 96 ft. in diameter face to face and island must meet 32 ft. paving all around and must be fire lane striped, as applicable. **Subdivision Ordinance: Section 134-105	Non-compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 20 ft. minimum or greater for easements, or as shown on "Front Setback Table" greater applies, as per agreement. **Zoning Ordinance: Section 138-356 **The proposed subdivision complies with minimum setback requirements, as per the agreement.	Applied
* Rear: 11 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Sides: 5 ft. or greater for easements, as per agreement **Zoning Ordinance: Section 138-356 **The proposed subdivision complies with minimum setback requirements, as per the agreement.	Applied
* Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

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

SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on Monte Cristo Road and N. 29th Street. Sidewalk may increase to 5 ft. as per Engineering.</p> <p>Sidewalk for interior streets: Sidewalk design plan must be submitted. 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.</p> <p>**Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Applied</p> <p>Required</p>
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Monte Cristo Road and N. 29th Street (Rooth Road)</p> <p>Revisions needed:</p> <p>- Revise the plat note as shown above prior to Final.</p> <p>**Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p> <p>Revisions required:</p> <p>- Please correct plat note 9 to read as follows: "8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses."</p> <p>**Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Non-compliance
	Non-compliance
	Applied
NOTES	
<p>* No curb cut, access, or lot frontage permitted along Monte Cristo Road and N. 29th Street (Rooth Road)</p> <p>Revisions required:</p> <p>- Revise the plat note as shown above prior to Final.</p> <p>**Must comply with City Access Management Policy</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners/PID and not the City of McAllen.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Vegetation Ordinance, including but not limited to common areas.</p> <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p> <p>Public Improvement District (PID) or Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p>	Non-compliance
	NA
	Applied
	NA
	Applied
	Required

LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets: Access to subdivision from Monte Cristo Road. **The proposed subdivision must comply with minimum access points, as per agreement. **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area: Project engineer to verify that all lots comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, and 5,000 sq. ft. minimum lot size, or in compliance per Agreement. **Zoning Ordinance: Section 138-356 	Required
	Required
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 (Single-Family Residential) District. Proposed: R-1 (Single-Family Residential) District ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Applied
	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. * Pending review by City Manager's Office. As per Parks Department, In this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. 	Applied
	Applied
	Applied
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. * Traffic Impact Analysis (TIA) required prior to final plat. 	Required
	TBD
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Please use a wider/bold line for the subdivision boundary on all sides. * Any abandonment must be done by separate document and referenced on plat. * Must comply with City's Access Management Policy. * Must comply with the Agreement and Public Improvement District (PID) conditions. * Must comply with other requirements, as may be applicable, prior to final 	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.</p>	Applied

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

08

07

09

LOCATION

12

11

MONTE CRISTO RD

15700



DOY TH RD

15300

PROPOSED TULO SUBDIVISION

SAN JOSE RAIN

MORENO

MORENO SR

2520

ROGERS RD

BLK 2

BLK 2

BLK 1

N 32ND ST

BLK 5

BLK 1

CITY OF MCALLEN

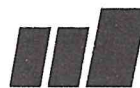
CITY OF MCALLEN

PROPOSED TESORO DEL VALLE SUBDIVISION

SUBDIVISION

ROGERS RD

M



City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Sub 2023-0010

Project Information	Subdivision Name	<u>Stewart Valley Subdivision</u>		
	Location	<u>West side of North Stewart Blvd approximately 1,300 feet north of East St Jude Avenue</u>		
	City Address or Block Number	<u>9901 N STEWART RD</u>		
	Number of Lots	_____	Gross Acres	<u>11.44 +/-</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No
	Existing Zoning	<u>n/a</u>	Proposed Zoning	<u>n/a</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____
	Existing Land Use	<u>VACANT</u>	Proposed Land Use	<u>Multi-family</u> Irrigation District # <u>U.I.D.</u>
	Replat	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Commercial	_____ Residential <u>X</u>
	Agricultural Exemption	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Estimated Rollback Tax Due	<u>NA</u>
	Parcel #	<u>318728</u>	Tax Dept. Review	_____
	Water CCN	<input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC	Other	_____
Legal Description	<u>11.44-acre tract of land, being all of Lot 4, Resubdivision of Lots 46-11 and 46-12, West Addition to Sharyland Subdivision, Hidalgo County, Texas, according to the Map thereof recorded in Volume 15, Page 40, Map Records of Hidalgo County, Texas</u>			
Owner	Name	<u>Betterra Developments, LLC, Andres Trevino</u> Phone <u>(469) 499-6915</u>		
	Address	<u>813 North Main Street, Suite 605</u> E-mail <u>andrestrevinor@gmail.com</u>		
	City	<u>McAllen</u>	State	<u>Texas</u> Zip <u>78501</u>
Developer	Name	<u>Betterra Developments, LLC</u> Phone <u>(469) 499-6915</u>		
	Address	<u>813 North Main Street, Suite 605</u> E-mail <u>andrestrevinor@gmail.com</u>		
	City	<u>McAllen</u>	State	<u>Texas</u> Zip <u>78501</u>
	Contact Person	<u>Andres Trevino Ruiz</u>		
Engineer	Name	<u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>		
	Address	<u>115 West McIntyre Street</u> E-mail <u>mario@meldenandhunt.com</u>		
	City	<u>Edinburg</u>	State	<u>TX</u> Zip <u>78541</u>
	Contact Person	<u>Saul Yañez and/or Della Robles</u>		
Surveyor	Name	<u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>		
	Address	<u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>		
	City	<u>Edinburg</u>	State	<u>TX</u> Zip <u>78541</u>

FEB 06 2023

BY: _____

CW

Proposed Plat Submittal

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

PLAT TO SHOW:

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

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

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 01.16.2023

Print Name Andres Trevino Ruiz

Owner ☒

Authorized Agent ☐

47-11

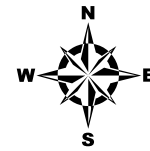
47-12

471

46-11

LOCATION

46-12



461

ANNA LISA

ESCONDIDO ST.

SUBD.

9900

STEWART ROAD (7600)

451

45-12

45-11

9501
MARTINEZ
W0100-00-045-0012-00/05

MILE 6 (9500)

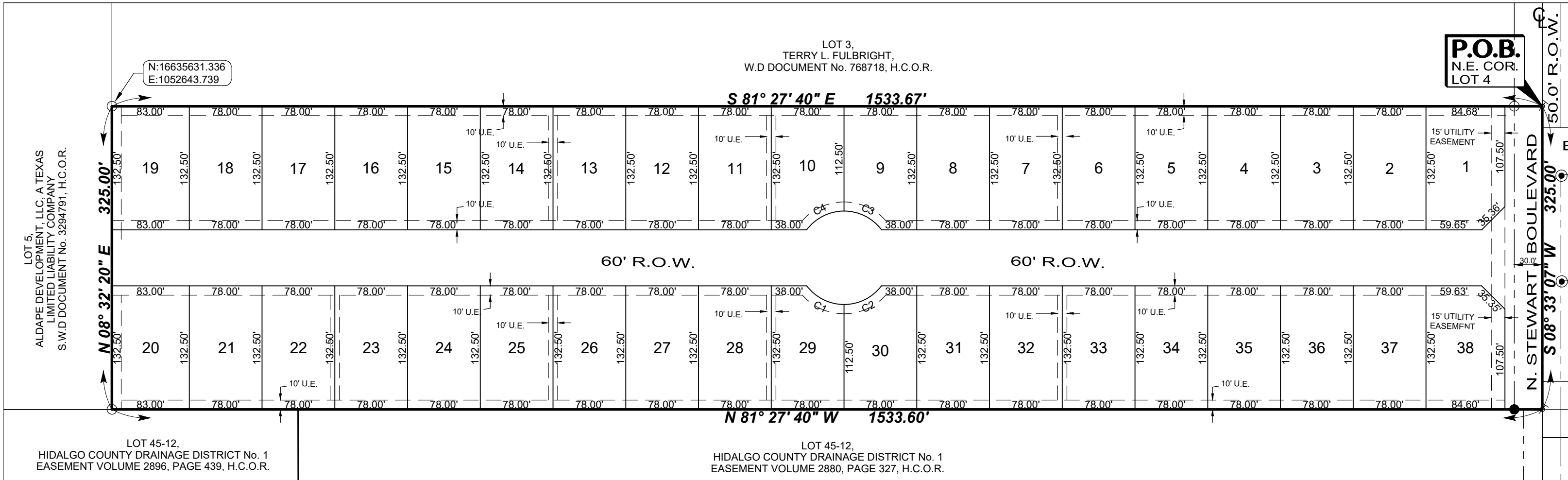
PROPOSED NIMON JESUITES
PHASE 2 SUBDIVISION
(REVISED)

PROPOSED MISSION VALLEY
SUBDIVISION

PROPOSED STEWART VALLEY
SUBDIVISION

PROPOSED OAK VALLEY
SUBDIVISION

6 MILE LINE



METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 11.442 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOT 4, RESUBDIVISION OF LOTS 46-11 AND 46-12 WEST ADDITION TO SHARYLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15, PAGE 40, HIDALGO COUNTY MAP RECORDS. SAID 11.442 ACRES WERE CONVEYED TO BETTERRA DEVELOPMENT LLC, A TEXAS LIMITED LIABILITY COMPANY BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3230427, HIDALGO COUNTY OFFICIAL RECORDS, SAID 11.442 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 4, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 08° 33' 07" W A DISTANCE OF 325.00 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 27' 40" W AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF N. STEWART BOULEVARD, CONTINUING A TOTAL DISTANCE OF 1,533.60 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 32' 20" E A DISTANCE OF 325.00 FEET TO A NO. 4 REBAR SET [NORTHING: 16635631.336, EASTING: 1052643.739] FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 27' 40" E AT A DISTANCE OF 1,503.67 FEET PASS A NO. 4 REBAR SET ON THE WEST RIGHT-OF-WAY LINE OF N. STEWART BOULEVARD, CONTINUING A TOTAL DISTANCE OF 1,533.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.442 ACRES OF WHICH 0.224 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF N. STEWART BOULEVARD, LEAVING A NET OF 11.218 ACRES OF LAND, MORE OR LESS.

SUBDIVISION MAP OF
STEWART VALLEY
SUBDIVISION
METES AND BOUNDS DESCRIPTION
11.442 ACRES BEING ALL OF
LOT 4, RESUBDIVISION OF LOTS 46 - 11
AND 46 - 12 WEST ADDITION TO SHARYLAND
HIDALGO COUNTY, TEXAS



Lot Area Table			
Lot #	SQ. FT.	Area	
1	10905.47	0.250	
2	10335.00	0.237	
3	10335.00	0.237	
4	10335.00	0.237	
5	10335.00	0.237	
6	10335.00	0.237	
7	10335.00	0.237	
8	10335.00	0.237	
9	9775.88	0.224	
10	9775.88	0.224	
11	10335.00	0.237	
12	10335.00	0.237	
13	10335.00	0.237	
14	10335.00	0.237	
15	10335.00	0.237	
16	10335.00	0.237	
17	10335.00	0.237	
18	10335.00	0.237	
19	10997.50	0.252	

Lot Area Table			
Lot #	SQ. FT.	Area	
20	10997.50	0.252	
21	10335.00	0.237	
22	10335.00	0.237	
23	10335.00	0.237	
24	10335.00	0.237	
25	10335.00	0.237	
26	10335.00	0.237	
27	10335.00	0.237	
28	10335.00	0.237	
29	9775.88	0.224	
30	9775.88	0.224	
31	10335.00	0.237	
32	10335.00	0.237	
33	10335.00	0.237	
34	10335.00	0.237	
35	10335.00	0.237	
36	10335.00	0.237	
37	10335.00	0.237	
38	10899.29	0.250	

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	46.36'	50.00'	053° 07' 48"	S54° 53' 46"E	44.72'
C2	46.36'	50.00'	053° 07' 48"	N71° 58' 25"E	44.72'
C3	46.36'	50.00'	053° 07' 48"	N54° 53' 46"W	44.72'
C4	46.36'	50.00'	053° 07' 48"	S71° 58' 25"W	44.72'

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

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

ATTEST: _____
PRESIDENT SECRETARY

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT ON THIS

THE ____ DAY OF ____, 20__.

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

ATTEST: _____
PRESIDENT SECRETARY

UNITED IRRIGATION DISTRICT NOTES

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

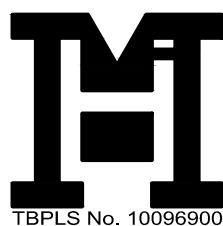
ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENTS IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

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

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

CARLOS LIMA
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

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

GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "AE"
COMMUNITY-PANEL NO. 480334 0295 D
MAP REVISED: JUNE 6, 2000

ZONE "AE": SPECIAL FLOOD HAZARD AREAS INUNDED BY 100-YEAR FLOOD.

COMMUNITY-PANEL NO. 480334 0295 D MAP REVISED JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFY AREAS AS SHOWN ON THIS PLAT OF THE PROPOSED SUBDIVISION TO BE WITHIN FLOOD ZONE "AE".

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. MINIMUM SETBACKS SHALL BE :

FRONT : 20 FEET

REAR : 10 FEET, OR GREATER FOR EASEMENTS.

INTERIOR SIDES : 6 FEET, OR GREATER FOR EASEMENTS.

SIDE CORNER : 10 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER.

GARAGE : 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

3. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER LINE OF STREET PAVEMENT OR AT ELEVATION OF 152.50. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS LOCATED WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

4. CITY OF McALLEN BENCHMARK: "MC41" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 06, 1999 BEING LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF MILE 6 LINE ROAD AND BRYAN ROAD, A 30" ALUMINUM PIPE WITH A 3 1/2" BRASS MONUMENT CAP ON TOP AT ELEVATION = (FILL IN) NORTHING 16634216.3545, EASTING, 1051377.25199.

5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN ____ CUBIC FEET (____ ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR DRAINAGE REPORT.)

6. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSFS PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

7. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

9. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

10. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

12. A 5' MINIMUM SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG THE WEST ROW OF STEWART ROAD DURING CONSTRUCTION PHASE AND 4' SIDEWALK REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS AT BUILDING PERMIT STAGE.

13. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

14. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG STEWART ROAD FOR LOTS 1 AND 38.

15. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT, ANY CONNECTION NOT A UTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.

16. 15.0' EXCLUSIVE EASEMENT TO SHARYLAND WATER SUPPLY CORPORATION RECORDED UNDER DOCUMENT NO. ____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

17. A 25' X 25' SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10' X 10' SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET/ALLEY INTERSECTIONS.

18. A 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

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

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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN A STEWART VALLEY SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SANITARY SEWER LINES, STORM SEWERS, FIRE HYDRANTS, PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE 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 CITY OF McALLEN ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREON OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

BETERRA DEVELOPMENT, LLC, DATE: _____
ANDRES TREVINO RUIZ, PRESIDENT
813 NORTH MAIN STREET, SUITE 605
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANDRES TREVINO RUIZ 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__.

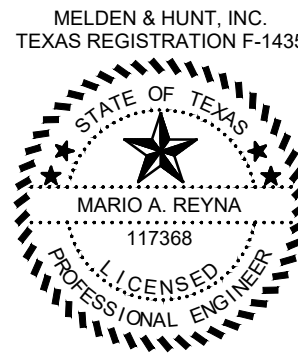
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE ____ DAY OF ____, 20__.

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 01/03/23
ENGINEERING JOB # 23023.00

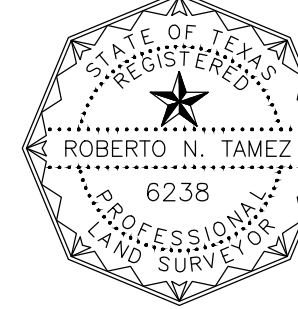


STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE ____ DAY OF ____, 20__.

ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS
DATE SURVEYED: 01/16/2023
SURVEY JOB # 23023.00



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 AND ZONING COMMISSION

DATE

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF STEWART VALLEY WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON ____, 20__.

HIDALGO COUNTY JUDGE

DATE

ATTEST: _____
HIDALGO COUNTY CLERK

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

DRAWN BY: ____ S.Y. DATE 12-23-2022
SURVEYED, CHECKED ____ DATE ____
FINAL CHECK ____ DATE ____



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/17/2023

SUBDIVISION NAME: STEWART VALLEY SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Stewart Road: Dedication as needed for 40 ft. from centerline for 80ft. total ROW.

Paving: 52 Curb & gutter : Both Sides

Revisions Needed:

-Label ROW being dedicated by this plat prior to final.

-Label "Existing" ROW on both sides of centerline with document number on plat, and provide a copy for staff review prior to final.

-Label "Total" ROW from centerline and existing ROW line across North Stewart Road to new plat boundary prior to final.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

Interior Streets: 60 ft. required ROW

Paving: 40 ft. Curb & gutter: Both Sides

Revisions Needed:

-Clarify turnaround shown on lots 9 & 10 and 29 & 30, prior to final.

- Street names will be established prior to final.

- Please refer to Cul-De-Sac requirements for temporary turnaround needed and required N/S Collector on the western boundary to ensure compliance with street layout as it can not dead end, finalize prior to final.

**Subdivision Ordinance: Section 134-105

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

****COM Thoroughfare Plan

Non-compliance

N/S collector (western boundary): 30ft. ROW dedication required for 60 ft. Total ROW.

Paving: 52 ft. Curb & gutter: Both Sides

Pending Items:

-Street names will be established prior to final.

-Please provide ownership map to verify that no landlocked properties exist or will be created.

*Street alignment and R.O.W being reviewed and plat would need to be revised accordingly prior to final.

**ROW subject to increase for 40 ft. of ROW dedication required for 80 ft. Total ROW, if deemed a half mile location.

***Subdivision Ordinance: Section 134-105

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

*****COM Thoroughfare Plan

Non-compliance

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

<p>E/W Collector, (southern boundary): 30 ft. ROW dedication required for 60 ft. Total ROW Paving: 52 ft. Curb & gutter: Both Sides</p> <p>Pending Items:</p> <ul style="list-style-type: none"> -Street names will be established prior to final. -Please provide ownership map to verify that no landlocked properties exist or will be created. *Street alignment and R.O.W being reviewed and plat would need to be revised accordingly prior to final. **ROW subject to increase for 40 ft. of ROW dedication required for 80 ft. Total ROW, if deemed a half mile location. ***Subdivision Ordinance: Section 134-105 ****Monies must be escrowed if improvements are required prior to final *****COM Thoroughfare Plan 	Non-compliance
<p>Paving _____ Curb & gutter _____</p> <ul style="list-style-type: none"> **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan 	NA
<ul style="list-style-type: none"> * 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118 	NA
<ul style="list-style-type: none"> * 900 ft. Block Length for R-3 Zone Districts. <p>Revisions Needed:</p> <ul style="list-style-type: none"> -Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 900 ft. maximum block length requirement. **Subdivision Ordinance: Section 134-118 	Non-compliance
<ul style="list-style-type: none"> * 600 ft. Maximum Cul-de-Sac. <p>Revisions Needed:</p> <ul style="list-style-type: none"> -A paved temporary turnaround in compliance with City requirements will be required on the west end of interior street (until N/S collector is constructed), temporary turnaround must be shown on plat and must be included with plat note reference, finalize prior to recording. Please note if dedicated through separate instrument document must be recorded prior to recording and document number shown on plat prior to recording. -Finalize temporary turnaround requirements, prior to final. **Subdivision Ordinance: Section 134-105 	Non-compliance
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft.</p> <ul style="list-style-type: none"> *Public Works Department might require service drive or alley to provide waste collection service for the R-3A lots prior to final **Alley/service drive easement required for commercial and multi-family properties. ***Subdivision Ordinance: Section 134-106 	TBD
SETBACKS	
<ul style="list-style-type: none"> * Front: 20 ft. or greater for easements. <p>Revisions Needed:</p> <ul style="list-style-type: none"> -Revise note as shown above, prior to final. **Proposing: 20 feet **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Rear: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Sides: 6 ft., or greater for easements. **Zoning Ordinance: Section 138-356 	Applied

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

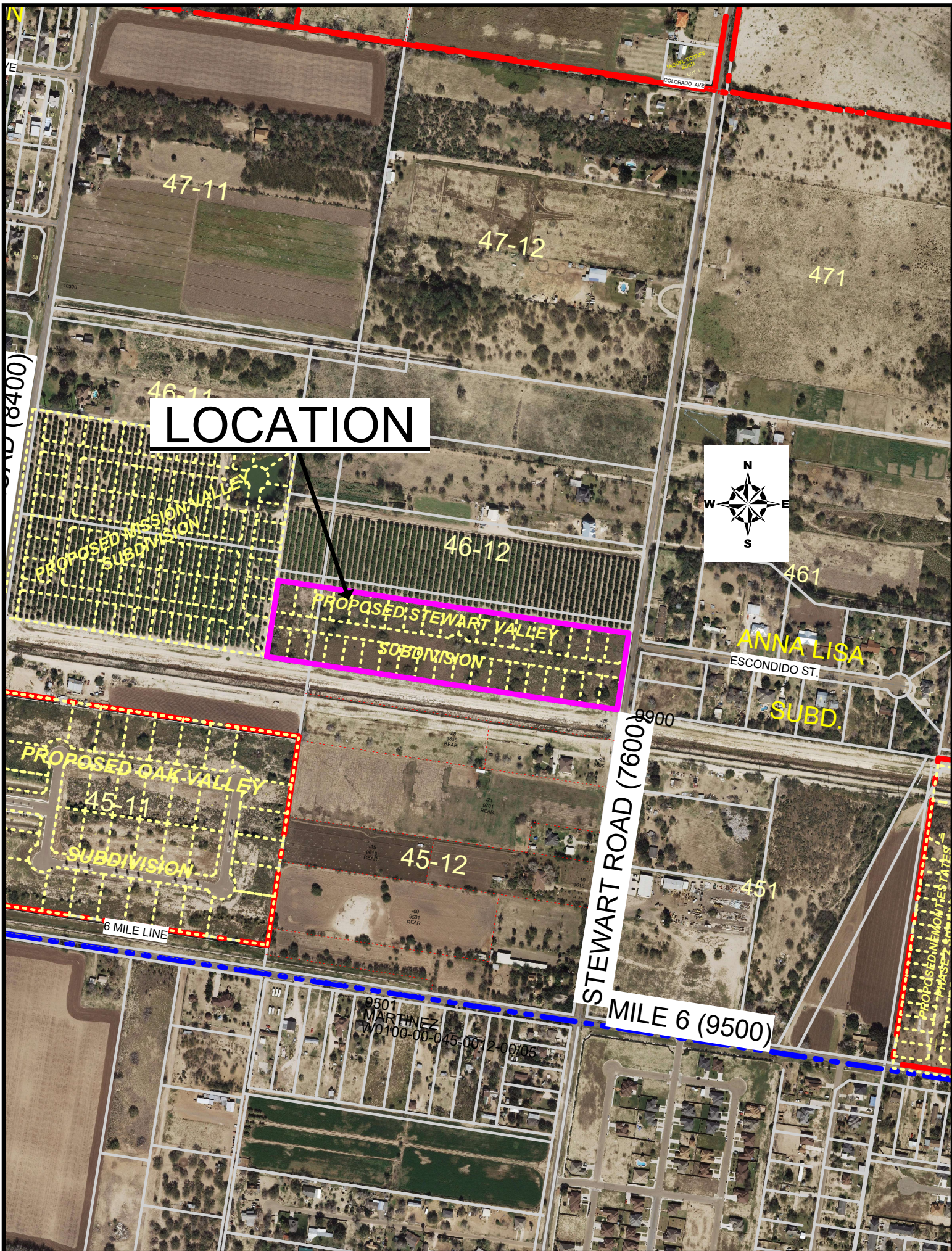
<ul style="list-style-type: none"> * Corner: 10 ft. or greater for easements. Revisions Needed: <ul style="list-style-type: none"> -Revise note as shown above prior to final. <ul style="list-style-type: none"> **Proposing: 10 feet or greater for easements, whichever is greater. <ul style="list-style-type: none"> ***Zoning Ordinance: Section 138-356 <ul style="list-style-type: none"> * Garage: 18 ft. except where greater setback is required, greater setback applies. <ul style="list-style-type: none"> **Zoning Ordinance: Section 138-356 <ul style="list-style-type: none"> *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Non-compliance
	Applied
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required N. Stewart Road, N/S Collector, E/W Collector and both sides of interior streets. Revisions Needed: <ul style="list-style-type: none"> -Please revise plat note #12 as shown above prior to final, note subject to change once ROW requirements have been established, finalize note wording prior to final. <ul style="list-style-type: none"> **Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize prior to final. <ul style="list-style-type: none"> ***Subdivision Ordinance: Section 134-120 <ul style="list-style-type: none"> * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Non-compliance
	Required
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Stewart Road and N/S Collector and E/W Collector Streets. Revisions Needed: <ul style="list-style-type: none"> -Please revise plat note #18 as shown above prior to final, note subject to change once ROW requirements have been established, finalize note wording prior to final. <ul style="list-style-type: none"> **Landscaping Ordinance: Section 110-46 <ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. <ul style="list-style-type: none"> **Landscaping Ordinance: Section 110-46 <ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Non-compliance
	Applied
	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along N. Stewart Road and N/S Collector and E/W Collector Streets. Revisions Needed: <ul style="list-style-type: none"> -Please revise plat note #14 as shown above prior to final, note subject to change once ROW requirements have been established, finalize note wording prior to final. <ul style="list-style-type: none"> **Must comply with City Access Management Policy <ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. <ul style="list-style-type: none"> **Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. <ul style="list-style-type: none"> ***Zoning Ordinance: Section 138-210. <ul style="list-style-type: none"> * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. <ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	Non-compliance
	Required
	Applied
	NA

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

<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 	Applied
	Applied
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area. Pending Items: -Compliance to be established once site plan has been submitted, and number of units per lot has been clarified. **Zoning Ordinance: Section 138-356 	Compliance
	TBD
ZONING/CUP	
<ul style="list-style-type: none"> * Existing : ETJ (Extraterritorial jurisdiction) Proposed: ETJ (Extraterritorial jurisdiction) **Proposed land use is Multi-family. ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ****Zoning Ordinance: Article V 	Applied
	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. As per Parks Department, according to the application development is in the ETJ therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, according to the application development is in the ETJ therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. * Pending review by the City Managers Office. As per Parks Department, according to the application development is in the ETJ therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. 	NA
	NA
	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. * Traffic Impact Analysis (TIA) required prior to final plat. 	Non-compliance
	TBD

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

COMMENTS	
<p>Comments:</p> <p>*Must comply with City's Access Management Policy.</p> <p>**Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final.</p> <p>***Please clarify the number of units per lot prior to final.</p> <p>****Clarify if subdivision is proposed to be public or private, as additional subdivision requirements may be triggered, prior to final.</p> <p>****Please provide ownership map to verify that no landlocked properties exist or will be created.</p> <p>*****Clarify if proposing annexation as additional subdivision requirements/changes may be triggered, prior to final.</p>	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVAL.	Applied



LOCATION



ANNA LISA
ESCONDIDO ST.
SUBD.

STEWART ROAD (7600)

MILE 6 (9500)

6 MILE LINE

9501
MARTINEZ
W0100-00-045-00-2-09/05

PROPOSED NEW JERSEY

Sub 2023-0014



City of McAllen

Planning Department

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

Project Information	Subdivision Name <u>Mikada Subdivision</u>	
	Location <u>400' East of Taylor Road along the north side of F.M. 495, Pecan Blvd.</u>	
	City Address or Block Number <u>5000 Pecan Blvd.</u>	
	Number of Lots <u>1</u> Gross Acres <u>2.0</u> Net Acres <u>1.63</u> ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning <u>C-3</u> Proposed Zoning <u>C-3</u> Rezoning Applied for <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____	
	Existing Land Use <u>Open</u> Proposed Land Use <u>Retail</u> Irrigation District # <u>UID</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>0</u>	
	Parcel # <u>52950-00000-0257-47</u> Tax Dept. Review <u>[Signature]</u>	
	Water CCN <input type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC <u>Other</u> _____	
Legal Description <u>2.00 Acre tract of land out of Lot 257, John H. Shary Subdivision</u>		
Owner	Name <u>Mikada, LLC</u> Phone <u>(956) 687-9421</u>	
	Address <u>400 W. Nolana, Ste. H2</u> E-mail <u>miguel@chaninengineering.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>Mikada, LLC</u> Phone <u>(956) 687-9421</u>	
	Address <u>400 W. Nolana, Ste. H2</u> E-mail <u>miguel@chaninengineering.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Jose Chanin, Mgr.</u>	
Engineer	Name <u>Javier Hinojosa Engineering</u> Phone <u>(956) 668-1588</u>	
	Address <u>416 E. Dove Ave.</u> E-mail <u>javier@javierhinojosaeng.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Javier Hinojosa</u>	
Surveyor	Name <u>Rio Delta Surveying</u> Phone <u>956-380-5154</u>	
	Address <u>34596 F.M. 88</u> E-mail <u>mario@riodeltasurveying.com</u>	
	City <u>Monte Alto</u> State <u>TX</u> Zip <u>78538</u>	
	Contact Person <u>Jose Mario Gonzalez, R.P.L.S.</u>	

ENTERED

FEB 08 2023

RECEIVED

By Natalie Moreno at 9:52 am, Feb 08, 2023

Initial: NM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

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

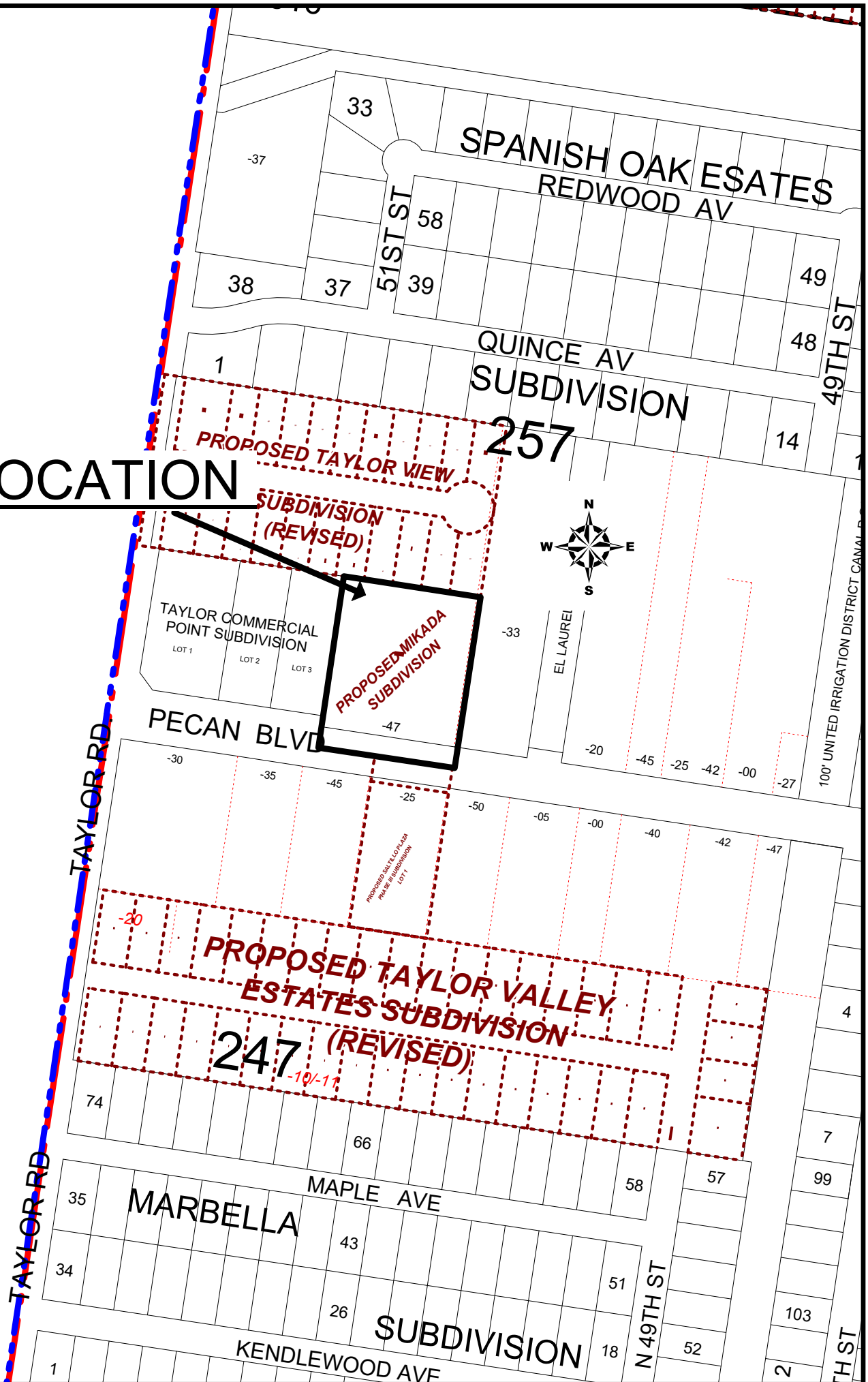
Signature  Date 1-30-23

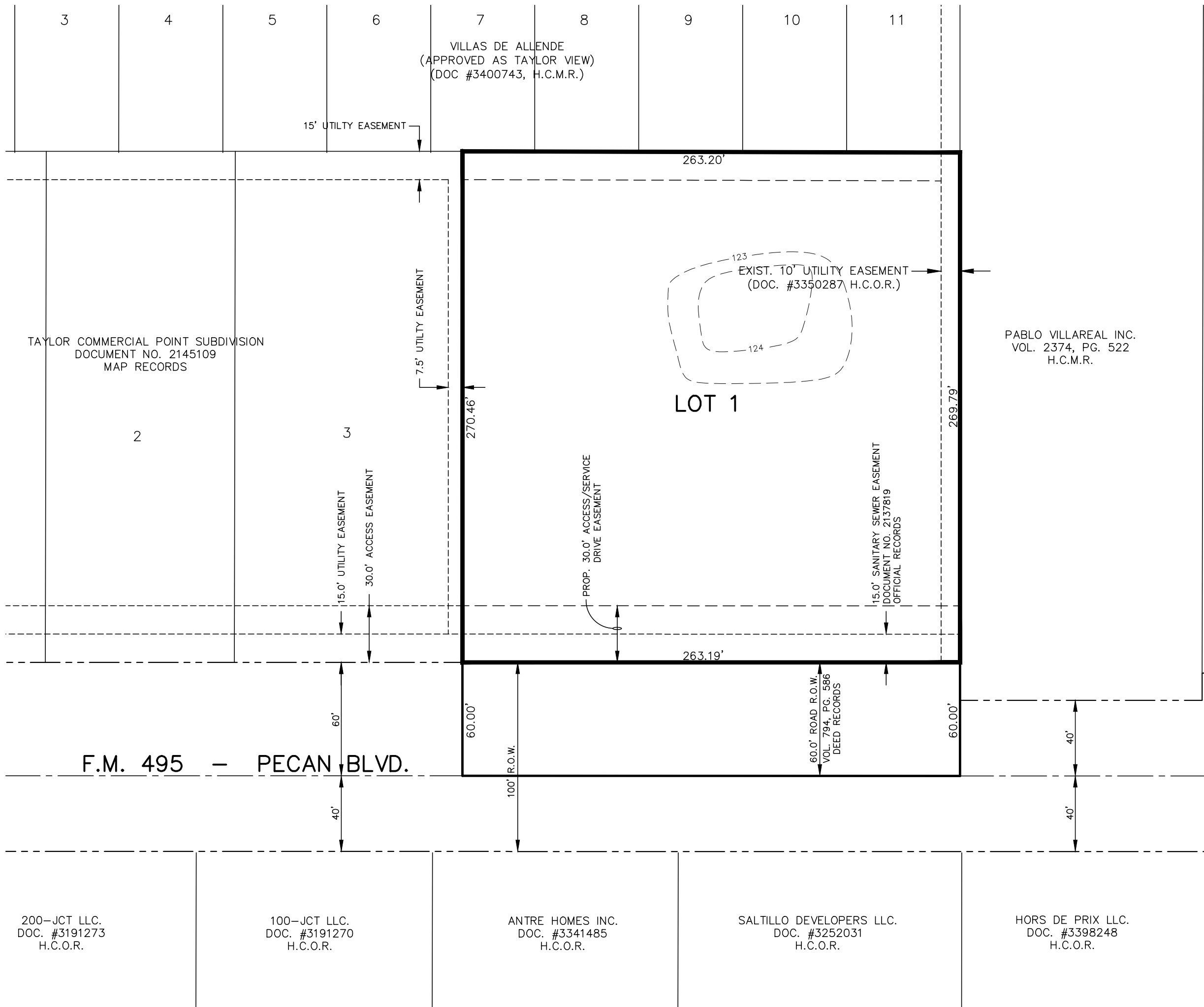
Print Name Jose Chanin, Manager

Owner ☒ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application

LOCATION





SCALE: 1" = 50'
BASIS OF BEARING AS PER
TEXAS STATE PLANE
COORDINATE SYSTEM
NAD 83, SOUTH ZONE

GENERAL NOTES

- THIS FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "C" WITH ARE "AREAS OF MINIMAL FLOODING". AS PER F.E.M.A.s FLOOD INSURANCE RATE MAP PANEL No.: 480334 0005 C DATED NOVEMBER 02, 1982.
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF THE LOT.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: 25 FEET OR GREATER FOR EASEMENTS
REAR: 10 FEET OR GREATER FOR EASEMENTS
INTERIOR SIDE: 6 FEET OR GREATER FOR EASEMENTS
CORNER SIDE: 10 FEET OR GREATER FOR EASEMENTS
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
- NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
- A TOTAL OF 0.339 ACRE FEET (14,751 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. THIS DETENTION WILL BE PROVIDED WITHIN DETENTION AREA ON THE SITE PLAN APPROVED BY THE CITY OF MCALLEN.
- BENCHMARK: TOP OF STORM DRAIN MANHOLE LOCATED AT THE SOUTH WEST CORNER OF THIS SUBDIVISION ELEVATION =122.84. REFERENCE (M69 ELEVATION = 123.59) TYPE OF MARK: 30" ALUMINUM PIPE WITH A 3 1/4" BRASS MONUMENT CAP ON TOP LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF TAYLOR ROAD AND PECAN AVE. (F.M.945).
- A 5 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON THE NORTH SIDE OF PECAN BOULEVARD (F.M. 495).
- SET 1/2" Ø IRON ROD WITH A PLASTIC CAP ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT #1 AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
- NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAY OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL. AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ROSEWOOD ESTATES, RECORDED AS DOCUMENT NO. HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCES OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO THE COMMON AREAS, ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.
- COMMON LOT A, IDENTIFIED AS DETENTION AREA LOT A SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, ROSEWOOD ESTATES HOMEOWNER ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF MCALLEN. NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERRECTED IN COMMON LOT A, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREA LOT A. AFTER COMMON LOT A TRANSFER OF TITLE TO THE ROSEWOOD ESTATES DEVELOPMENT SUBDIVISION HOMEOWNER'S ASSOCIATION, THE SUBDIVISION LOT OWNER RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE ROSEWOOD ESTATES HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF MCALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-138, AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT A, THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION, RECORDED IN INSTRUMENT NO. OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SUBDIVISION PLAT OF MIKADA SUBDIVISION

A 2.00 ACRE TRACT OF LAND BEING OUT OF LOT 257, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 1, PAGE 17, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS

STATE OF TEXAS COUNTY OF HIDALGO

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

OWNER: MIKADA, L.L.C.
ADDRESS: 400 W. NOLANA, STE. N2
CITY: MCALLEN, TX. 78504
BY: JOSE CHANIN, MANAGER

DATE:

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY THE OWNER 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE ____ DAY OF _____, 2023 A.D.

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

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

MAYOR, CITY OF MCALLEN DATE

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

CHAIRMAN, PLANNING COMMISSION DATE

STATE OF TEXAS COUNTY OF HIDALGO

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

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

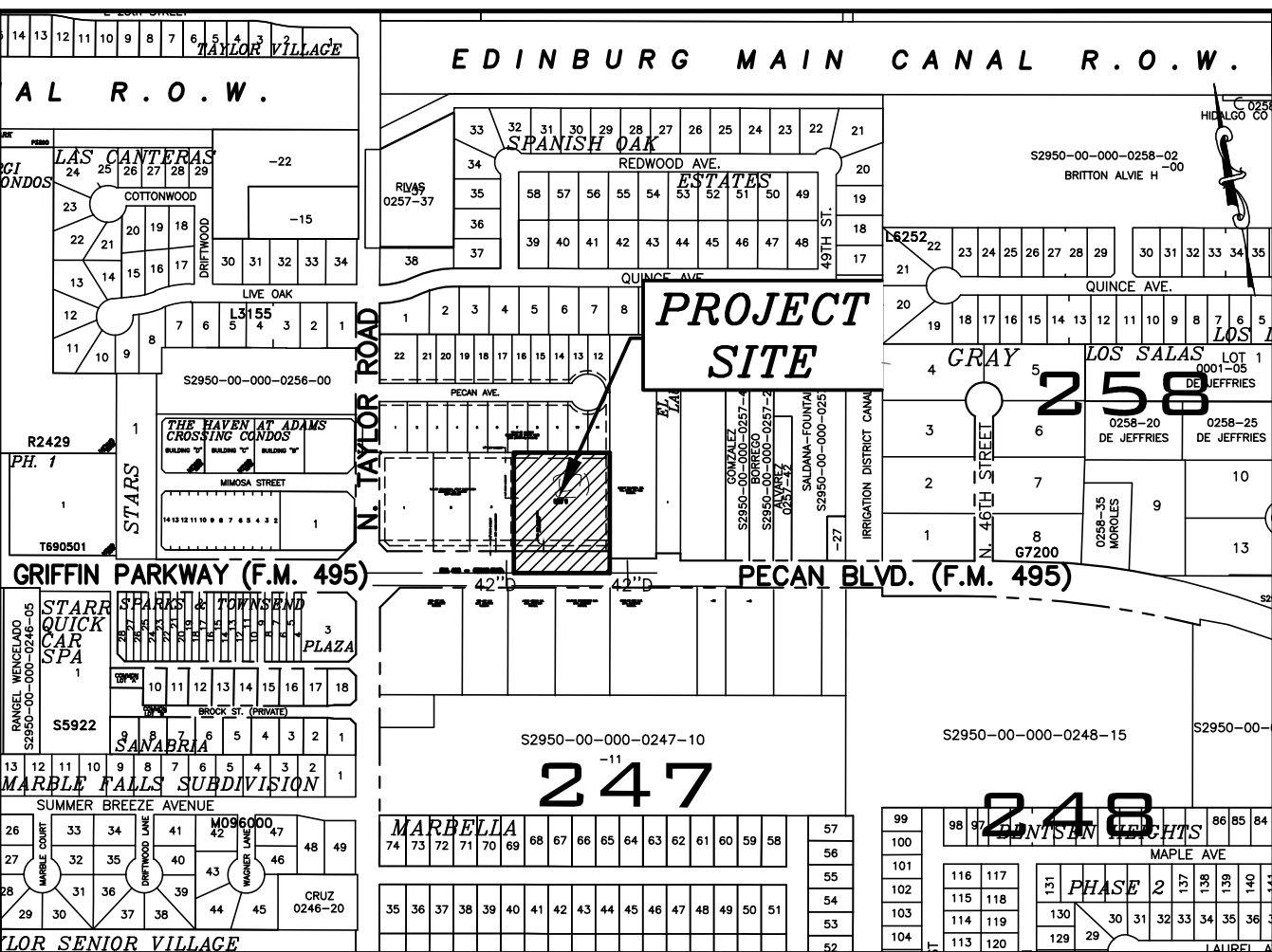
DATE

STATE OF TEXAS COUNTY OF HIDALGO

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

JOSE MARIO GONZALEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571
RIO DELTA SURVEYING
34593 F.M. 88
MONTE ALTO, TEXAS 78538
TEL. (956) 380-5154 DATE SURVEYED: NOVEMBER 28, 2018
TBPELS FIRM No. 10013900

DATE



LOCATION MAP
SCALE: 1" = 1000'

DATE OF PREPARATION: NOVEMBER, 2022

DRAWN BY: P.GONZALEZ



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

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: MIKADA, L.L.C.	400 W. NOLANA, STE. H2 MCALLEN, TX 78504		
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE McALLEN, TX 78504	(956) 668-1588	
SURVEYOR: JOSE MARIO GONZALEZ	34593 F.M. 88 MONTE ALTO, TX 78538	(956) 380-5154	



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



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/17/2023

SUBDIVISION NAME: MIKADA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Pecan Boulevard: Dedication as needed for 60 ft. from centerline for 120 ft. total ROW.
Paving: By State Curb & gutter: By State

Revisions Needed:

- Survey & plat contradict on lot size and dedicated ROW. Please clarify before final.
- A copy of the referenced documents are needed prior to final.
- Review and revise ROW dedications prior to final; please see requirements above.
- **Subdivision Ordinance: Section 134-105
- **Monies must be escrowed if improvements are required prior to final
- **COM Thoroughfare Plan

Non-compliance

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

* 1,200 ft. Block Length.

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac.

**Subdivision Ordinance: Section 134-105

NA

Compliance

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

Revisions required:

- Please remove any reference as "Prop." and indicate if the access easement is done by this plat or separate document number, prior to final.
- Please indicate temporary paved turnaround as needed until extended, prior to final.
- *Alley/service drive easement required for commercial properties.
- **Subdivision Ordinance: Section 134-106

Non-compliance

SETBACKS

*Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies.

Revisions Needed:

- Proposed: 25 feet or greater for easements. Revise plat note as shown above or clarify proposed setback note, prior to final.

**Zoning Ordinance: Section 138-356

Non-compliance

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

<p>*Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Proposed: 10 feet or greater for easements. Revise plat note as shown above or clarify proposed setback note, prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Proposed: 6 feet or greater for easements. Revise plat note as shown above or clarify proposed setback note, prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>Proposed Corner: 10 feet or greater for easements.</p>	Non-compliance
<p>Revisions Needed: -Please remove the corner setback note prior to final, since the property is not a corner lot. **Zoning Ordinance: Section 138-356</p>	
<p>Proposed Garage: 18 feet except where greater setback is required, greater setback applies.</p>	Non-compliance
<p>Revisions Needed: -Please remove the garage setback note prior to final, since the property is proposed to be commercial. **Zoning Ordinance: Section 138-356</p>	
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>4 ft. wide minimum sidewalk required along Pecan Boulevard (F.M. 495). Sidewalk may increase to 5 ft. as per Engineering. **Subdivision Ordinance: Section 134-120</p>	Compliance
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46</p>	Compliance
<p>8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p>	Compliance
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
NOTES	
<p>**Must comply with City Access Management Policy</p>	Required
<p>Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	Required
<p>Revisions needed: -Add note as shown above, prior to final.</p>	

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

<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>Revisions needed: -Add note as shown above, prior to final.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 110-72 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Section 110-72 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p>	Required
	Applied
	NA
	NA
LOT REQUIREMENTS	
<p>* Lots fronting public streets.</p> <p>**Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area.</p> <p>**Zoning Ordinance: Section 138-356</p>	Compliance
	Compliance
ZONING/CUP	
<p>* Existing ___ C-3 District___ Proposed ___ C-3 District___</p> <p>***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval</p> <p>***Zoning Ordinance: Article V</p>	Compliance
	NA
PARKS	
<p>* Land dedication in lieu of fee.</p> <p>As per the application, proposed land use is retail. Commercial developments do not apply to Parks.</p> <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.</p> <p>As per the application, proposed land use is retail. Commercial developments do not apply to Parks.</p> <p>* Pending review by the Parkland Dedication Advisory Board and CC.</p> <p>As per the application, proposed land use is retail. Commercial developments do not apply to Parks.</p>	NA
	NA
	NA
TRAFFIC	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</p> <p>A trip generation is required.</p> <p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	Non-compliance
	TBD

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

COMMENTS	
Comments: *Must comply with City's Access Management Policy. *Please clarify the discrepancy between the lot dimensions, easements, and ROW on the survey and plat prior to final.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied



LOCATION

SPANISH OAK ESTATES
REDWOOD AV

QUINCE AV
SUBDIVISION

PROPOSED TAYLOR VIEW
SUBDIVISION
(REVISED)

TAYLOR COMMERCIAL
POINT SUBDIVISION

PROPOSED MIKADA
SUBDIVISION

PECAN BLVD

PROPOSED TAYLOR VALLEY
ESTATES SUBDIVISION
247 (REVISED)

MARBELLA

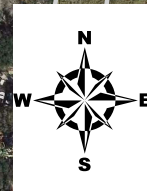
MAPLE AVE

SUBDIVISION

TAYLOR RD

51ST ST

49TH ST



N 49TH ST

H ST



City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Sub2023-0015

Project Information	<p>Subdivision Name <u>McAllen Oaks North Subdivision</u></p> <p>Location _____</p> <p>City Address or Block Number <u>2701 SH 107</u></p> <p>Number of Lots <u>51</u> Gross Acres <u>19.58</u> Net Acres <u>17.03</u> ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Existing Zoning _____ Proposed Zoning _____ Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Residential</u> Proposed Land Use <u>Commercial</u> Irrigation District # <u>1</u></p> <p>Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/></p> <p>Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>8108.02</u></p> <p>Parcel # <u>2100-00-280-0012-00</u> Tax Dept. Review <u>19</u></p> <p>Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____</p> <p>Legal Description <u>A 19.587 acre tract of Land, being the West 1/2 of Lot twelve (12), Section 280 Texas-Mexican Railway Company's Survey</u></p>
Owner	<p>Name <u>Noe & Melba Gonzalez</u> Phone <u>(956) 457-9643</u></p> <p>Address _____ E-mail <u>GNZ3@hotmail.com</u></p> <p>City _____ State _____ Zip _____</p>
Developer	<p>Name <u>Mark Wilkins / NOE Gonzalez</u> Phone <u>(956) 682-4551</u></p> <p>Address <u>P.O. Box 3609</u> E-mail <u>WILKINS@LAWWWW.COM</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78502</u></p> <p>Contact Person <u>Mark Wilkins</u></p>
Engineer	<p>Name <u>MDC Engineering, PLLC</u> Phone <u>(956) 650-6034</u></p> <p>Address <u>3400 N. McCall Rd, Suite 26</u> E-mail <u>MCorbitt@mdcengineeringtx.com</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>Mark Corbitt</u></p>
Surveyor	<p>Name <u>Carrizales Land Surveying</u> Phone <u>(956) 567-2167</u></p> <p>Address <u>4807 Gondola Ave</u> E-mail <u>KCarrizales@CLS.Land</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78542</u></p>

FEB 09 2023

BY: _____

CW

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

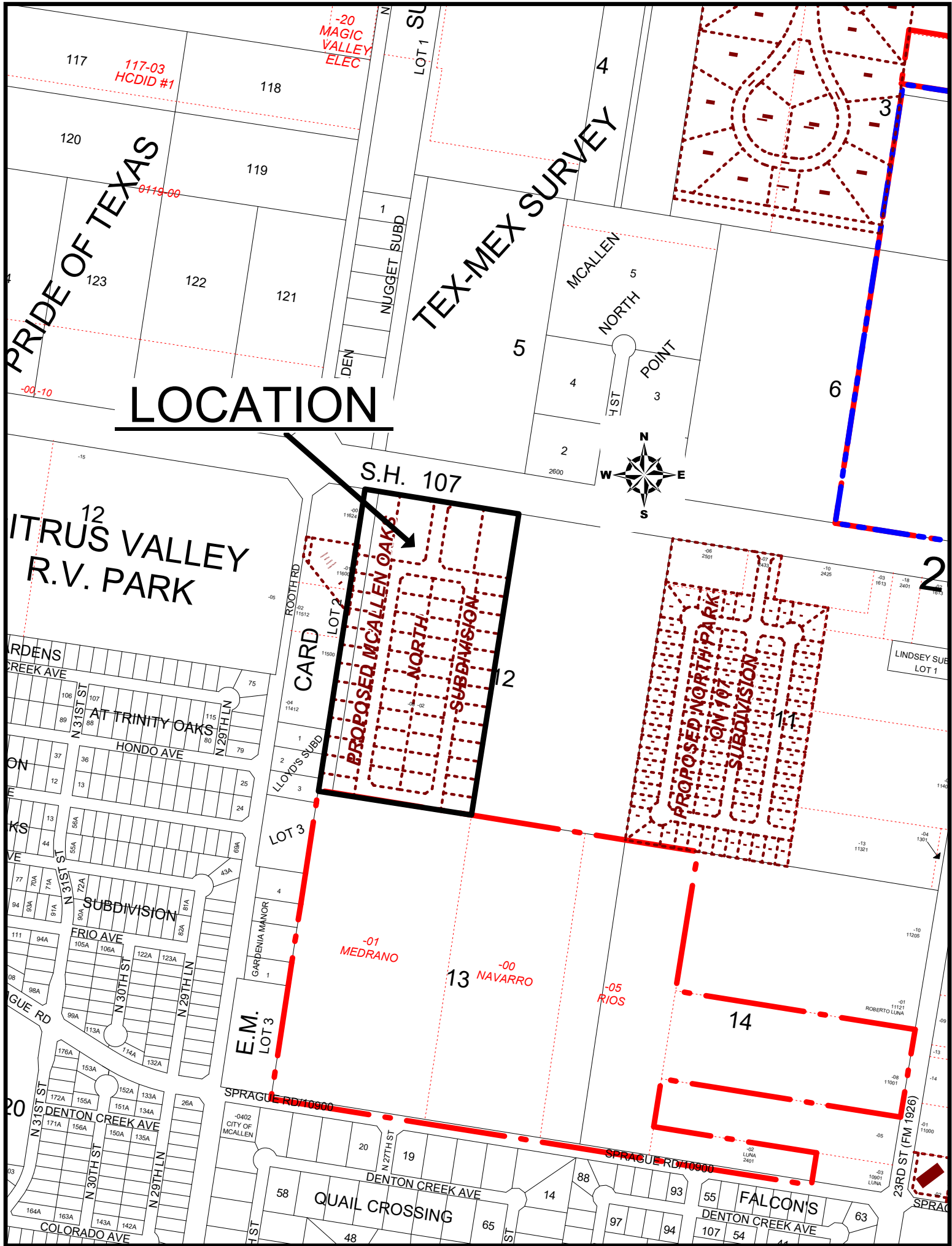
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

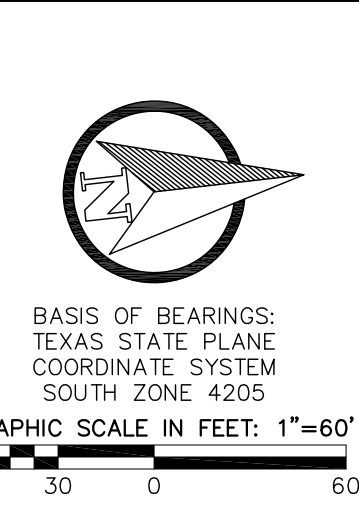
Signature  Date 1/23/23

Print Name Noel Gonzalez Mark Williams

Owner ☒ Authorized Agent ☐







The Planning Department is now accepting DocuSign signatures on application





LOCATION MAP 1" = 2,000'

LEGEND

- BOUNDARY LINE
 - - - RIGHT OF WAY LINE
 --- EASEMENT LINE
 LOT LINE
 PROPERTY LINE
 --- ROADWAY CENTERLINE
 ---+---+---+---+---+---+--- CONTOUR LINE WITH ELEVATION
 FOUND 1/2" IRON ROD OR AS NOTED
 FOUND 1/2" IRON PIPE
 SET 1/2" IRON ROD W/PINK CAP
 STAMPED "O.L.S. RPL'S #6388"
 CALCULATED POINT
 R.O.W. -- RIGHT OF WAY
 V.O.V. -- VOLUME
 PG. -- PAGE
 DOC. -- DOCUMENT
 ESMT. -- EASEMENT
 UTIL. -- UTILITY
 POB -- POINT OF BEGINNING
 NW -- NORTHWEST
 SW -- SOUTHWEST
 CNR. -- CORNER
 GWD. -- GENERAL WARRANTY DEED
 WD. -- WARRANTY DEED
 SD. -- SPECIAL WARRANTY DEED
 WDL. -- WARRANTY DEED W/VENDOR'S LIEN
 GD. -- GIFT DEED
 WDFCL. -- WARRANTY DEED IN LIEU
 OF FORECLOSURE
 SWDIL. -- SPECIAL WARRANTY DEED
 W/VENDOR'S LIEN
 O.R.H.C.T. -- OFFICIAL RECORDS
 HIDALGO COUNTY TEXAS
 M.R.H.C.T. -- MAP RECORDS HIDALGO
 COUNTY TEXAS
 D.R.H.C.T. -- DEED RECORDS HIDALGO
 COUNTY TEXAS
 H.C.I.D. -- HIDALGO COUNTY
 IRRIGATION DISTRICT

PLAT NOTES AND RESTRICTIONS:

1. FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADING)
DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN".
COMMUNITY-PANEL NUMBER: 0333 0323
EFFECTIVE DATE: JUNE 6, 2000
2. MINIMUM BUILDING SETBACK LINES AS PER CITY OF McAllen ORDINANCE.
FRONT (HWY 107): 30.00' OR GREATER FOR EASEMENT OR SITE PLAN
IN ACCORDANCE WITH THE ZONING ORDINANCE OR
GREATER FOR EASEMENT OR SITE PLAN
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR
GREATER FOR EASEMENT OR SITE PLAN
INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR
GREATER FOR EASEMENT OR SITE PLAN
SIDE CORNER: 10.00' OR GREATER FOR EASEMENT OR SITE PLAN
3. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE
FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT OR 18 INCHES
ABOVE THE HIGHEST ADJACENT GRADE, WHICHEVER IS GREATER.
4. NO BUILDINGS SHALL BE CONSTRUCTED UNDER ANY EASEMENT OR LOT LINE.
5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE
APPROVED DRAINAGE REPORT: _____ C.F. (_____. Ac.Ft.) TO BE PROVIDED WITHIN
DESIGNATED DETENTION AREA.
6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McAllen
ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING
PERMIT.
7. PRIVATE DRAINAGE SYSTEM/DETENTION AREAS TO BE MAINTAINED BY PROPERTY
OWNER.
8. BENCHMARK IS CITY OF McAllen BENCHMARK "SPRAGUE"
PROPERTY: STAINLESS STEEL, 305' X 100' SURVEYED WITH AN ALUMINUM LOGO CAP.
LOCATED INSIDE THE WATER TREATMENT PLANT
[SEE LOCATION MAP FOR APPROXIMATE LOCATION]

[PUBLISHED DATA: CITY OF McAllen BENCHMARK "SPRAGUE"
ELEVATION = 102.61
COORDINATES: TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAD 88
US SURVEY FEET
GRID: N=16636202.03496 E=1076277.68332
9. 4 FT WIDE MINIMUM SIDEWALK REQUIRED ON STATE HIGHWAY 107.
10. 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/NEIGHBOR MULTI-FAMILY
RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES, AND ALONG N. 24TH
STREET.
11. 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND
COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
12. SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING DEPARTMENT PRIOR
TO BUILDING PERMIT ISSUANCE.
13. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN
REQUIREMENTS.
14. PRIVATE SERVICE DRIVE FOR CITY SERVICES REQUIRED AT TIME OF SITE PLAN REVIEW.
15. COMMON AREAS AND PRIVATE SERVICE DRIVES TO BE MAINTAINED BY LOT OWNERS
AND NOT THE CITY OF McALLEN.
16. 25 X 25 FT STREET OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

 CERTIFICATE OF APPROVAL
 PLANNING & ZONING COMMISSION

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

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

CITY OF McALLEN
MAYOR CERTIFICATION

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

CITY SECRETARY _____ DATE _____

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: <u>NOE GONZALEZ & MELBA E GONZALEZ</u>	4401 N. 22ND STREET	MCALLEN, TEXAS 78504	956-656.2167
ENGINEER: <u>CMD ENGINEERING, LLC: MARK D. CORBITT, PE</u>	3149A CENTER POINT DR	EDINBURG, TX 78539	956.650.6034
SURVEYOR: <u>MANUEL CARRIZALES, R.P.L.S.</u>	4807 GONDOLA AVENUE	EDINBURG, TX 78542	956.567.2167

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

(WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE QUESTIONED NAME SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOME NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE CITY OF MCALLEN, TEXAS, THE QUESTIONED NAME SUBDIVISION, ALL QUESTIONED NAME UTILITY 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 PROCEDURE OF THE CITY OF MCALLEN, TEXAS. THE SAME FOR THE PURPOSES THEREIN EXPRESSED, TO BE ON THE PLAT HEREOF, AND IN THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

NOE GONZALEZ & MELBA E GONZALEZ
4401 N. 22ND STREET
MCALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

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

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

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

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

MARK D. CORBITT, PE
TEXAS LICENSED PROFESSIONAL ENGINEER No. 101980

METES AND BOUNDS DESCRIPTION:

A 19.587 ACRE [853,200 SQ. FT.] TRACT OF LAND, MORE OR LESS, BEING THE WEST ONE HALF (W 1/2) OF LOT TWELVE (12), SECTION TWO HUNDRED EIGHTY (280), TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, DEED RECORDS OF HIDALGO COUNTY, TEXAS, HAVE AND HIGHWAY LOT PART LINE NORTH OF AND TO THE SOUTH RIGHT OF WAY LINE OF TEXAS STATE HIGHWAY 171, BEING THE NORTH 1/2 OF LOTS 10 & 11, BLOCK 1, BY VIRTUE OF WARRANTY DEED WITH VENDOR'S LIEU RECEIVED IN VOLUME 3089, PAGE 281, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 19.587 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING SOUTH AT A HALF 1/2-INCH IRON ROD WITH A CAP [N:16638654.7283,
E:1071376.3501] FOUND ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 107,
BEING SOUTH 08 DEGREES 46 MINUTES 46 SECONDS WEST, A DISTANCE OF 45.57 FEET
FROM THE NORTHWEST CORNER OF SAID LOT 12, FOR THE NORTHWEST CORNER OF THIS
TRACT OF LAND AND THE POINT OF BEGINNING.

THENCE, SOUTH 81 DEGREES 08 MINUTES 10 SECONDS EAST, WITH THE SOUTH RIGHT OF
WAY LINE OF SAID STATE HIGHWAY 107, A DISTANCE OF 67.84 FEET TO A HALF
INCH IRON ROD WITH A CAP, STAMPED "OLS RPLS 66589" SET FOR AN EXTERIOR
CORNER OF THIS TRACT OF LAND,

THENCE, SOUTH 80 DEGREES 48 MINUTES 00 SECONDS EAST, WITH THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY 107, A DISTANCE OF 590.95 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "CLS RPLS#6388" SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 45 MINUTES 04 SECONDS WEST, A DISTANCE OF 1,293.70 FEET TO A HALF (1/2)-INCH IRON ROD FOUND ON THE SOUTH LINE OF SAID LOT 12, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 80 DEGREES 56 MINUTES 29 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 559.43 FEET TO A CALCULATED POINT AT THE SOUTHWEST CORNER OF SAID LOT 12, FOR SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 46 MINUTES 46 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 12, A DISTANCE OF 1,294.93 FEET TO THE POINT OF BEGINNING CONTAINING 19.587 ACRES [853,200.23 SQ. FT.] OF LAND, MORE OR LESS.

 CERTIFICATE OF APPROVAL

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

BY: _____ DATE _____

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



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

SHEET 01 OF 02
DATE OF PREPARATION: 11.7.2022
PROJECT NO: 22291

NO.	DATE	DESCRIPTION	BY





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/17/2023

SUBDIVISION NAME: MCALLEN OAKS NORTH

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

State Highway 107: 150 ft. ROW
Paving: By the state Curb & gutter: By the state
Revisions needed:
-Please provide how existing ROW was dedicated on plat prior to final.
-Label existing ROW dedications, from centerline, total, existing etc. on both sides.
-Please provide copy of the document where ROW was dedicated to verify if any additional ROW dedication is required prior to final.
**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
**Monies must be escrowed if improvements are not constructed prior to recording.

Interior Streets: 60 ft. ROW
Paving: 40 ft. Curb & gutter: Both sides
Revisions Required:
-Interior dedications range from 50-60 ft. of ROW, please see ROW requirements above, revise as applicable prior to final.
-Street names will be established prior to final and plat will need to be revised accordingly.
-Clarify if subdivision is proposed to be private as gate details are required and ROW are subject to increase for gate areas, finalize prior to final and submit gate details as applicable.
**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
**Monies must be escrowed if improvements are not constructed prior to recording.

E/W Quarter Mile Collector (south boundary): Dedication as needed 60 ft. ROW
Paving: 40 ft. Curb & gutter: Both sides
Pending Items:
-Please provide ownership map to verify that no landlocked properties exist or will be created.
-Street alignment and R.O.W being reviewed and plat would need to be revised accordingly prior to final.
**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
**Monies must be escrowed if improvements are not constructed prior to recording.

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

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

* 1,200 ft. Block Length.
Revisions Needed:
-Subdivision layout does not comply with block length requirement , finalize block length requirements prior to final
**Subdivision Ordinance: Section 134-118

Non-compliance

Non-compliance

Non-compliance

NA

NA

Non-compliance

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

<p>* 900 ft. Block Length for R-3 Zone Districts. Revisions Needed: -Subdivision layout does not comply with block length requirement if proposed zoning is R-3A, please revise accordingly as applicable as requirement would be applied once zoning is finalized. If no changes please submit variance request for 900 ft. maximum block length requirement. -Finalize block length requirements prior to final. **Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105</p>	TBD
	NA
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *As per Public Works Department service drive or alley required to provide waste collection service for the R-3A and commercial lots, finalize alley/service drive requirements prior to final. **Alley/service drive easement required for commercial and multi-family properties. ***Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>*Proposing: Front (HWY 107): 30.00' or greater for easement or site plan. Front: In accordance with the zoning ordinance or greater for easements or site plan. Pending Items: -Clarify proposed: 30.00' setback for State Highway 107, prior to final. -Setbacks to be established once zoning requirements have been finalized. -For front commercial setback note should read as follows: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. **Note wording subject to change once zoning requirements have been finalized. ***Zoning Ordinance: Section 138-356</p> <p>*Proposing: Rear: In accordance with the zoning ordinance or greater for easements or site plan. Pending Items: -Setbacks to be established once zoning requirements have been finalized. **Note wording subject to change once zoning requirements have been finalized. ***Zoning Ordinance: Section 138-356</p> <p>*Proposing: Interior Sides: In accordance with the zoning ordinance or greater for easements or site plan. Pending Items: -Setbacks to be established once zoning requirements have been finalized. **Note wording subject to change once zoning requirements have been finalized. ***Zoning Ordinance: Section 138-356</p> <p>*Proposing: Corner: 10.00' or greater for easements or site plan. Pending Items: -Setbacks to be established once zoning requirements have been finalized. **Note wording subject to change once zoning requirements have been finalized. ***Zoning Ordinance: Section 138-356</p> <p>* Garage: 18 ft. or wherever greater setback is required, greater setback applies. Revisions Needed: -Add note as shown above, prior to final. **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	TBD
	TBD
	TBD
	TBD
	Non-compliance
	Applied

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

SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on State Highway 107, and both sides of interior streets.</p> <p>Revisions Needed:</p> <p>-Please revise plat note #9 as shown above prior to final, note subject to change once ROW requirements have been established, finalize note wording prior to final.</p> <p>**Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize prior to final.</p> <p>***Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Non-compliance</p> <p>Required</p>
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</p> <p>Revisions Needed:</p> <p>-Please revise plat note #10 as shown above prior to final, note subject to change once ROW requirements have been established, finalize note wording prior to final.</p> <p>**Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p> <p>**Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Non-compliance
	Applied
	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along _____</p> <p>**As per Traffic Department, spacing requirement along SH 107 at @55 MPH is 425 ft. between access, Shared Access easement will be required for Commercial Lots (1-4).</p> <p>***Must comply with City Access Management Policy</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>Revisions Needed:</p> <p>-Remove note #12 as it is a requirement, not a required plat note.</p> <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>**Note subject to change once subdivision requirements have been finalized. Finalize prior to final.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>***Section 110-72 applies if public subdivision is proposed.</p> <p>****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	TBD
	Non-compliance
	Required
	Applied
	Applied

<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 	Applied
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. **Subdivision Ordinance: Section 134-1 	Compliance
<ul style="list-style-type: none"> * Minimum lot width and lot area. **Compliance with lot requirement to be determined once rezoning has been finalized. **Zoning Ordinance: Section 138-356 	TBD
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1(single-family)Residential District/C-3 (commercial) General Business District Proposed: R-3A(apartment residential) District/C-3 (commercial) General Business District **Rezoning process must be finalized before final plat approval. ***Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ***Zoning Ordinance: Article V 	Non-compliance
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval **Rezoning process must be finalized before final plat approval. ***Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ***Zoning Ordinance: Article V 	Required
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Please provide number of dwelling units prior to final. 	TBD
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide number of dwelling units prior to final. 	TBD
<ul style="list-style-type: none"> * Pending review by City Managers Office. Once clarified if land dedication is applicable to this development ,a variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. 	TBD
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. 	Non-compliance
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	TBD

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none">*Must comply with City's Access Management Policy.**Any abandonments must be done by separate process, not by plat.***Rezoning process must be finalized before final plat approval.****Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final.*****Include subdivision name on plat prior to final.*****Clarify if subdivision is proposed to be public or private, as additional requirements may be triggered.*****Clarify and label accordingly the dashed line running through lots 1 and 40-52, prior to final.*****As per Fire Department, Secondary access may be required.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVAL.	Applied







PLANNING DEPARTMENT

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



2023 CALENDAR

Meetings:

-  City Commission
-  Planning & Zoning Board
-  Public Utility Board
-  Zoning Board of Adjustment





HPC - Historic Preservation Council

Deadlines:





D- Zoning/CUP Application N - Public Notification

* **Holiday** - Office is closed





JANUARY 2023

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





FEBRUARY 2023

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





MARCH 2023

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





APRIL 2023

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

MAY 2023

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



JUNE 2023

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

2023 CALENDAR








Meetings:

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









Deadlines:

- D- Zoning/CUP Application
- N - Public Notification
- * **Holiday** - Office is closed









JULY 2023

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









AUGUST 2023

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











SEPTEMBER 2023

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






OCTOBER 2023

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

NOVEMBER 2023

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

DECEMBER 2023

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