

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, FEBRUARY 4, 2025 - 3:00 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

- a) Approval of Minutes of the November 5, 2024 regular meeting

2) PUBLIC HEARING

a) **CONDITIONAL USE PERMITS:**

- 1. Request of Victor H. Arteaga, for a Conditional Use Permit, for one year, for a Portable Food Concession Stand, at Lots 25-28 & W14.92' Lot 29, Betty-Rose Subdivision, Hidalgo County, Texas; 600 East Highway 83. **(CUP2025-0001)**

b) **SUBDIVISION:**

- 1. Suarez Subdivision, 2600 North 24th Street, Suarez Brothers, LLC **(SUB2024-0128)**
(FINAL) JHE

3) CONSENT:

- a) Tex-Best at Tres Lagos Subdivision, 15601 North Shary Road, ML Rhodes Ltd. **(SUB2025-0005) (FINAL) M&H**
- b) Vacating a portion of Racquet Club and Replat to Villages at Park West Subdivision, 1400 Sprague Road, Domain Development, Corp. **(SUB2025-0007) (FINAL) M&H**
- c) McAllen City Center Subdivision, 1300 South 10th Street, McAllen City Center, Ltd. **(SUB2024-0009) (FINAL) SEC**

4) SUBDIVISIONS:

- a) Harvest Coves Subdivision Phase II, 2601 North Ware Road, Escanaba, LLC (REAR) **(SUB2024-0090) (FINAL) M&H**
- b) Haven Hill Subdivision, 8017 North Ware Road, Fortis Land Company, LLC **(SUB2024-0127) (FINAL) RDE**

- c) Up North on Ware Road Apartments & Business Center Subdivision, 9500 North Ware Road, Uptown Luxury Holdings, LLC **(SUB2025-0009) (PRELIMINARY/FINAL) HE**
- d) Balboa Acres Subdivision, The West Half of Lot 12 Block 26, 3309 Covina Avenue, Guadalupe Trejo and Maria Irene Trejo **(SUB2025-0010) (PRELIMINARY)**

5) DISCUSSION:

- a) Election of officers

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, November 5, 2024 at 3:32p.m.at the McAllen City Hall, 3rd Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

Present:	Michael Fallek	Chairperson
	Jose Saldana	Member
	Marco Suarez	Member
	Jesse Ozuna	Member
	Reza Badiozzamani	Member
Absent:	Gabriel Kamel	Vice Chairperson
	Emilio Santos Jr.	Member
Staff Present:	Evaristo Garcia	Assistant City Attorney III
	Michelle Rivera	Assistant City Manager
	Edgar Garcia	Planning Director
	Eduardo Mendoza	Engineering Director
	Luis Mora	Deputy Director
	Omar Sotelo	Development Coordinator
	Rodrigo Sanchez	Senior Planner
	Samuel Nunez	Senior Planner
	Kaveh Forghanparast	Planner III
	Eduardo Garza	Planner III
	Julio Constantino	Planner III
	Adriana Solis	Planner II
	Samantha Trevino	Planner I
	Alexis Martinez	Planner I
	Noah Del Bosque	Planner Technician I
	Magda Ramirez	Administrative Assistant

CALL TO ORDER – Chairperson Mr. Michael Fallek

PLEDGE OF ALLEGIANCE

INVOCATION-. Mr. Marco Suarez

1) MINUTES:

a) Approval of Minutes for September 20, 2024 Special Meeting

The minutes for the regular meeting held on September 20, 2024 Special Meeting was approved as submitted by Mr. Marco Suarez. Seconding the motion was Mr. Jose Saldana which carried unanimously with five members present and voting.

2) PUBLIC HEARING:

a) **CONDITIONAL USE PERMITS:**

- 1) Request of John Geske/Union Nolana LLC. on behalf of South Padre Retail Center LTD., for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar at Lot 1, Nolana Retail Subdivision, Hidalgo County, Texas; 1300 East Nolana Avenue, Building 100, Suite 100. **(CUP2024-0111)**

Ms. Adriana Martinez stated that the subject property is located along the southeast corner of East Nolana Avenue and North K Center Street. The property is zoned C-3 (General Business) District and the adjacent zoning is C-3 District in all directions. Surrounding land uses include Texas Community Bank, Freedom Bank, KRGV TV Channel 5 news station, several offices, and multifamily subdivisions. A bar is permitted in a C-3 District with a Conditional Use Permit and in compliance with requirements.

This is the first Conditional Use Permit (bar) application submitted for this location. The site plan review and subdivision plat for Nolana Retail Subdivision was recorded in July 2023.

The proposed bar will be operating from a 4,700 square feet suite that will consist of an upper and lower dining area, a bar, a kitchen, an office, a walk-in cooler, and two restrooms as shown by the submitted floor plan. The proposed hours of operation for Union Draft House are from 11:00 A.M. to 12:00 A.M. from Sunday to Thursday, and 11:00 A.M. to 1:00 A.M. on Fridays and Saturdays. As per the approved site plan, 174 spaces are required in total based on 12,112 square feet of seating and kitchen areas (restaurant) and 19,550 square feet of retail use – 194 parking spaces are being provided.

Inspections from the Health and Fire Departments have been completed and approved the Conditional Use Permit process to continue.

As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must 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 (multifamily residential apartments) to the south.
- 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 East Nolana Avenue and North K Center Street.
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Currently there is a shell commercial building on the property proposed for mixed uses such as retail, restaurants, and bars. 194 parking spaces are provided as common parking. 174 parking spaces are required for total of restaurant use and retail use. 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.

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

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

Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) of Section 138-118(a)(4) 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 the conditional use permit with favorable recommendation based on noncompliance with requirement #1 (distance) of Section 138-118(a)(4) of the Zoning Ordinance. Mr. Jose Saldana second the motion with five members present and voting.

- 2) Request of Jaime S. Ortiz on behalf of Nations for Christ Church Inc., for a Conditional Use Permit, for life of use, for an Institutional Use (church) at the South 309.95 feet of Lot 1, Central Christian Church II Subdivision, Hidalgo County, Texas; 1320 North Main Street. **(CUP2024-0112)**

Ms. Adriana Solis stated that the subject property is located along the northeast corner of North Main Street and Nolana Avenue. The property is zoned R-3A (Multifamily Residential Apartments) District. The adjacent zoning is R-3A to the north and east, and R-1 (Single Family Residential) District to the west and south across North Main Street and Nolana Avenue. Surrounding land uses include Milam Elementary School, multifamily apartments, single family residences, and offices. An Institutional Use is permitted in an R-3A District with a Conditional Use Permit and in compliance with requirements.

According to the Hidalgo County Appraisal District property records, the facility for a church was constructed in 1967. An approved Conditional Use Permit for an Institutional Use (church) and a classroom addition was found on record in 1984. An application for a church was submitted on September 27, 2024 under a new property owner.

The applicant is proposing to operate a church within an existing structure, previously used as a church. The existing church is composed of a main sanctuary area, several classrooms, restrooms, and an office. The days and hours of the services of the church will be on Sunday at 10:00 A.M., Wednesdays at 7:00 P.M., and occasionally at 7:00 P.M. for every other day. Based on the 300 seats proposed in the sanctuary area, 75 parking spaces are required; 81 parking spaces are being provided.

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

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The church has access on North Main Street.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the seating area of 300 seats in the sanctuary, 75 parking spaces are required; 81 parking spaces are being provided.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits.
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities.
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas.
- 6) The numbers of persons within the building shall be restricted to the existing seating capacity for the building.
- 7) Sides adjacent to commercially and residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

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

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

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

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 approve the conditional use permit , for life of the use, subject to compliance with requirements of the Zoning Ordinance, Building Department, and Fire Department requirements. Mr. Jose Saldana second the motion with five members present and voting.

- 3) Request of Ramon R. Martinez on behalf of Believe Investments, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a food truck park, at Lot 1, Valley Salvage Center Subdivision, Hidalgo County, Texas; 701 East US Business 83. (CUP2024-0114)**

Ms. Alexis Martinez stated that the subject property is located on the northeast corners of U.S Business 83 and McColl Road. The subject property is zoned I-1 (light industrial) District. The adjacent zoning is also I-1 District to the South, East, and across McColl Road to the West, with C-4 (commercial industrial) District across East Beech Avenue to the north. A food truck park is permitted in an I-1 District, subject to compliance to a Conditional Use Permit requirements.

The initial Conditional Use Permit request was submitted July 19, 2022 and was approved at the City Commission meeting of September 12, 2022. The last approved CUP for the location was in October 2023. This application was submitted on October 2, 2024.

The applicant is proposing to continue to operate a food truck park on the subject property. According to the applicant, 150 parking spaces (not including spaces for food trucks and tables) will be available on the subject property for the general public. The food truck park's proposed days and hours of operation would be 8:00 AM to 12:00 AM Monday through Sunday. The food truck park will continue to consist of 6 food truck spaces and 14 tables.

The food truck park and its vendors must comply with the requirements set forth in Section 54-51 of the Zoning Ordinance for mobile food vendors and the following specific requirements:

- 1) The property line of the lot must be at least 200 feet from the nearest residence or residentially zoned property;
- 2) The name, address, phone number and email address of a contact person who shall be available 24 hours per day, 7 days per week for the purposes of responding to complaints regarding the operation of the mobile food vendor court;
- 3) Mobile food vendor courts shall not operate between the hours of 2:00 AM and 7:00 AM;
- 4) Each mobile food vendor court shall provide access to a restroom on or within 600 feet of the property lines of the track of land on which it is situated;
- 5) Mobile food vendor courts must provide one (1) garbage receptacle, to hold a minimum of thirteen (13) gallons, per each vendor located on premises for public use. This requirement is in addition to the receptacles required of each individual vendor;
- 6) Mobile food trucks may not be placed or parking on unimproved surfaces;
- 7) Adequate lighting, as determined by the Health Director, to enable clear and unobstructed visibility of mobile food vendors and patrons shall be provided at all entrances and exits of the mobile food vendor court;
- 8) Mobile food vendor courts shall provide on premise parking areas sufficient to accommodate staffing needs and seating areas.

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

Staff recommends approval of the Conditional Use Permit request subject to compliance with the above-

mentioned requirements.

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

After a brief discussion regarding availability of restrooms, Mr. Marco Suarez moved to approve the conditional use permit subject to compliance with the above-mentioned requirements. Mr. Jose Saldana second the motion with five members present and voting.

- 4) Request of Jorge L. Martinez for a Conditional Use Permit, for one year, and adoption of an ordinance, for a food truck park at 1 tract of land North of Railroad Right of Way between 10th & 11th Streets South of Block 49, North McAllen Addition, Hidalgo County, Texas; 1001 Ash Avenue. **(CUP2024-0118)**

Ms. Alexis Martinez stated that the subject property is located north of US Business 83 and South of Ash Avenue between 10th and 11th Streets. The subject property is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. A food truck park is permitted in a C-3 District, subject to compliance with Conditional Use Permit requirements.

The applicant is proposing to continue to operate a food truck park on the subject property with five food trucks. The initial Conditional Use Permit for a food truck park was approved by the City Commission on September 12, 2022. A request to renew the Conditional Use Permit was approved with conditions on October 17, 2023 by the Board of Commissioners. On October 7, 2024 the applicant submitted a new application in order to renew the Conditional Use Permit for a food truck park. Based on the submitted site plan, 46 parking spaces will be available on the subject property. The required amount of parking spaces for the five food trucks is 20. The proposed days and hours of operation are 7:00 AM to 3:00 PM Monday through Sunday.

During a site visit of the subject property, staff noticed added seating areas with canopies that may need to follow the building permit process. This may be resolved by the food truck operators on an individual basis. These structures do not conflict with the Conditional Use Permit request, due to the food truck park being in full compliance with Section 54-51 of the Zoning Ordinance for mobile food vendors. Additional parking is available from a neighboring property (through parking agreement) mostly for employee parking.

The Fire and Health Departments have completed their inspections of this site with satisfactory results. The food truck park and its vendors must comply with the requirements set forth in Section 54-51 of the Zoning Ordinance for mobile food vendors and the following specific requirements:

- 1) The property line of the lot must be at least 200 feet from the nearest residence or residentially zoned property;
- 2) The name, address, phone number and email address of a contact person who shall be available 24 hours per day, 7 days per week for the purposes of responding to complaints regarding the operation of the mobile food vendor court;
- 3) Mobile food vendor courts shall not operate between the hours of 2:00 AM and 7:00 AM;
- 4) Each mobile food vendor court shall provide access to a restroom on or within 600 feet of the property lines of the track of land on which it is situated;

- 5) Mobile food vendor courts must provide one (1) garbage receptacle, to hold a minimum of thirteen (13) gallons, per each vendor located on premises for public use. This requirement is in addition to the receptacles required of each individual vendor;
- 6) Mobile food vendors may not be placed or parking on unimproved surfaces.
- 7) Adequate lighting, as determined by the Health Director, to enable clear and unobstructed visibility of mobile food vendors and patrons shall be provided at all entrances and exits of the mobile food vendor court;
- 8) Mobile food vendor courts shall provide on premise parking areas sufficient to accommodate staffing needs and seating areas.

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

Staff recommends approval of the Conditional Use Permit request due to compliance with all the requirements set forth in Section 54-51 of the Zoning Ordinance for mobile food vendors.

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

After a brief discussion regarding availability of restrooms, Mr. Marco Suarez moved to approve the conditional use permit due to compliance with all the requirements set forth in Section 54-51 of the Zoning Ordinance for mobile food vendors. Mr. Jose Saldana second the motion with five members present and voting.

- 5) Request of Katya Cantu on behalf of La Tambora Sinaloense LLC, for a Conditional Use Permit, for one year, and adoption of an Ordinance for a bar at Lot 12, Mejia Subdivision Unit No. 1, Hidalgo County, Texas, 2022 Nolana Avenue. **(CUP2024-0121)**

Ms. Samantha Trevino stated that the subject property is located along the north side of Nolana Avenue, west of Bicentennial Boulevard, and is zoned C-3 (general business) District. The zoning for the adjacent properties is C-3 District in all directions. Surrounding land uses include O'Reilley Auto Parts, Vintage Tile & Stone, Billy's B-B-Q, Dominos, Imelda's Beauty Salon, Ryker Powersports, Sweet Boulevard Party Place, Spin Plus Laundromat, Calandrias Patio Bar, and The International Museum of Arts & Sciences (IMAS). A bar is permitted in the C-3 District with a Conditional Use Permit and in compliance with requirements.

The initial Conditional Use Permit for a bar was submitted on October 9, 2024, for one year. The establishment was previously approved back in 2022 for a BYOB event center.

According to the submitted floor plan, the applicant is proposing to use the 3,500 square foot suite for a proposed bar. The proposed days and hours of operation are Monday thru Sunday 7:00 PM thru 2:00 AM. Based on the 3,500 square feet 35 parking spaces would be required. As per the subdivision plat (Mejia Unit 1), the existing parking area is part of a common parking area for all the 12 Lots.

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

- 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; The establishment is within 400 feet of the International Museum of Arts & Science (IMAS)
- 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 Nolana Avenue which is a principal arterial and does not generate traffic into residential areas;
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on the square footage of the establishment where the bar is proposing to operate, 35 parking spaces are required and are provided as part of the common parking area.
- 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. Emails, or letters 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 the conditional use permit with favorable recommendation based on noncompliance with requirement #1 (distance) of the Zoning Ordinance. Mr. Jose Saldana second the motion with five members present and voting.

- 6) Request of Clarrisa Margot Quesada, for a Conditional Use Permit, for one year, and adoption of an Ordinance for a bar at Lots 7 & 8, 83 Citrus Grove Plaza Condominium Subdivision, Hidalgo County, Texas, 4037 West Expressway 83, Suite 120. **(CUP2024-0103)**

Ms. Samantha Trevino stated that the subject property is located along the north side of Colbath Road, south of 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. There is R-1 (single family residential) District along the south side of Colbath Road. Surrounding land uses include Turbo Bicycles, Lucky 4, Express 83 Nails, Be Fit Nutrition, and True Fit Athletic Clubs. A bar/lounge is permitted in a C-3 District with a Conditional Use Permit.

The initial Conditional Use Permit for a bar was submitted on September 11, 2024, for one year.

According to the submitted floor plan, the applicant is proposing to use the 1,868.75 square foot suite for a proposed bar/lounge. The proposed days and hours of operation are Monday thru Sunday 10:00 AM thru 12:00 AM. Based on the 1,868.75 square feet 19 parking spaces would be required. The existing parking area is part of a common parking area for the plaza.

A Conditional Use Permit is required for a bar/lounge. The Health Department has completed their inspection and have approved for the CUP process to continue. The Fire Department is still pending inspection. The applicant must comply with all their requirements. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the abovementioned business must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The property is within 400 ft. of residential uses.
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has access to U.S. Expressway 83 and Colbath Road.
- 3) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on the square footage, 57 parking spaces are required. There are 274 common parking spaces provided as common parking. Based on area utilized, the proposed facility complies with parking. Parking spaces must comply with Section 138-400 of the Ordinance and must be clearly striped and pavement surface shall be maintained free of litter, debris, loose gravel, cracks and potholes;
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;

- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

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

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

Staff is recommending disapproval of the request based on non-compliance with requirement #1 (distance) of Section 138-118(a)(4) 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. Jose Saldana moved to disapprove the conditional use permit with favorable recommendation based on non-compliance with requirement #1 (distance) of Section 138-118(a)(4) of the Zoning Ordinance. Mr. Jesse Ozuna second the motion with five members present and voting.

b) SUBDIVISIONS:

1. McAllen Townsite Lot 5A Block 59 (Previously 1501 Galveston Subdivision), 1501 Galveston Avenue, Champagne & Cavaliers Investments **(SUB2024-0103) (REVISED PRELIMINARY) BE**

Mr. Eduardo Garza stated that the property located on Galveston Ave.: dedication needed for 30 ft. from center for 60 ft. ROW Paving 40' curb & gutter on both sides. Provide ROW dedication as shown above prior to final. If plat remains the same, a variance application must be submitted and approved prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan South 15th Street: 65 ft. ROW existing. Paving: 40 ft. curb & gutter both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. As per Public Works an 8x8 dumpster pad will be provided for a 300 gallon bin for pickup off of 15th Street. Subdivision Ordinance: Section 134-106. Front - Galveston Ave: In accordance with the Zoning Ordinance or greater for easements or approved site plan, or in-line with average existing structures, whichever is greater applies. Revise note #4 as shown above, prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Corner: S.15th Street: 10 ft. or greater for approved site plan or easements. Revise note #4 as shown above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on Galveston Avenue and South 15th Street Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses Landscaping Ordinance: Section 110-46. An 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 TBD. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, detention areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets Subdivision Ordinance: Section 134-1. Minimum lot width and lot area Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3 Zoning Ordinance: Article V. Rezoning Needed before Final Approval Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Contact the property owner of the remainder of Lots 5, and 6, on the west side to include them in the replat.

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

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

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

The following Item #'s 2b2 & 2b3 were read and voted together.

2. Balboa Acres Subdivision, The East Half of Lot 9 Block 27, 3409 Daytona Avenue, Ramiro A. Resendez **(SUB2024-0111) (FINAL)**

Mr. Kaveh Forghanparast stated that the property located on Daytona Ave.: 60 ft. ROW (existing) Paving: Approximately 35 ft. existing curb & gutter on both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording COM Thoroughfare Plan. 600 ft. Maximum Cul-de-Sac Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: existing conditions remain. Alley/service drive easement required for commercial properties Subdivision Ordinance: Section 134-106. Front: 25 ft. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Lots fronting public streets Subdivision Ordinance: Section 134-1. Minimum lot width and lot area Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1 Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Traffic Department, Trip Generation waived for one lot single family lot. Existing plat notes remain the same as now exist. Public hearing is scheduled for final approval at the Planning and Zoning Commission meeting. Must comply with other department requirements prior to recording as may be applicable.

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

3. Balboa Acres Subdivision, The West Half of Lot 9 Block 27, 3411 Daytona Avenue, Ramiro A. Resendez **(SUB2024-0110) (FINAL)**

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

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

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

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

3) CONSENT:

- a) Habitat at Hackberry Subdivision, 3302 Hackberry Avenue, Habitat Developers, LLC **(SUB2024-0098) (FINAL) SEC**
- b) Neuhaus Estates II Subdivision, 4223 Neuhaus Drive, Castores Builders, LLC **(SUB2024-0100) (FINAL) MAS**
- c) 29th Sunrise Valley Subdivision, 8400 North 29th Street, DMJ Family Trust **(SUB2024-007) (FINAL) SEC**

Being no discussion, Mr. Jesse Ozuna moved to approve the consent items 3a-c. Mr. Jose Saldana seconded the motion which was approved by five members present and voting.

4) SUBDIVISIONS:

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

Mr. Julio Constantino stated that the property located on (LOOP 374): E. Business Highway 83. Plat

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Shows existing 70.0' R.O.W. need to finalize requirement for any dedication for a 100.0' R.O.W. prior to final. Land Fronting property is owned by the Missouri Pacific Railroad company, this requirement does not apply. 80.0' R.O.W. also shown for railroad. Paving: by the state. Curb & gutter by the State. Revisions Needed: Label Total R.O.W. after accounting for all R.O.W. dedications - use applicable arrow annotation lines. Must Include Document #'s on plat and must provide any documents for staff review as applicable regarding existing R.O.W. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. A 30.0' access easement exists on the north side of property. Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase IV, this includes plat notes for setbacks & Private Access Drives. Subdivision Ordinance: Section 134-106. Front: 45 ft. or in line with average setback of existing structures, or easement, whichever is greater. Clarify proposed setback notes and ensure compliance with minimum setback requirements and as noted on recorded subdivision plat, prior to final. Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase IV, this includes plat notes for setbacks & Private Access Drives. Zoning Ordinance: Section 138-356. Rear: Proposed 10 ft. or greater for easements. Clarify proposed setback and ensure compliance with minimum setback requirements as noted on recorded subdivision plat, prior to final. Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase IV, this includes plat notes for setbacks & Private Access Drives. Zoning Ordinance: Section 138-356. Sides: Proposing 6 ft. or greater for easements, whichever is greater. Clarify proposed setback and ensure compliance with minimum setback requirements and as noted on existing recorded subdivision, prior to final. Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase IV, this includes plat notes for setbacks & Private Access Drives. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted. As per Traffic Department: No Direct Access to Hwy 83 would be granted, Egress and Ingress to and from the development would be through the dedicated private easement. Must comply with City Access Management Policy. Site Plan must be approved by the Planning and Zoning Commission prior to issuance of any building permits. Note #18 remains as per recorded plat. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public street: Lot 9B has no frontage on the street but has a shared access easement along the north side of the lot. Variance granted on August 25, 1997 by the City Commission to allow lots not to front a public street as part of the original subdivision. Subdivision Ordinance: Section 134-1. Minimum Lot width and lot area: Lot 9B has no frontage on the street but has a shared access easement along the north side of the lot. Variance granted on August 25, 1997 by the City Commission to allow lots not to front a public street as part of the original subdivision. Zoning Ordinance: Section 138-356. Existing I-1 Proposed C-3L. As noted on application, the proposed zoning is C-3L; however if it remains I-1, must revise application to reflect zoning prior to recording. Zoning Ordinance: Article V. Rezoning Needed before Final Approval Revise application prior to recording to reflect I-1 zoning district if no Zoning change is proposed. Zoning Ordinance: Article V. As per Traffic Department, TG Approved, no TIA required. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, TG Approved, no TIA required. Subdivision was approved in Final Form at the meeting of July 10, 2024. As per the request of the Engineer, the subdivision name was changed to reflect the following: "Jackson Commerce Development Lot 9B, Phase IVA Subdivision" Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase IV, this includes plat notes for setbacks & Private Access Drives. For

this replat, finalize inclusion of remainder portion of lot 9, prior to recording as part of this replat. Please notify our department on the status of this procedure. If any easements proposed to be abandoned, requirements would need to be completed prior to final. If changing or removing restrictions or notes, vacate and replat will be required. Existing plat notes remain as noted on recorded plat. Provide Documents of the R.O.W. for staff review. Must comply with all department requirements prior to Recording. Must comply with City's Access Management Policy.

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

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

- b) Vacating a Portion of Racquet Club Subdivision and Replat to Park West Subdivision, 11201 North 10th Street, Domain Development, Corp. **(SUB2024-0078) (REVISED PRELIMINARY)**
M&H

Mr. Julio Constantino stated that the property located on North 10th Street (S.H. 336): Dedication as required for 60 ft. from centerline for 120 ft. total ROW Paving: by the state. Curb & gutter: by the state. Revise street name as shown above, prior to final. Please add street name as N. 10th Street. Include dimension from centerline after R.O.W. dedication. Dedicating 10 ft. - 60 ft. on N. 10th street for 120 ft. of R.O.W. Provide a copy for existing ROW before dedication, prior to final. Clarify stub out along N. 10th Street just north of Chill Pepper Express Subdivision. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Sprague Road: Dedication as required for 40 ft. from centerline for 80 ft. total ROW. Paving: 52 ft. Curb & gutter on both sides. Provide a copy of R.O.W. documents for staff review as applicable, prior to final. Show dimension of R.O.W. from Centerline after dedication. Any issues with R.O.W. dedication over waterline easement for Sprague Road must be resolved before final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Streets: Dedication as required for 50 ft. total ROW. Paving: 32 ft. Curb & gutter on both sides. Provide for secondary access street to the West development. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. E/W Quarter Mile Collector (north boundary): dedication required for 60 ft. total ROW. Paving: 40 ft. Curb & gutter on both sides. Show R.O.W. dedication for an E/W quarter mile collector on the north side, prior to final. The engineer submitted a variance application (VAR2024-0044) submitted on 10-11-24, including a variance to not dedicate R.O.W. nor escrow for this road. Variance to be presented at the P&Z meeting of November 5, 2024. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Johnson Creek Ave. Proposing 50 ft. of R.O.W. (for single-family residential development) paving: 40 ft. curb & gutter on both sides. Please provide GATE DETAILS for staff review. Need gate details to determine of R.O.W. needs to be increased to 65 ft. for gates, islands, pedestrian access, sidewalks, etc. If sliding gate, need an access for it to open into. Additional R.O.W. may be required at the gate area. If Johnson Creek Ave. is private out to N. 10th street or public through lot 1 and private along lot 2, clarify to finalize requirements. If public through lot 1, 60 ft. R.O.W. with 40 ft. of pavement required. Need to clarify to finalize requirements. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. The engineer submitted a variance application (VAR2024-0044) submitted on 10-11-24, including a variance for the maximum block length of 1,200, of which block length is currently labeled as 1,252 ft. Variance to be presented at the P&Z meeting of November 5, 2024. Subdivision Ordinance: Section 134-118. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial/multi-family properties.

Please clarify use of Lot 1 to determine alley requirements, prior to final. Proposing 20 ft. private alley for the interior lots. Subdivision Ordinance: Section 134-106. Front: Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures whichever is greater applies (if commercial zoning) Lots 2-86: 25 ft. or greater for easements. Revisions Needed: Proposing: "20 ft. or greater for easements" Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. Zoning Ordinance: Section 138-356. Rear: Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements (if commercial zoning) Lots 2-86: 10 ft. or greater for easements. Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. Zoning Ordinance: Section 138-356. Sides Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements (if commercial zoning) Lots 2-86: 6 ft. or greater for easements. Revisions Needed: Proposing: "5 ft. or greater for easements" Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. Zoning Ordinance: Section 138-356. Corner: Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements (if commercial zoning) Lots 2-86: 10 ft. or greater for easements. Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. Please clarify that this setback will be for all residential lots, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on North 10th Street, Sprague Road, and both sides of all interior streets and E/W 1/4 mile street along north boundary. Both sides of Johnson Creek Ave. if 1/4 mile variance is approved. The engineer submitted a variance application (VAR2024-0044) submitted on 10-11-24, including a variance to not dedicate R.O.W. nor escrow for the E/W 1/4 mile street. Variance to be presented at the P&Z meeting of November 5, 2024. Sidewalk requirement may increase to 5 ft. along North 10th Street per Engineering Department, prior to final. Revise plat note #8 as applicable wording to be finalized, prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along Sprague Road and 1/4 mile street along north boundary. Revise plat note #9 as applicable working to be finalized, prior to final. Landscaping Ordinance: Section 110-46. An 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 Sprague Road and E/W 1/4 mile street along north boundary. Revise plat note #13 as applicable wording to be finalized, prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets, alleys, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revise plat note #14 as applicable, prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. 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 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. Lot 1 has a strip of land down to Sprague Rd. with only 14.25 ft. of frontage, clarify/finalize prior to final. Subdivision Ordinance:

Section 134-1. Minimum lot width and lot area. Lot 1 has a strip of land down to Sprague Rd. with only 14.25 ft. of frontage, clarify/finalize prior to final. Lot 33 doesn't comply with minimum 50 ft. width requirement. Verify all lots meet minimum 50 ft. frontage requirements for interior lots and 54 ft. for corner lots for the residential lots. Zoning Ordinance: Section 138-356. Existing: R-3T, C-3 Proposed: R-1. Clarify use of Lot 1, prior to final. Applications for zoning change received on October 14, 2024, to be presented at the P&Z meeting of 11/19/24. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Clarify use of Lot 1, prior to final. Applications for zoning change received on October 14, 2024, to be presented at the P&Z meeting of 11/19/24. Zoning Ordinance: Article V. As per plat submitted on July 19, 2024, plat depicts 85 residential lots, a request to pay park fees in lieu of land dedication for Vacate a Portion of Racquet Club Subdivision into Re-Plat of Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$29,750) based on \$350 per 85 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling units increases, additional park fees will apply. A plat note to reflect the approved park fee variance is needed prior to recording. Proposing: Plat note regarding parkland dedication is shown as Plat Note #19. As per plat submitted on July 19, 2024, plat depicts 85 residential lots, a request to pay park fees in lieu of land dedication for Vacate a Portion of Racquet Club Subdivision into Re-Plat of Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$29,750) based on \$350 per 85 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling units increases, additional park fees will apply. A plat note to reflect the approved park fee variance is needed prior to recording. Proposing: Plat note regarding parkland dedication is shown as Plat Note #19. As per plat submitted on July 19, 2024, plat depicts 85 residential lots, a request to pay park fees in lieu of land dedication for Vacate a Portion of Racquet Club Subdivision into Re-Plat of Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$29,750) based on \$350 per 85 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling units increases, additional park fees will apply. A plat note to reflect the approved park fee variance is needed prior to recording. Proposing: Plat note regarding parkland dedication is shown as Plat Note #19. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. TG worksheet submitted, please contact traffic to resolve pending items prior to final. Traffic Impact Analysis (TIA) required prior to final plat. Any abandonments must be done by separate document, not by plat, must be finalized prior to final. Application needs to reflect the subdivision name mentioned on the plat. Verify and review the bearings/metes and bounds to match what is shown on the plat. There is a distance and bearing on the Metes and Bounds (Save and Except) for numbers 2 & 4 that are different from what is shown on the survey. Revise/clarify plat notes #3,8,13,14,17,19. The signature line and notary for George Cardenas with Vantage bank is duplicated. Lot area table is missing Lots 1 & 2. Vacating portion must be redone as it includes a portion that is outside of the original subdivision boundary. Legal doesn't reference un-platted acreage south to Sprague. At the Planning and Zoning Commission meeting of August 6, 2024 the board voted to approve the subdivision in preliminary form subject to conditions noted, drainage and utility approvals. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in revised preliminary form, subject to the conditions noted, drainage, and utility approval, and board's decision on the variances.

After some discussion on the variance, Mr. Reza Badiozzamani moved to approve subdivision in revised preliminary form, subject to the conditions noted, drainage, and utility approval, and board's decision on the variances. Mr. Jesse Ozuna seconded the motion, which was approved with five members present and voting.

- c) Vacating a Portion of Racquet Club Subdivision and Replat to Villages at Park West Subdivision, 1400 Sprague Road, Domain Development, Corp. **(SUB2024-0075) (REVISED PRELIMINARY) M&H**

Mr. Julio Constantino stated that the property located on North Bicentennial Boulevard: Dedication as required for 75 ft. from centerline for 150 ft. total ROW Paving: 65 ft. - 105 ft. Curb & gutter on both sides. Provide a copy of R.O.W. documents shown on the plat for staff review as applicable, prior to final. Clarify the dashed lines shown on the North and South sections of N. Bicentennial Blvd. Clarify Document labeled as "Deed Without Warranty." The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal to dedicate 15 ft. of additional R.O.W. for 70 ft. from centerline for 140 ft. total R.O.W. instead of the required 20 ft. of R.O.W. dedication for 75 ft. from centerline for 150 ft. of R.O.W. Variance to be presented at the P&Z meeting of November 5, 2024. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Sprague Road: Dedication as required for 40 ft. from centerline for 80 ft. total ROW. Paving: 52 ft. Curb & gutter on both sides. Provide a copy of R.O.W. documents shown on the plat for staff review as applicable, prior to final. Clarify southwest corner of subdivision as it appears that a portion of Sprague won't be dedicated. Label the distance from centerline to the dedicated R.O.W. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Streets: Dedication as required for 60 ft. total R.O.W. Paving: 40 ft. Curb & gutter on both sides. Street names to be finalized, prior to final. Additional ROW may be required at the gate area. Provide gate details for staff review. The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal for 50 ft. of R.O.W. with 40 ft. of paving with a 10 ft. utility and sidewalk easement on both sides of streets, instead of the required 60 ft. of R.O.W. with 40 ft. of paving for multi-family properties. Variance to be presented at the P&Z meeting of November 5, 2024. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. E/W 1/4 Mile Collector (northern boundary): dedication required for 60 ft. total ROW. Paving: 40 ft. Curb & gutter on both sides. Show R.O.W. dedication for an E/W 1/4 mile collector on the north side, prior to final. The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal to not dedicate R.O.W. nor escrow for this road, instead of dedicating for the required for 60 ft. of total R.O.W. dedication. Variance to be presented at the P&Z meeting of November 5, 2024. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal for the maximum allowable 1,200 ft. block length, of which the subdivision block length is currently 1,317 ft. Variance to be presented at the P&Z meeting of November 5, 2024. Subdivision Ordinance: Section 134-118. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. W 1/4 Mile Collector (northern boundary): dedication required for 60 ft. total ROW Paving: 40 ft. Curb & gutter on both sides. Show R.O.W. dedication for an E/W 1/4 mile collector on the north side, prior to final. The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal to not dedicate R.O.W. nor escrow for this road, instead of dedicating for the required for 60 ft. of total R.O.W. dedication. Variance to be presented at the P&Z meeting of November 5, 2024. Subdivision Ordinance: Section 134-105. Monies

must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal for the maximum allowable 1,200 ft. block length, of which the subdivision block length is currently 1,317 ft. Variance to be presented at the P&Z meeting of November 5, 2024. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial/multi-family properties. Subdivision layout is proposing a 24 ft. alley for interior lots only. The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal for a 24 ft. private alley for internal blocks ONLY. Variance to be presented at the P&Z meeting of November 5, 2024. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements or approved site plan. Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements or approved site plan. Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements or approved site plan. Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. Proposing: "5 ft. or greater for easements or approved site plan." Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on North Bicentennial Boulevard, Sprague Road, and on both sides of all interior streets. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Bicentennial Boulevard and Sprague Road. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North Bicentennial Boulevard and Sprague Road. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Submit a site plan or clarify to determine requirement, prior to final. Zoning Ordinance: Section 138-210. Common/Detention Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revise plat note #14 as shown above, prior to final. If Lot 91 is a common lot, please label it according (e.g. Common Lot A), add as a plat note to clarify it. Lot 91/Common Area "A" needs to front onto the interior streets. 25 ft. of frontage is allowed for detention lots. The initial plat submitted had frontage onto the interior street. No Curb Cuts are allowed onto Bicentennial. Please clearly label detention areas and label them accordingly. A lot may only have one letter / number. Revise the lot name 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. Revise Plat note # 15 with the Full Subdivision Plat Name. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Revise Plat note # 15 with the Full Subdivision Plat Name. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. Lot 91/Common Area "A"

needs to front onto the interior streets. 25 ft. of frontage is allowed for detention lots. The initial plat submitted had frontage onto the interior street. No Curb Cuts are allowed onto Bicentennial. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Please verify lot widths for lots: 14, 15, 24 and 38 so that they meet minimum 50 ft. width requirement. Verify all lots meet minimum 50 ft. frontage requirements, update curve table accordingly. Zoning Ordinance: Section 138-356. Existing: R-2, R-3T, C-3 Proposed: R-3A. Applications for zoning change received, to be presented at the P&Z meeting of 11/19/24. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Applications for zoning change received, to be presented at the P&Z meeting of 11/19/24. Zoning Ordinance: Article V. As per plat submitted on July 05, 2024, plat depicts 88 residential lots, a request to pay park fees in lieu of land dedication for The Replat of Villages at Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$30,800) based on \$350 per 88 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling units increases, additional park fees will apply. A plat note to reflect the approved park fee variance is needed prior to recording. Proposing: Plat note regarding parkland dedication is shown as Plat Note #19. As per plat submitted on July 05, 2024, plat depicts 88 residential lots, a request to pay park fees in lieu of land dedication for The Replat of Villages at Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$30,800) based on \$350 per 88 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling units increases, additional park fees will apply. A plat note to reflect the approved park fee variance is needed prior to recording. Proposing: Plat note regarding parkland dedication is shown as Plat Note #19. As per plat submitted on July 05, 2024, plat depicts 88 residential lots, a request to pay park fees in lieu of land dedication for The Replat of Villages at Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$30,800) based on \$350 per 88 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling units increases, additional park fees will apply. A plat note to reflect the approved park fee variance is needed prior to recording. Proposing: Plat note regarding parkland dedication is shown as Plat Note #19. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. TG approved, TIA Level 1 triggered. Please contact traffic department to resolve pending items prior to final. Traffic Impact Analysis (TIA) required prior to final plat. Any abandonments must be done by separate document, not by plat, must be finalized prior to recording. Location will require a secondary access that must meet Fire Department requirements. Clarify if 15.3 ft. Waterline Easement is still currently existing as it isn't shown on the plat. Submit a master plan for overall development to determine compliance with subdivision requirements, streets, etc. and any additional requirements that may be needed. Subdivision name will need to be changed/finalized, prior to final. Vacating portion must be redone as it includes a portion that is outside of the original subdivision boundary. Application would need to be corrected to reflect the finalized name of the subdivision. Verify the Lot Area tables match the acreage shown for the lots on this plat. Lot 91 needs to be clarified of its status as either common lot A or lot 91. Lot 91/Common Area "A" must front and have areas for maintenance onto their interior streets. Access cannot be by curb cut on Bicentennial. Minimum 25 ft. frontage allowed for detention lots. Initial plat submitted had lot 91 fronting an interior street. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in revised preliminary form, subject to the conditions noted, drainage, and utility approval, and board's decision on the variances.

Beto De la Garza, representing Melden & Hunt, explained the R.O.W. variances.

Being that engineering was not at the meeting at the time, Mr. Reza Badiozzamani moved to table the item until further explanation from the Engineering staff.

After discussion on the variance, Mr. Reza Badiozzamani moved to table the item due to engineering not being present at the meeting to clarify questions regarding the variances. Mr. Jesse Ozuna seconded the motion, which was tabled with five members present and voting.

Mr. Jesse Ozuna moved to untable the item with Mr. Marco Suarez seconding the motion with five members present and voting.

Chairperson Mr. Michael Fallek then decided to jump to item 4e and come back to this item after.

Mr. Eduardo Mendoza stated that the engineering department approves the R.O.W variances with the East, West areas but are still questioning the North, South area and need more clarification from the developers. Mr. Mendoza is requesting more time for clarification.

Mr. Beto De la Garza, Melden & Hunt representative, requested to clarify all the variances and vote on this item today. Chairperson Mr. Michael Fallek explained the board will have to vote straight with all the variances together.

After a lengthy discussion, Mr. Reza Badiozzamani moved to retable the item. Mr. Marco Suarez second the motion, which was retabled with five members present and voting.

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

Mr. Eduardo Garza stated that the property located on La Lomita (Mile 6 1/2) Road: 40 ft. R.O.W. dedication required from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides. Proposed: 30 ft. additional street R.O.W. dedication for 30 ft. R.O.W. from centerline. Engineer submitted a variance request on January 15, 2024 to reduce the R.O.W. dedication for 30 ft. from centerline instead of the required 40 ft. for future 70 ft. R.O.W. instead of 80 ft. Provide clarification on existing ROW as previous plats have stated there was an existing 20 ft. R.O.W. south from centerline to determine R.O.W. dedication that would be required, review and revise as applicable. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. N. La Lomita Road (N/S Quarter Mile Collector) (west boundary): 40 ft. ROW dedication required from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter on both sides. Clarify the label shown as "20 ft. dedicated ROW abandoned by City ordinance No. _____" prior to final. Any abandonment must be done by a separate process, not by plat and must be finalized prior to final. An abandonment application was submitted on February 28, 2024 for the east 20 ft. of North La Lomita Road. Engineer submitted a variance request on January 15, 2024 to not dedicate additional ROW for N. La Lomita Road as the engineer is proposing to abandon existing 20 ft. ROW. Staff had no objections to the abandonment, therefore if the abandonment is approved a variance request for the ROW dedication will not be needed. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. N. 33rd Street (N/S Quarter Mile Collector) (east boundary): 30-35 ft. ROW dedication required from centerline for 60-70 ft. total ROW Paving: 40-44 ft. Curb & gutter on both sides. Submit an ownership map to finalize

ROW dedication requirement prior to final. After the ownership map is reviewed by staff and ROW dedication is required, the layout must be revised or a variance request must be submitted and approved prior to final. Engineer submitted a variance request on January 15, 2024 requesting to not dedicate for this future N/S collector. The engineer has indicated that the street would not be able to extend south as there is an existing canal. After review of the area, due to the canal the N/S collector street along the east boundary is not feasible. As per the Planning Director this variance was approved administratively. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Proposed block length: 1,320 ft. Revise the layout to comply with the requirement or submit a variance request for staff review and possible commission action. Engineer submitted a variance request on January 15, 2024, requesting a variance to the 1200 ft. block length requirement. As per the Planning Director this variance was approved administratively. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial & multifamily properties. Plat currently shows a 26 ft. private service drive & utility easement. If a private service drive easement is proposed, it must be at least 24 ft. wide, may not dead-end, and must show the proposed access easements for curb cut locations. Clarify use of the access easement, if it is only to provide access across all the lots or also to be used as service drive for city services. Service Street: In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; If rear garbage pickup and/or rear access are not available to such lot, there shall be placed a service street, in addition to the planting area described in subsection (d)a.1., between the front lot line of such lot, and such planting area. Such service street shall also be at least 20 feet wide, and built to city plans and specifications by the developer, finalize service street requirements prior to final. Subdivision Ordinance: Section 134-106. Front: 40 ft. or greater for easements or in line with average existing structures, whichever is greater. Engineer must verify if the 20 ft. planting area will be provided. Based on Sec. 134-106: In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; Zoning Ordinance: Sections 138-356 & 138-367. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements. Proposing 5 ft. subject to compliance with the building code requirements. Engineer must clarify side setback as it currently is non-compliant and will require a variance request. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Finalize the ROW dedication requirements for N/S collector streets to finalize the corner setback requirement prior to final. Abandonment must be finalized to establish corner setback requirements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on La Lomita (Mile 6 1/2) Road, and N/S Collector streets if applicable. Finalize the ROW dedication for collector streets to finalize the plat note requirement prior to final. Abandonment must be finalized to establish sidewalk requirements. Engineering Department may require 5 ft. wide minimum sidewalk prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along collector streets if applicable. Finalize the ROW dedication requirements to finalize the note prior to final. Abandonment must be finalized to establish 6 ft. opaque buffer requirements. Landscaping Ordinance: Section 110-46. An 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. Finalize location and number of access drives as per Traffic department prior to final. Finalize the R.O.W. dedication for N/S collector streets to finalize the note prior to final. Abandonment must be finalized to establish curb cut requirements. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments for any lots with more than 4 dwelling units prior to building permit issuance. Submit a site plan to clarify the number of units for each lot prior to final. Common Areas, detention area, private service drives, etc. must be maintained by the lot owners and not the City of McAllen. Revise plat note as shown above, prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if public subdivision is proposed. Add a plat note as shown above prior to final referencing the correct section based on being public or private prior to final. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. Submit a draft HOA document for staff review prior to getting signatures prior to final. Signed HOA is required after being reviewed by staff before recording. Add a plat note prior to final to cross reference the HOA document at time of recording and leave the document number blank. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3A Proposed: R-3A. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. A rezoning request (REZ2023-0044) to for the property from R-1 to R-3A District was approved by the City Commission on September 25, 2023. Zoning Ordinance: Article V. Land dedication in lieu of fee. Based on the submitted application on November 21, 2023, 44 dwelling units are proposed which requires \$30,800 park fees to be paid prior to recording. The park fee is subject to change if the number of dwelling units changes prior to recording. Contact staff and revise the application for any change in dwelling units. Park Fee of \$700 per dwelling unit to be paid prior to recording. Based on the submitted application on November 21, 2023, 44 dwelling units are proposed which requires \$30,800 park fees to be paid prior to recording. The park fee is subject to change if the number of dwelling units changes prior to recording. Contact staff and revise the application for any change in dwelling units. Pending review by the City Manager's Office. Based on the submitted application on November 21, 2023, 44 dwelling units are proposed which requires \$30,800 park fees to be paid prior to recording. The park fee is subject to change if the number of dwelling units changes prior to recording. Contact staff and revise the application for any change in dwelling units. Any variance request must be submitted to the Planning Director and requires approval by the City Manager's Office. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Submit a revised Trip Generation if amount of dwelling units changed. Traffic Impact Analysis (TIA) required prior to final plat. Submit the site plan to determine access to lots and any alley/service drive easement requirements prior to final. Any abandonment must be done by a separate instrument, not by the plat. Application must be revised to show correct amount of dwelling units, use, and any other changes as applicable. Must comply with City's Access Management Policy.

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

Applicant Brian Spoor (2713 W. Jonquil, McAllen, Texas), Steve Spoor (510 S. Broadway Ave., McAllen, Texas) and Ahmad Gorabi (2704 Maria Luisa Dr. Brownsville, Texas) spoke to board members regarding the plans on the R.O.W. and La Lomita Road. Mr. Garza stated that they want to

process the abandonment of the La Lomita Road.

Eduardo Mendoza, Engineering Department Director, entered the meeting and explained the R.O.W and how they met with the developer and stated they complied with all requests. He spoke about the irrigation system and stated they agreed the R.O.W dedication.

After a lengthy discussion, Mr. Reza Badiozzamani moved to approve in revised preliminary form, subject to the conditions noted, drainage, and utilities approval including all variances excluding the variances on the abandonment that will be revisited at a future meeting. Mr. Marco Suarez seconded the motion, which was approved with five members present and voting.

** Chairperson Mr. Michael Fallek requested to go back to item #4c to discuss with the engineering department that has entered the meeting.

e) Pecan Luxury Living Subdivision, 4000 Pecan Boulevard, Adryca Investments and Consulting Corp (SUB2024-0116) (PRELIMINARY) M&H

Mr. Eduardo Garza stated that the property located on Pecan Boulevard: Dedication for 60 ft. from centerline for 120 ft. ROW Paving by the state. Curb & gutter by the state. Show and label the ROW from centerline and total ROW after dedication, prior to final. There appears to be an annotation of 20 ft. clarify if that will be ROW dedicated by this plat and label appropriately as applicable. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 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. ROW: 20 ft. Paving: 16ft. Alley/service drive easement required for commercial/multi-family properties. Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and no the City of McAllen", prior to final. Subdivision Ordinance: Section 134-106. Front: 40 ft. or greater for easements or approved site plan or inline with existing structures, whichever is greater applies. Revise front setback as shown above, prior to final. Proposing: 20 ft. or greater for easements or approved site plan or inline with existing structures, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: Proposing: 10 ft. In accordance with the zoning ordinance or greater for easements or approved site plan. Engineer must clarify setback as plat shows reference to both 10 feet and In accordance with the Zoning Ordinance, prior to final. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements or approved site plan. Revise side setback as shown above, prior to final. Proposing: 6 ft. In accordance with the zoning ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on Pecan Boulevard and other streets as applicable. Sidewalk may increase to 5 ft. as per Engineering Department, prior to final. Plat note wording to be finalized, prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and other streets as applicable. Plat note wording to be finalized, prior to final. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance:

Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Zoning Ordinance: Section 138-210. Common/Detention Areas, any private service drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3A Proposed: R-3A. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Engineer must clarify number of dwelling units. A variance request must be submitted if requesting fees in lieu of land to be reviewed by City Manager's Office. Should land dedication be required, the plat must be revised to accommodate the dedication. Parkland dedication requirements must be finalized prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Engineer must clarify number of dwelling units. A variance request must be submitted if requesting fees in lieu of land to be reviewed by City Manager's Office. Should land dedication be required, the plat must be revised to accommodate the dedication. Parkland dedication requirements must be finalized prior to recording. Pending review by the City Manager's Office. Engineer must clarify number of dwelling units. A variance request must be submitted if requesting fees in lieu of land to be reviewed by City Manager's Office. Should land dedication be required, the plat must be revised to accommodate the dedication. Parkland dedication requirements must be finalized prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Any abandonments must be done by separate process, not by plat, prior to final. Engineer must provide agreement from the respective Gas Company to place improvements over the gas easement. Engineer must clarify gas line alignment as it appears to be misaligned to the property to the west. Clarify 70 ft. canal ROW for HCID No.1 and ownership as that may establish additional requirements as applicable. Clarify number of dwelling units to determine if a secondary access will be required and must comply with all Fire Department requirements. Must comply with City's Access Management Policy.

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

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

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Marco Suarez adjourned the meeting at 4:25p.m. with Mr. Jesse Ozuna seconding the motion with five members present and voting.

Michael Fallek, CHAIRPERSON

ATTEST: _____
Magda Ramirez, ADMINISTRATIVE ASSISTANT

Memo

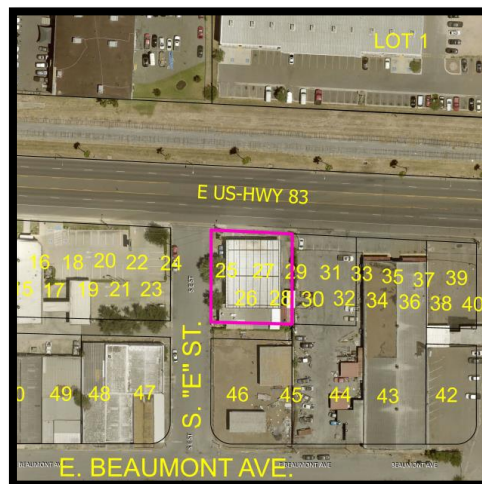
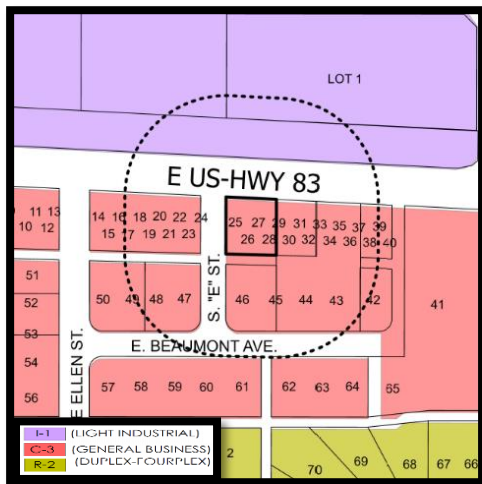
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: January 29, 2025

SUBJECT: REQUEST OF VICTOR H. ARTEAGA, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE FOOD CONCESSION STAND, AT LOTS 25-28 & W14.92' LOT 29, BETTY-ROSE SUBDIVISION, HIDALGO COUNTY, TEXAS; 600 EAST HIGHWAY 83. (CUP2025-0001)

BRIEF DESCRIPTION: The property is located at the Southwest corner of East Business Highway 83 and South “E” Street. The property is zoned C-3 (General Business) District. The adjacent zoning is I-1(Light Industrial) District to the north and C-3 District. Surrounding land uses include residential homes, Frontera Collision Auto Parts, office uses, Vital Church, and Falcon bank. A portable food concession stand is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



HISTORY: The applicant proposes to operate a portable food concession stand measuring 26 feet by 8 feet as part of an existing business known as Taqueria El Vagoncito Chilango. The proposed hours of operation are Monday through Sunday from 10:00 a.m. to 2:00 a.m.

ANALYSIS: The McAllen Zoning Ordinance Section 138-395 subsection (14) states that a restaurant, nightclub, cafe or similar recreation or amusement establishment request one parking space for each 100 square feet of floor area, or one space for each five seats, whichever is greater. Based on the submitted site plan, three areas make up this establishment. An enclosed structure (1,118.25 square feet in floor area) used as a dining

area, the main building of the property (1,440 square feet in floor area), and lastly, the portable food concession stand. The required parking for this establishment is 26 parking spaces. There are 16 proposed parking spaces as per the site plan, 10 are provided within the subject property and six are being proposed as part of a parking agreement with the neighboring business "Frontera Collision Auto Parts". The applicant has stated that he will obtain additional parking spaces as necessary. Parking agreement document(s) have not been submitted. According to the applicant, no drive-thru services are available.

On December 28, 2024, Code Enforcement Department issued a stop work order for construction of an enclosed structure without a building permit. An application for a building permit has been submitted and is pending, the CUP request determination. The application for a conditional use permit for a portable food concession stand was submitted on January 6, 2025.

The Fire and Health Department inspections are still pending. The Planning Department has not received any calls in opposition to the request. The portable building must also meet the requirements set forth in Section 138-118(9) of the Zoning Ordinance as follows:

- 1) The proposed use shall not be located in a residentially zoned area. Betty-Rose Subdivision is zoned C-3 District.
- 2) The proposed use must be inspected by Building Inspection Department staff and meet applicable building codes.
- 3) Must have paved off-street parking available over and above what is required for the business to which it is adjacent; 26 parking spaces are required, however, only 16 parking spaces are being provided on the site plan resulting in a deficiency of 10 parking spaces to meet requirement. Section 138-400 of the Zoning Ordinance, states that the parking lot must be properly striped and free of potholes;
- 4) Portable building must be anchored to the ground properly;
- 5) Must meet setback requirements of the zoning district in which it is located; and
- 6) Water and sewer facilities shall be required to the tract and may be required to the proposed use.

RECOMMENDATION:

Staff recommends disapproval of the request, due to non-compliance with parking requirements.



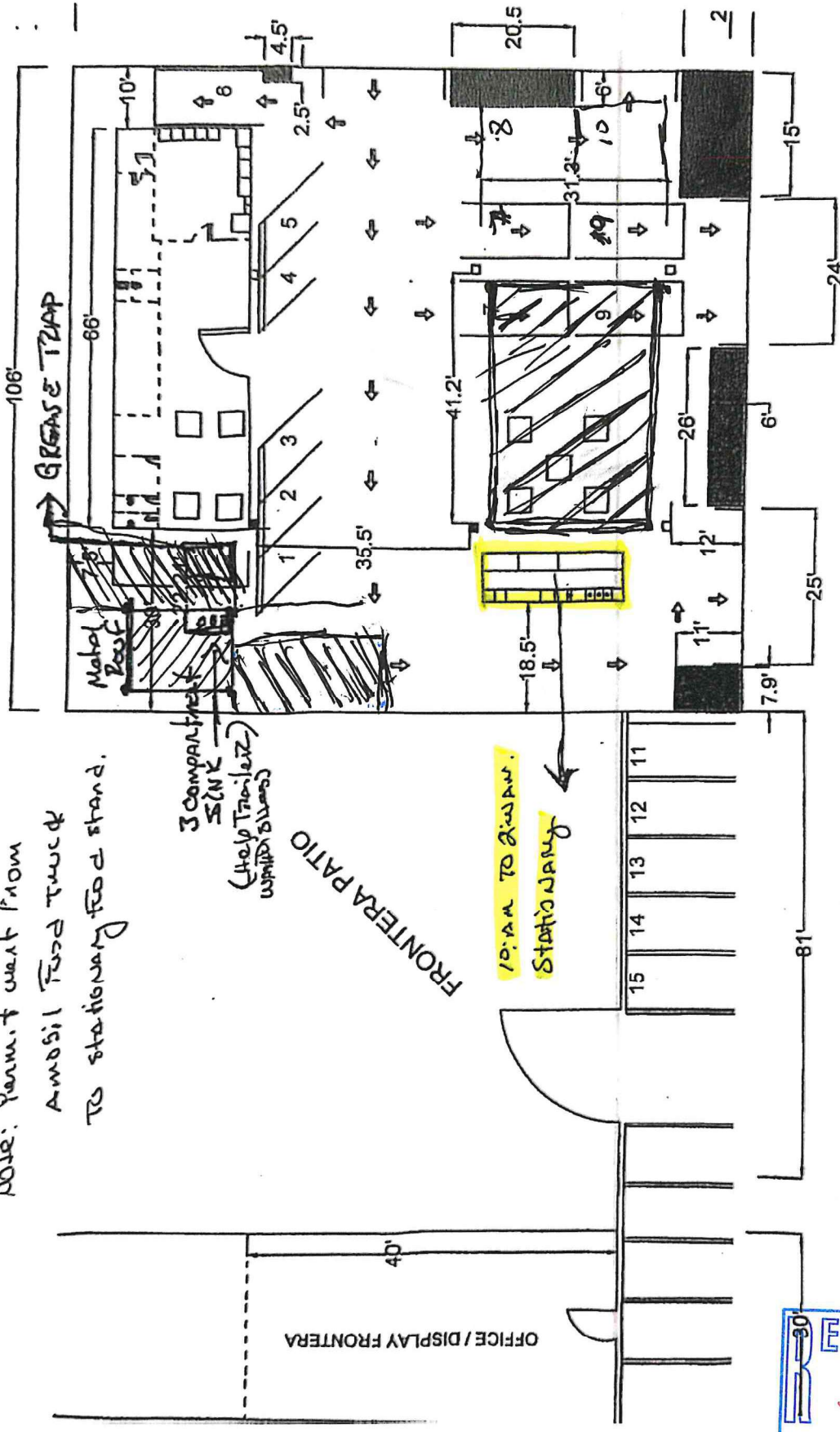
Samantha

600 E. Business B3, McAllen.

RECEIVED
R 13/22/21

Note: Permit went from
Amobil Food truck
to stationary food stand.

3 COMPARTMENT
SINK
(Help Trailer)
WATER SINKS



RECEIVED
JAN 08 2025
By OC

ERIA EL VAGONCITO CHILANGO



NOTICE
PORTABLE
FOOD
FOR
THIS PROPERTY

Sub 2024-0121

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>SUAREZ SUBDIVISION</u>
	Legal Description <u>1.97 acre tract of land out of a portion of Block 1, Whitewing Addition Unit No. 1 as recorded in Volume 17, Page 2, Map Records of Hidalgo County, Texas</u>
	Location <u>Along the east side of 24th Street at Highland Avenue.</u>
	City Address or Block Number <u>2600 North 24th Street</u>
	Total No. of Lots <u>1</u> Total Dwelling Units <u>n.a.</u> Gross Acres <u>1.97</u> Net Acres <u>1.97</u>
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial (<u>1.97</u> Acres) / <input type="checkbox"/> Residential (<u> </u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	Existing Zoning <u>C-3</u> Proposed Zoning <u>C-3</u> Applied for Rezoning <input type="checkbox"/> No / <input type="checkbox"/> Yes: Date <u> </u>
	Existing Land Use <u>open</u> Proposed Land Use <u>office/warehouse</u>
	Irrigation District # <u>3</u> Water CCN: <input type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other <u> </u>
Agricultural Exemption: <input type="checkbox"/> Yes / <input type="checkbox"/> No Parcel # <u> </u>	
Estimated Rollback Tax Due <u> </u> Tax Dept. Review <u> </u>	
Owner	Name <u>Suarez Brothers, LLC.</u> <small>Albert Suarez President</small> Phone <u>(956) 827-5656</u>
	Address <u>6100 N. 10th Street</u> E-mail <u> </u>
	City <u>McAllen</u> State <u>Tx</u> Zip <u>78504</u>
Developer	Name <u>Suarez Brothers, LLC.</u> Phone <u>(956) 827-5656</u>
	Address <u>6100 N. 10th Street</u> E-mail <u> </u>
	City <u>McAllen</u> State <u>Tx</u> Zip <u>78504</u>
	Contact Person <u>Albert Suarez</u>
Engineer	Name <u>Javier Hinojosa Engineering</u> Phone <u>(956) 668-1588</u>
	Address <u>416 E. Dove Avenue</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, P.E.</u>
Surveyor	Name <u>CVO Land Surveyors, LLC</u> Phone <u>(956) 618-1551</u>
	Address <u>517 Beaumont Avenue</u> E-mail <u>cvq@cvqlandsurvey.com</u>
	City <u>McAllen</u> State <u>Tx</u> Zip <u>78501</u>

RECEIVED
 NOV 07 2024
 By AG

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature _____

Date _____

11-07-24

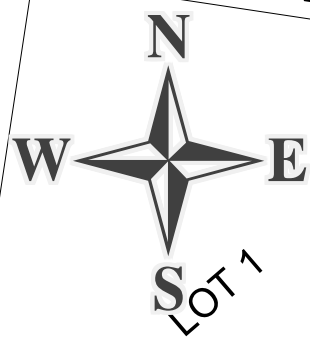
Print Name _____

Albert Suarez

Owner

Authorized Agent

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



LOCATION

**PROPOSED SUAREZ
SUBDIVISION**

LOT 1

LOT 1

LOT 1

**PROPOSED MAE
SUBDIVISION**

LOT 1

LOT 1

EWING AV

AND DR

24TH ST

24TH ST

23RD ST

133A VISTA AVE

**UNDED
BLK 2A**

1

SUBDIVISION PLAT OF SUAREZ SUBDIVISION

A TRACT OF LAND CONTAINING 1.97 ACRE TRACT OUT OF A PORTION OF BLOCK 1, WHITEWING ADDITION UNIT No. 1 AS RECORDED IN VOLUME 17, PAGE 2, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE SUAREZ 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.

SUAREZ BROTHERS, LLC. DATE:
6100 N. 10th ST.
McALLEN, TEXAS 78504
BY: ALBERT SUAREZ, PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY THE OWNER PERSONALLY APPEARED ALBERT SUAREZ 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 _____, 2025 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

CHAIRMAN, 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. DATE
REGISTERED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS
COUNTY OF HIDALGO

I, IVAN GARCIA, 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.

IVAN GARCIA, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
RIO DELTA ENGINEERING
921 S. 10th STREET
EDINBURG, TEXAS 78539
TEL. (956) 380-5152 DATE SURVEYED: MAY 12, 2022
TBPELS FIRM NO. 10194027

GENERAL NOTES

- THIS FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "B" WITH ARE "AREAS OF MINIMAL FLOODING". AS PER F.E.M.A.'s FLOOD INSURANCE RATE MAP PANEL No.: 480343 0005 C DATED NOVEMBER 2, 1982.
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF THIS LOT.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.
REAR: IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN WHICHEVER IS GREATER APPLIES.
SIDE: IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN WHICHEVER IS GREATER APPLIES.
- A 5' SIDEWALK SHALL BE REQUIRED ALONG THE EAST SIDE OF N. 24TH STREET.
- A TOTAL OF 0.326 ACRE FEET (14,209 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. AN ENGINEERED DETENTION AREA SHALL BE CONSTRUCTED AS SHOWN ON THE APPROVED SITE PLAN SUBMITTED AT BUILDING PERMIT STAGE.
- BENCHMARK: TOP OF CURB INLET LOCATED AT THE SOUTHEAST CORNER OF N. 24TH STREET AND HARVEY AVENUE. ELEV. = 118.13. REFERENCE: (MC-65; ELEV. = 120.15 LOCATED AT THE NORTHWEST CORNER OF 23RD STREET AND DAFFODIL ST. - 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP).
- SET 1/2" Ø IRON ROD WITH PLASTIC CAP ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
- COMMON AREAS, ANY ACCESS/SERVICE DRIVE EASEMENTS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS OTHERWISE STATED.

STATE OF TEXAS
COUNTY OF HIDALGO

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

SECURITY INTEREST HOLDER

BY: JOE QUIROGA
TRUSTEE
TEXAS NATIONAL BANK

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE QUIROGA, 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE ____ DAY OF _____, 2025 A.D.

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

METES AND BOUNDS

A TRACT OF LAND CONTAINING 1.97 ACRES, MORE OR LESS, BEING A PORTION OF BLOCK 1, WHITEWING ADDITION UNIT No. 1 AS RECORDED IN VOLUME 17, PAGE 2, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 1.97 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH CAPPED IRON ROD SET AT THE NORTHWEST CORNER OF THE SAID BLOCK 1, WHITEWING ADDITION UNIT No. 1, SAME BEING A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF N. 24th STREET (AN EXISTING 50' RIGHT OF WAY), FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND **POINT OF BEGINNING**:

THENCE S 81°25'33" E ALONG THE NORTH LINE OF THE SAID BLOCK 1, WHITEWING ADDITION UNIT No. 1, TO A POINT ON THE WEST SAID BOUNDARY LINE OF A CALLED DOVE AVENUE PROPERTIES No. 1 SUBDIVISION, RECORDED IN VOLUME 51, PAGE 86, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 210.57 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

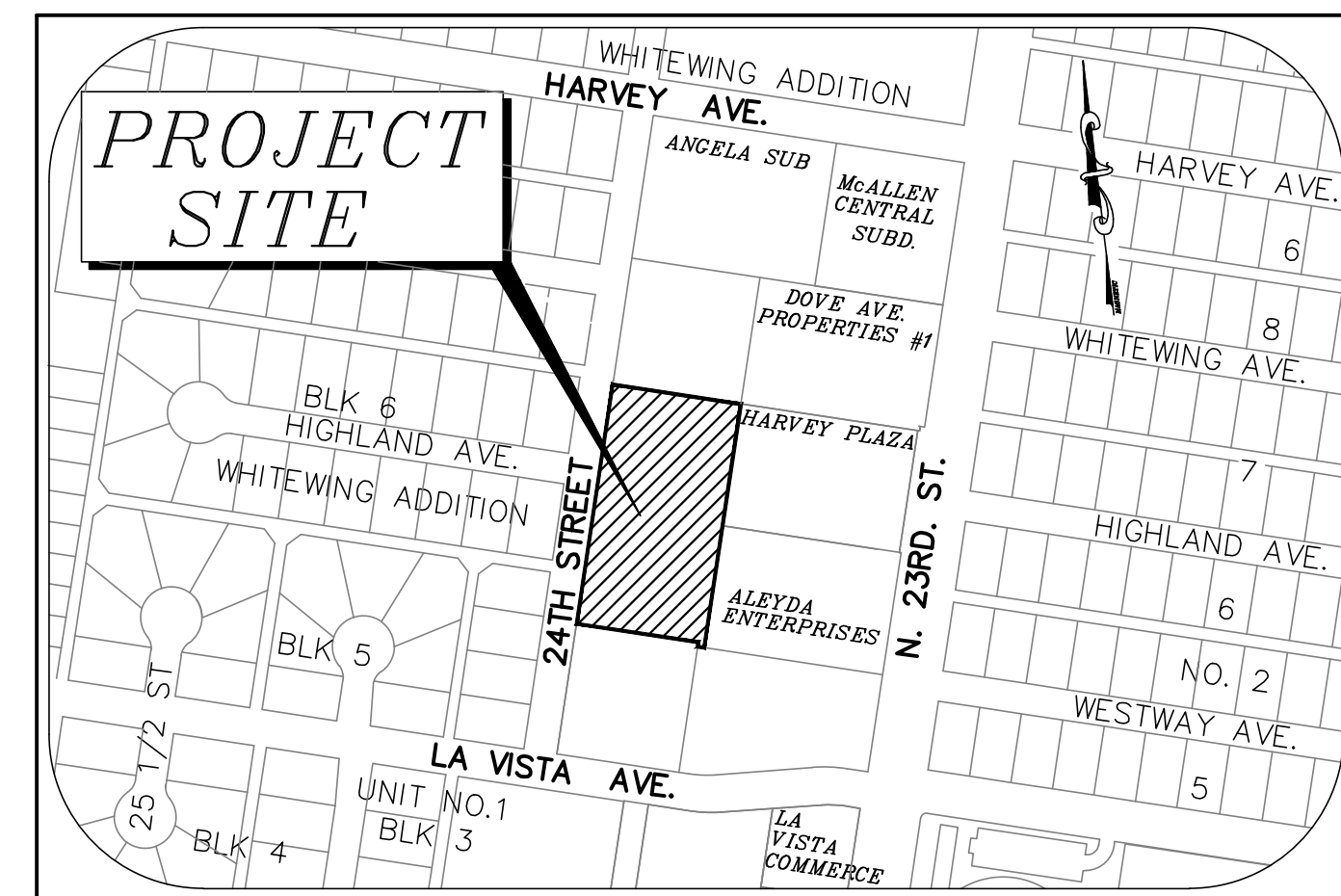
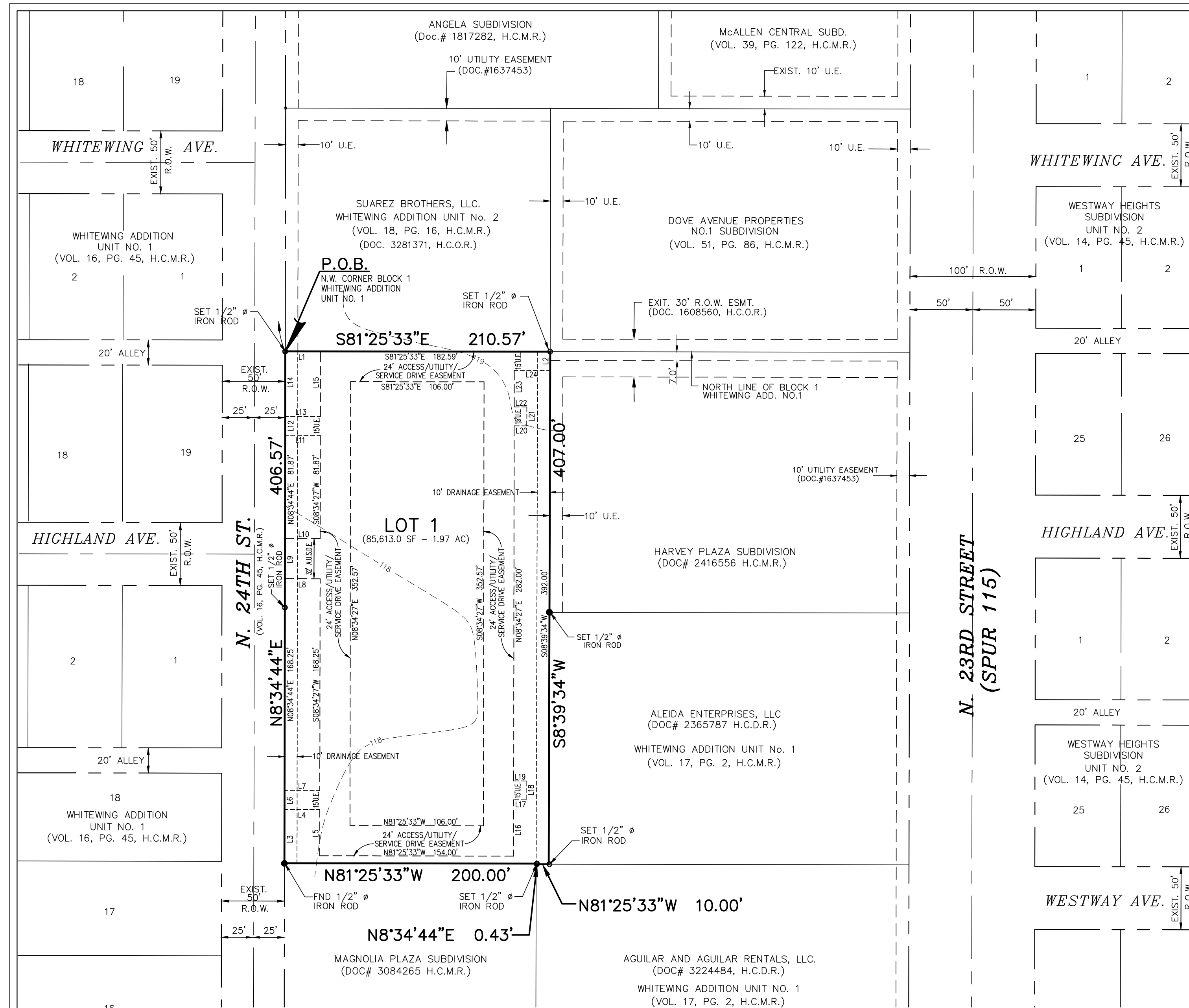
THENCE S 08°39'34" W ALONG THE WEST BOUNDARY LINE OF THE SAID DOVE AVENUE PROPERTIES No. 1, AND SAME BEING IN PART ALONG THE WEST BOUNDARY LINE OF A CALLED HARVEY PLAZA SUBDIVISION, RECORDED IN DOCUMENT #2416556, MAP RECORDS OF HIDALGO COUNTY, TEXAS, PASSING AT 7.00 FEET THE COMMON WEST CORNER BETWEEN THE SAID DOVE AVENUE PROPERTIES No. 1 SUBDIVISION AND HARVEY PLAZA SUBDIVISION A CONTINUING A DISTANCE OF 196.50 TO A 1/2 INCH IRON ROD SET FOR THE SOUTH WEST CORNER OF HARVEY PLAZA AND THE NORTH WEST CORNER OF A CALLED 1.34 ACRE TRACT CONVEYED TO AGUILAR AND AGUILAR RENTALS, LLC, RECORDED IN DOCUMENT # 3224484 OFFICIAL RECORDS OF HIDALGO COUNTY AND CONTINUING ALONG THE WEST BOUNDARY LINE OF SAID 1.34 ACRE TRACT A TOTAL DISTANCE OF 407.00 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°25'33" W ACROSS THE SAID BLOCK 1, WHITEWING ADDITION UNIT No. 1, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID 1.34 ACRES AGUILAR AND AGUILAR RENTALS TRACT, TO A POINT ON THE EAST BOUNDARY LINE OF A CALLED MAGNOLIA PLAZA SUBDIVISION, RECORDED IN DOC. # 3084265, MAP RECORDS OF HIDALGO COUNTY, TEXAS SAME POINT BEING THE NORTHWEST CORNER OF THE SAID 1.34 ACRES AGUILAR AND AGUILAR RENTALS TRACT, A DISTANCE OF 10.00 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 08°34'44" E ACROSS THE SAID BLOCK 1, WHITEWING ADDITION UNIT No. 1, SAME BEING ALONG THE EAST BOUNDARY LINE OF THE SAID MAGNOLIA PLAZA SUBDIVISION, TO THE NORTHEAST CORNER OF OF THE SAID MAGNOLIA PLAZA SUBDIVISION, A DISTANCE OF 0.43 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

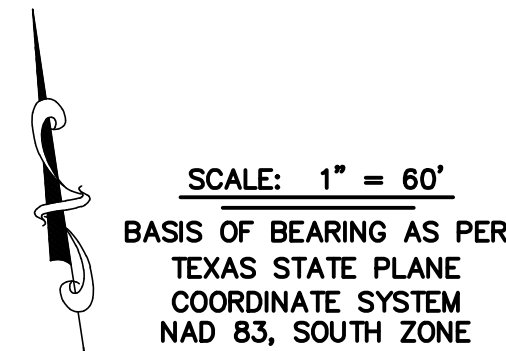
THENCE N 81°25'33" W ACROSS THE SAID BLOCK 1, WHITEWING ADDITION UNIT No. 1, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID MAGNOLIA PLAZA SUBDIVISION, TO A POINT ON THE WEST LINE OF THE SAID BLOCK 1, WHITEWING ADDITION UNIT No.1, SAME BEING A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF N. 24TH STREET (AN EXISTING 50.00 FOOT WIDE RIGHT OF WAY), A DISTANCE OF 200.00 FEET TO A 1/2 INCH IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 8°34'44" E ALONG THE WEST LINE OF THE SAID BLOCK 1, WHITEWING ADDITION UNIT No. 1, SAME BEING ALONG THE EXISTING EAST RIGHT OF WAY LINE OF N. 24TH STREET, A DISTANCE OF 406.57 FEET TO THE POINT AND **POINT OF BEGINNING**, SAID TRACT CONTAINING 1.97 ACRES OF LAND, MORE OR LESS.



LOCATION MAP
SCALE: 1"=500'

LINE	CHORD BEARING	CHORD
L1	S 81°25'33" E	27.98'
L2	S 08°39'34" W	15.00'
L3	N 08°34'33" E	42.74'
L4	S 81°25'33" E	28.01'
L5	N 08°34'27" E	36.74'
L6	N 08°34'44" E	15.00'
L7	N 81°25'33" W	28.01'
L8	S 81°25'33" E	27.99'
L9	N 08°34'44" E	32.00'
L10	N 81°25'33" W	27.99'
L11	S 81°25'33" E	27.98'
L12	N 08°34'44" E	15.00'
L13	N 81°25'33" W	27.98'
L14	N 08°34'44" E	51.71'
L15	S 08°34'27" W	51.71'
L16	N 08°34'27" E	44.67'
L17	S 81°25'33" E	10.00'
L18	N 08°34'27" E	15.00'
L19	N 81°25'33" W	10.00'
L20	S 81°25'33" E	10.00'
L21	N 08°34'27" E	15.00'
L22	N 81°25'33" W	10.00'
L23	N 08°34'27" E	28.90'
L24	S 81°25'33" E	25.59'



LEGEND:

- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS
- H.C.D.R. = HIDALGO COUNTY DEED RECORDS
- A.U.S.D.E. = ACCESS/UTILITY/SERVICE DRIVE EASEMENT
- U.E. = UTILITY EASEMENT
- = EASEMENT LINE (SHORTER DASHES)
- - - - - = ACCESS/SERVICE DRIVE EASEMENT (LONGER DASHES)

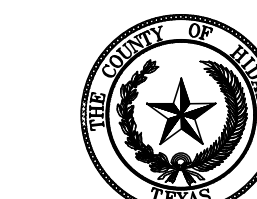
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

PRINCIPAL CONTACTS:				
NAME	ADDRESS	CITY & ZIP	PHONE #	
OWNER: ALBERT SUAREZ	6100 N. 10th ST.	McALLEN, TX 78504	(956) 827-5656	
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	McALLEN, TX 78504	(956) 668-1588	
SURVEYOR: IVAN GARCIA	921 S. 10th STREET	EDINBURG, TX 78539	(956) 380-5152	



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

DATE OF PREPARATION: NOVEMBER 25, 2024
DRAWN BY: G. TEEGARDIN
DATE OF PREPARATION: NOVEMBER 6, 2024
DRAWN BY: A. GAUNA



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



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 1/31/2025

SUBDIVISION NAME: SUAREZ SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
North 24th Street: 25 ft. from centerline for 50 ft. total ROW Paving: 32 ft. Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Applied
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. **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on North 24th Street - Plat note wording to be finalized, prior to recording. - Proposing: A 5 ft. sidewalk shall be required along the east side of N. 24th Street - Sidewalk requirements may increase to 5 ft. per Engineering Department **Subdivision Ordinance: Section 134-120	Required

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

* 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 **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 **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any access/service drive easements must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. As per application dated November 7, 2024, proposed use is C-3. Commercial developments do not apply to Parks.	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 application dated November 7, 2024, proposed use is C-3. Commercial developments do not apply to Parks.</p>	<p>NA</p>
<p>* Pending review by the City Manager's Office. As per application dated November 7, 2024, proposed use is C-3. Commercial developments do not apply to Parks.</p>	<p>NA</p>
<p>TRAFFIC</p>	
<p>* As per Traffic Department, Trip Generation is approved, no TIA required.</p>	<p>Applied</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>NA</p>
<p>COMMENTS</p>	
<p>Comments: - Plat note #13 indicates, "All easements are dedicated by this plat, unless otherwise stated." However, some easements shown outside the subdivision boundary with no document number being referenced. Clarify/add document numbers as applicable prior to recording. - Any abandonments must be done by separate process, not by plat. *Must comply with City's Access Management Policy.</p>	<p>Required</p>
<p>RECOMMENDATION</p>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO THE CONDITIONS NOTED.</p>	<p>Applied</p>

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



LOCATION



DIVISION

BLK 7

TEWING AV

20

19

24TH ST

ANGELA
SUBDIVISION

MCCALLEN SUBDIVISION
LOT 1

1

6

19

LAND DR

DOVE AVE PROPOSED
NO 1 SUBDIVISION
LOT 1

ON UNIT NO. 1

11

18

PROPOSED SUAREZ
SUBDIVISION

HARVEY PLAZA SUBD
LOT 1

HINOJOSA
COMMERCIAL
PLAZA

LOT 1

24TH ST

MAGNOLIA PLAZA
SUBDIVISION
LOT 1

PROPOSED MAE
SUBDIVISION

LOT 1

133 DA VISTA AVE

23RD ST

133

AMENDED
SECTION BLK 2A

ICE SUBD
1

SUB 2024-0007

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>Tex-Best at Tres Lagos Subdivision</u>
	Legal Description <u>8.323 acres, being a part or portion out of Sections 227 and 232, Texas-Mexican Railway Company Survey, according to patent issued by the State of Texas, Recorded in Volume 4, Pages 142-143, Hidalgo County Deed Records, City of McAllen, Hidalgo County, Texas.</u>
	Location <u>Southwest corner of West Monte Cristo Road and North Shary Road</u>
	City Address or Block Number <u>15601 N. Shary Rd.</u>
	Total No. of Lots <u>1</u> Total Dwelling Units _____ Gross Acres _____ Net Acres <u>8.323</u>
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input type="checkbox"/> No
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial (<u>8.323 Acres</u>) / <input type="checkbox"/> Residential (_____ Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	Existing Zoning <u>C-4</u> Proposed Zoning <u>C-4</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Gasoline Service Station</u>
	Irrigation District # <u>U.I.D.</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other _____
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>294692</u>	
Estimated Rollback Tax Due <u>\$1,338.72</u> Tax Dept. Review _____	
Owner	Name <u>ML Rhodes LTD, a Texas limited partnership</u> Phone <u>(956) 287-2800</u>
	Address <u>200 S. 10th Street, Suite 1700</u> E-mail <u>bfrisby@rhodes.com</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>
Developer	Name <u>ML Rhodes LTD, a Texas limited partnership</u> Phone <u>(956) 287-2800</u>
	Address <u>200 S. 10th Street, Suite 1700</u> E-mail <u>bfrisby@rhodes.com</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>
	Contact Person <u>Brad Frisby</u>
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street, Edinburg, Texas 781</u> E-mail <u>mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>
	Contact Person <u>Mario A. Reyna, P.E., Beto De La Garza, and Della Robles</u>
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street, Edinburg, Texas 781</u> E-mail <u>robert@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>

JUN 07 2024

aw

BY:

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

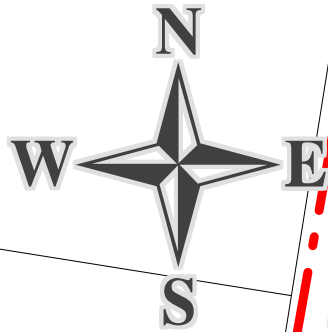
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 05.01.2024

Print Name Mario A. Reyna, P.E.

Owner Authorized Agent

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



LOCATION



MONTE CRISTO RD



**TEX-BEST AT TRES LAGOS
SUBDIVISION**

SHARY RD



**PROPOSED
STOLPA
STATION
SUBDIVISION**

LOT 1

SUBDIVISION MAP OF TEX-BEST AT TRES LAGOS SUBDIVISION

BEING A SUBDIVISION OF 4.001 ACRES OUT OF
SECTIONS 227 AND 232
TEXAS-MEXICAN RAILWAY
COMPANY'S SURVEY
VOLUME 4, PAGES 142-143, H.C.D.R.
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

Boundary Line Table		
Line #	Direction	Length
"C1"	S 36° 47' 33" E	71.30'

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
"C1"	00° 29' 27"	11174.56'	95.73'	47.87'	95.73'	S 80° 57' 39" E

- LEGEND**
- FOUND No.4 REBAR
 - FOUND R.O.W. MONUMENT
 - R.O.W. - RIGHT OF WAY
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - N.E. COR. - NORTHEAST CORNER
 - S.W. COR. - SOUTHWEST CORNER
 - ⊖ - LOT LINE

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 4.001 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF SECTIONS 227 AND 232, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS, WHICH SAID 4.001-ACRE TRACT IS OUT OF A CERTAIN TRACT CONVEYED TO M.L. RHODES, LTD. BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 741019, HIDALGO COUNTY OFFICIAL RECORDS, SAID 4.001 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 232:

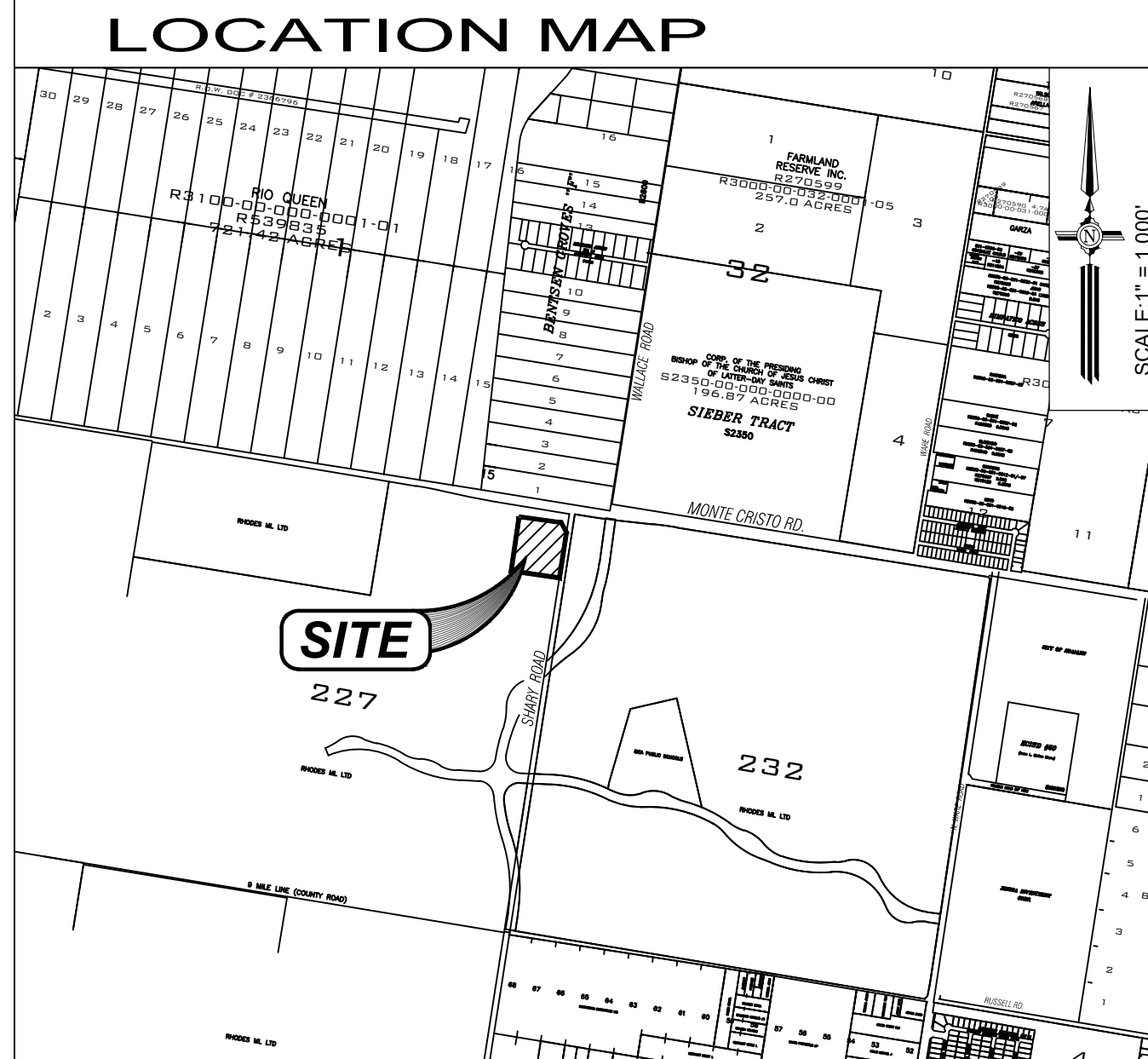
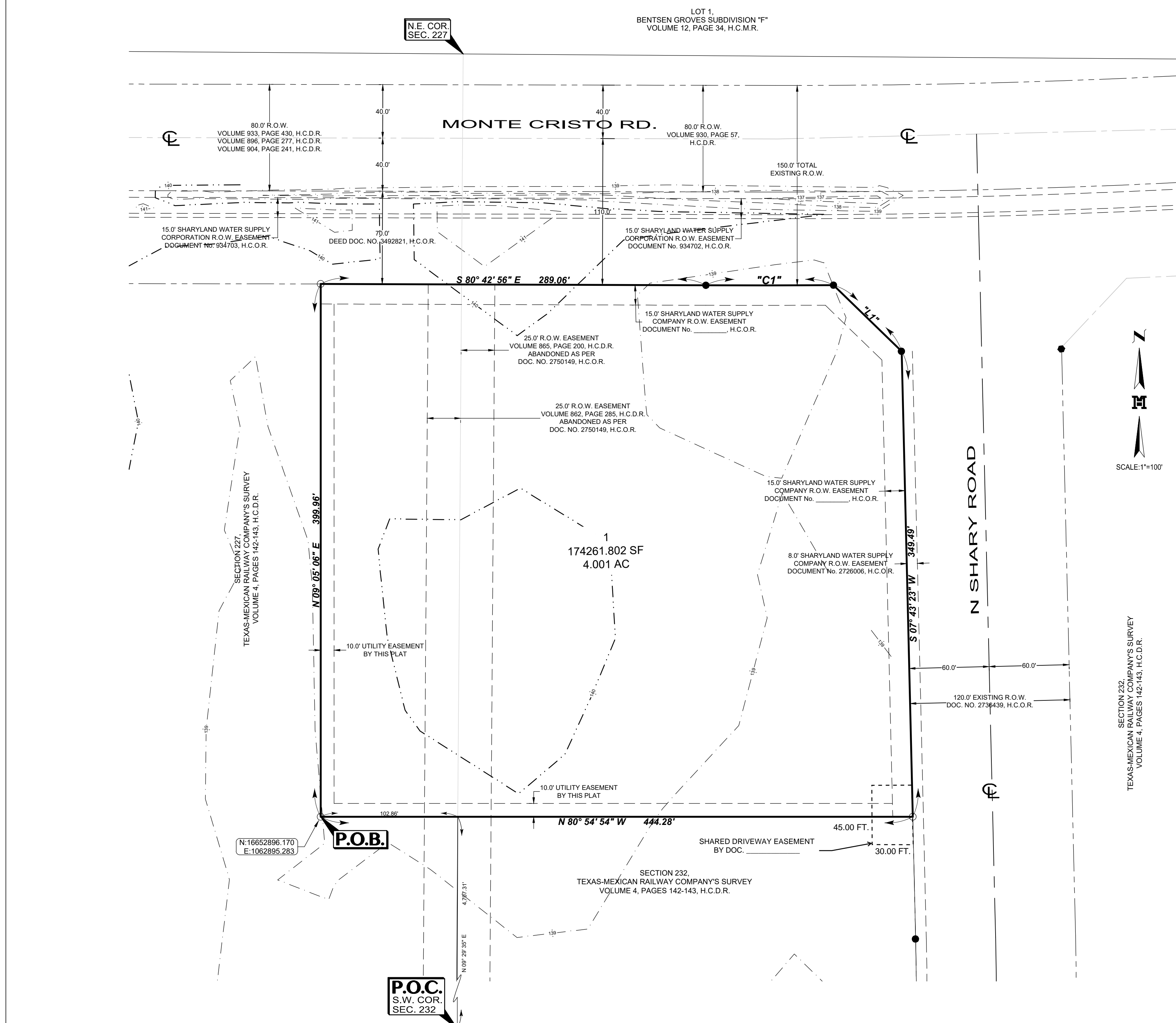
THENCE, N 09° 29' 35" E ALONG THE WEST LINE OF SAID SECTION 232, A DISTANCE OF 4,707.31 FEET;

THENCE, N 80° 54' 54" W A DISTANCE OF 102.86 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREBY DESCRIBED TRACT.

1. THENCE, N 09° 05' 06" E A DISTANCE OF 399.96 FEET TO A NO. 4 REBAR SET ON THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF MONTE CRISTO ROAD, FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 80° 42' 56" E CONTINUING ALONG THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF MONTE CRISTO ROAD, A DISTANCE OF 289.06 FEET TO A NO. 4 REBAR FOUND, FOR AN ANGLE POINT OF THIS TRACT;
3. THENCE, IN A SOUTHEASTERLY DIRECTION, CONTINUING ALONG THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF MONTE CRISTO ROAD, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 00° 29' 27", A RADIUS OF 11,174.56 FEET, AN ARC LENGTH OF 95.73 FEET, A TANGENT OF 47.87 FEET, AND A CHORD THAT BEARS S 80° 57' 39" E A DISTANCE OF 95.73 FEET TO A NO. 4 REBAR FOUND, FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT;
4. THENCE, S 36° 47' 33" E ALONG A PROPOSED CORNER CLIP OF MONTE CRISTO ROAD AND N. SHARY ROAD, A DISTANCE OF 71.30 FEET TO A NO. 4 REBAR FOUND ON THE EXISTING WEST RIGHT-OF-WAY LINE OF SHARY ROAD, FOR THE SOUTHERNMOST NORTHEAST CORNER OF THIS TRACT;
5. THENCE, S 07° 43' 23" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF SHARY ROAD, A DISTANCE OF 349.49 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
6. THENCE, N 80° 54' 54" W AT A DISTANCE OF 341.42 FEET PASS THE WEST LINE OF SAID SECTION 232 AND THE EAST LINE OF SAID SECTION 227, CONTINUING A TOTAL DISTANCE OF 444.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.001 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "B" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER-480334 0300 D MAP REVISED, JUNE 6, 2000.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE. IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR FRONT (MONTE CRISTO ROAD AND N. SHARY ROAD); IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES. REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS, WHICHEVER IS GREATER APPLIES. SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS, WHICHEVER IS GREATER APPLIES.
4. CITY OF McALLEN BENCHMARK: NUMBER MC 56, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP, LOCATED 197 FEET WEST OF THE INTERSECTION OF N. CYNTHIA STREET & E. MARTIN AVE. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16519814.0049, E=1079929.82343, ELEV.=108.46
5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 45,826 C.F.; 1.052 Ac.-Fl. 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 FOR ALL NEW BUILDING.
7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
8. 4' WIDE MINIMUM SIDEWALK REQUIRED ALONG N. SHARY ROAD AND MONTE CRISTO ROAD.
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
11. 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.
12. 25 X 25 SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
13. MIN. 24 FT. PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND IT WILL BE MAINTAINED BY THE PROPERTY OWNER.
14. COMMON AREAS, PRIVATE SERVICE DRIVES, ETC. MUST BE MAINTAINED BY LOT OWNERS AND NOT THE CITY OF McALLEN.
15. SHARED DRIVEWAY MUST BE SHARED WITH THE PROPERTY TO THE SOUTH, VIA DEDICATED SHARED DRIVEWAY EASEMENT BY DOC. _____ NO ADDITIONAL ACCESS WILL BE ALLOWED ALONG SHARY ROAD.



DRAWN BY: CESAR DATE 06-07-2024
 SURVEYED, CHECKED DATE _____
 FINAL CHECK DATE _____

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



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

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



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 1/31/2025

SUBDIVISION NAME: TEX-BEST AT TRES LAGOS	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>Monte Cristo Rd.: R.O.W. required from centerline for 150 ft. of total R.O.W. Paving: 65' B-B Curb & gutter: Both Sides Revisions needed: -Provide a COPY of all the R.O.W. documents along monte cristo road for staff review prior to final/recording. **Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. -All R.O.W. requirements must be addressed prior to final/recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are not built prior to recording. **COM Thoroughfare Plan</p>	Required
<p>N. Shary Road: 60 ft. R.O.W. dedication required from centerline for 120 ft. of total ROW. Paving: by State Curb & gutter: by State Revisions needed: -Need to provide a copy of the R.O.W. documents for staff review prior to final. -Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument. -All R.O.W. requirements must be addressed prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are not built prior to recording. **COM Thoroughfare Plan</p>	Required
<p>_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	NA
<p>_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	NA
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	NA

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

ALLEYS	
<p>R.O.W.: 20 ft. Paving: 16 ft. - ALLEY required for commercial properties. - If a private service drive easement is proposed, minimum 24 ft. paved width is required and cannot be dead-end. Maintenance of such service drive is by the property owner and not the City of McAllen. Revisions needed: Make sure to add to plat note #14 the final wording, "...maintained by the property owner, not the City of McAllen." **Subdivision Ordinance: Section 134-106</p>	Required
SETBACKS	
<p>* Front: (Monte Cristo Road & N. Shary Road) In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Corner: See reference to Front above. **Zoning Ordinance: Section 138-356</p>	NA
<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
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on N. Shary Rd. & Monte Cristo Rd. -May increase to 5 ft. as per Engineering, prior to final. **Subdivision Ordinance: Section 134-120</p>	Applied
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
NOTES	
<p>* No curb cut, access, or lot frontage permitted. **Must comply with City Access Management Policy</p>	Applied
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	Required

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

<p>- Common Areas, any private service drive easements, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Please revise plat note #14 as shown above, prior to final/recording.</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. **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. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	Required
	Applied
	NA
	NA
LOT REQUIREMENTS	
<p>* Lots fronting public streets **Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area. **Please verify Lot Width and Lot Area and make sure it matches what is stated on the Survey. **Zoning Ordinance: Section 138-356</p>	Compliance
	Applied
ZONING/CUP	
<p>* Existing: C4 Proposed: C4 ***Zoning Ordinance: Article V</p> <p>* If planning to change Zoning, Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V</p>	Applied
	Applied
PARKS	
<p>* Land dedication in lieu of fee. -Submitted application proposes commercial development. As per Parks Dept. park fees do not apply to commercial subdivision, unless changed.</p>	NA
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording -Submitted application proposes commercial development. As per Parks Dept. park fees do not apply to commercial subdivision, unless changed.</p>	NA
<p>* Pending review by the City Management's Office. -Submitted application proposes commercial development. As per Parks Dept. park fees do not apply to commercial subdivision, unless changed.</p>	NA
TRAFFIC	
<p>* As per Traffic Department, Trip Generation received, TIA level 1 was triggered. TIA Waiver has been granted.</p>	Applied
<p>* Traffic Impact Analysis (TIA) required prior to final plat. -As per Traffic department, TIA Level 1 was triggered. TIA has been waived.</p>	Applied

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> -Need to provide copies of documents for the abandoned R.O.W. easement that goes from North-South located on the plat for staff review prior to final/recording. -Please provide documents giving Mr. Brad Frisby authority to sign on behalf of ML Rhodes, LTD and revise application as needed prior to final/recording. *Disclaimer: Similar documents have been provided for other Rhodes projects, send it to us so we can add it on the case file for this project. -Need to Provide the Documents to verify who is authorized to sign on behalf of the LLC, LTD. etc. *Disclaimer: Similar documents have been provided for other Rhodes projects, send it to us so we can add it on the case file for this project. -Owner's Authorization mentions an LLC, application mentions and LTD, please clarify and revise application as needed. -Please verify that application matches what is stated on the plat as plat labels the property as a 4.001 A.C. while the application labels it as a 8.323 acre tract of land. *Application would need to be revised to reflect proper plat acreage. -Please provide a current Signed and Sealed Metes and Bounds Description and Survey for Staff review. -Please add page numbers at the bottom of the plats, ""e.g. Page 1, Page 2"" -Location map is missing the scale. -Please add the dimension for 341.42 ft. on the Southern portion of the boundary line as the M +B makes mention of this dimension but is not shown. -At the Planning and Zoning Commission meeting of June 18, 2024, the board voted to approve the subdivision in preliminary form subject to conditions noted, drainage and utility approvals. *Disclaimer: There is a small misspelling at the surveyor's seal, currently states ""Registrd"" instead of Registered. *Must comply with City's Access Management Policy. 	Required
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.</p>	Applied

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



LOCATION

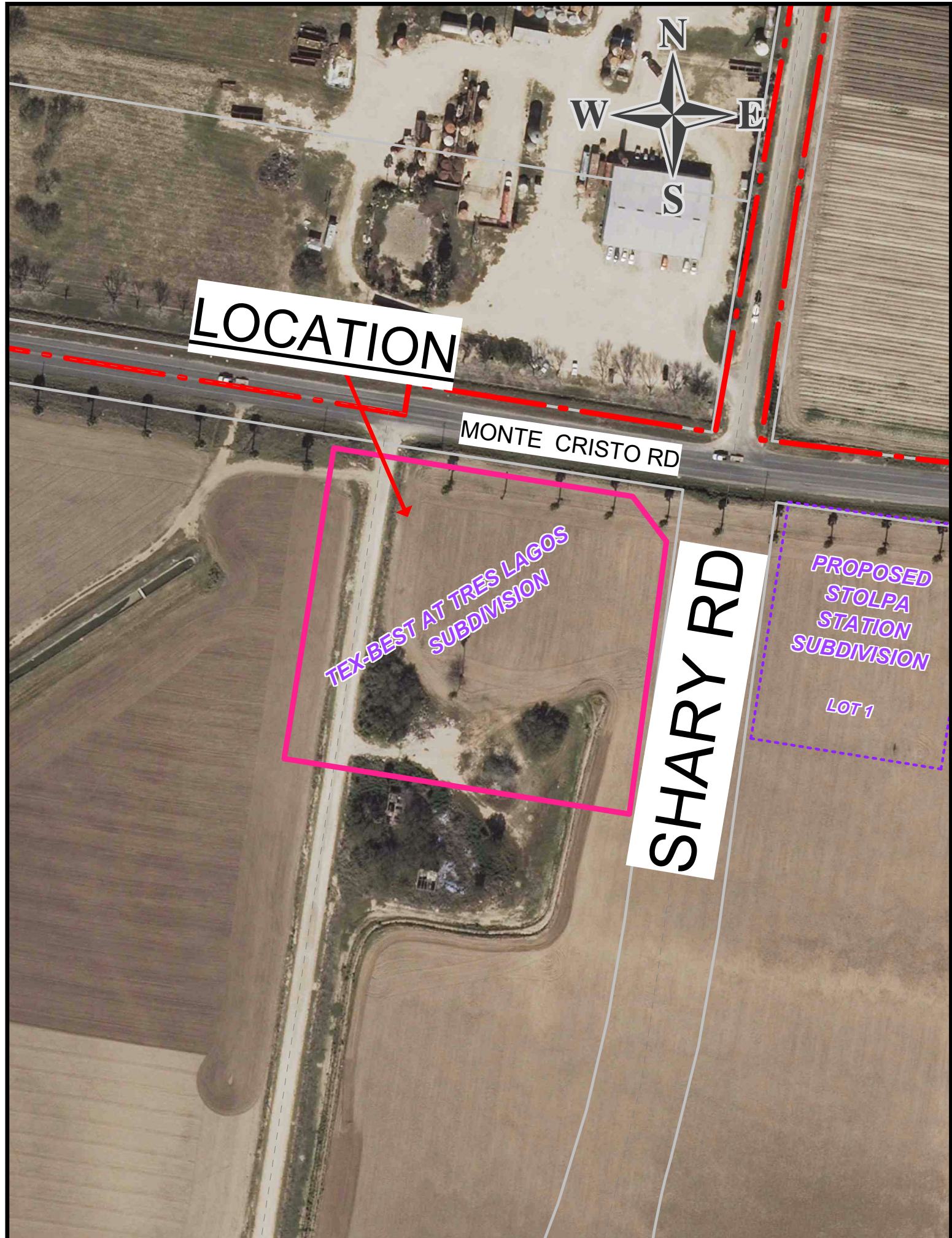
MONTE CRISTO RD

**TEX-BEST AT TRES LAGOS
SUBDIVISION**

SHARY RD

**PROPOSED
STOLPA
STATION
SUBDIVISION**

LOT 1



Sub 2024-0075

City of McAllen Planning Department

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

Project Information

Subdivision Name Vacating a Portion of Racquet Club and Replat Villages at Park West Subdivision
 Legal Description 28.365 acres being out of Racquet Club Subdivision and out of Lot 13, Section 277, Texas Mexican Railway Company's Survey, City of McAllen, Teas according to the plat thereof recorded in Vol 18, Page 60, H.C.D.R.
 Location Northeast corner of North Bicentennial Boulevard and Sprague Road
 City Address or Block Number 1400 Sprague Rd
 Total No. of Lots 89 Total Dwelling Units 88 Gross Acres 28.365 Net Acres _____
 Public Subdivision / Private and Gated / Private but Not Gated within ETJ: Yes / No
 For Fee Purposes: Commercial (_____ Acres) / Residential (89 Lots) Replat: Yes / No
C-3, R-2
 Existing Zoning & R-3T Proposed Zoning R-3 Applied for Rezoning No / Yes: Date _____
 Existing Land Use Vacant Proposed Land Use 4-plex
 Irrigation District # HCID#1 Water CCN: MPU / Sharyland Water SC Other _____
 Agricultural Exemption: Yes / No Parcel # 297507 & 265628
 Estimated Rollback Tax Due \$90,028.78 Tax Dept. Review J. D. L 07/05/24

Owner

Name N, 10th Racquet Club, LLC Stephen C Reynolds, manager Phone c/o (956) 381-0981
 Address 39718 LOOP ROAD E-mail c/o mario@meldenandhunt.com / beto@meldenandhunt.com / drobles@meldenandhunt.com
 City Bayview State Texas Zip 78566

Developer

Name Domain Development, Corp. Phone c/o (956) 381-0981
 Address 1200 Auburn Street, Suite 250 E-mail shavi@aurielinvestments.com
 City McAllen State Texas Zip 78504
 Contact Person Shavi Mahtani, President

Engineer

Name Melden & Hunt, Inc. Phone (956) 381-0981
 Address 115 West McIntyre Street E-mail mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com
 City Edinburg State Texas Zip 78541
 Contact Person Mario A Reyna, P.E., Beto De La Garza, and Della Robles

Surveyor

Name Melden & Hunt, Inc. Phone (956) 381-0981
 Address 115 West McIntyre Street E-mail robert@meldenandhunt.com
 City Edinburg State Texas Zip 78541

JUL 05 2024

BY: CW

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
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*Submit documents to subdivisions@mcallen.net

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

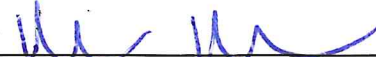
PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

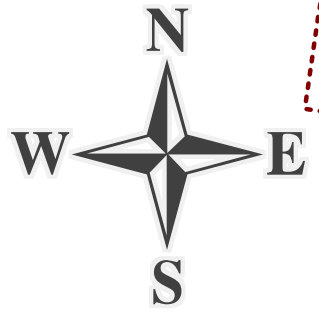
Signature  Date 07.03.2024

Print Name Mario A Reyna, P.E.

Owner Authorized Agent

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

EDG



BICENTE

LOCATION

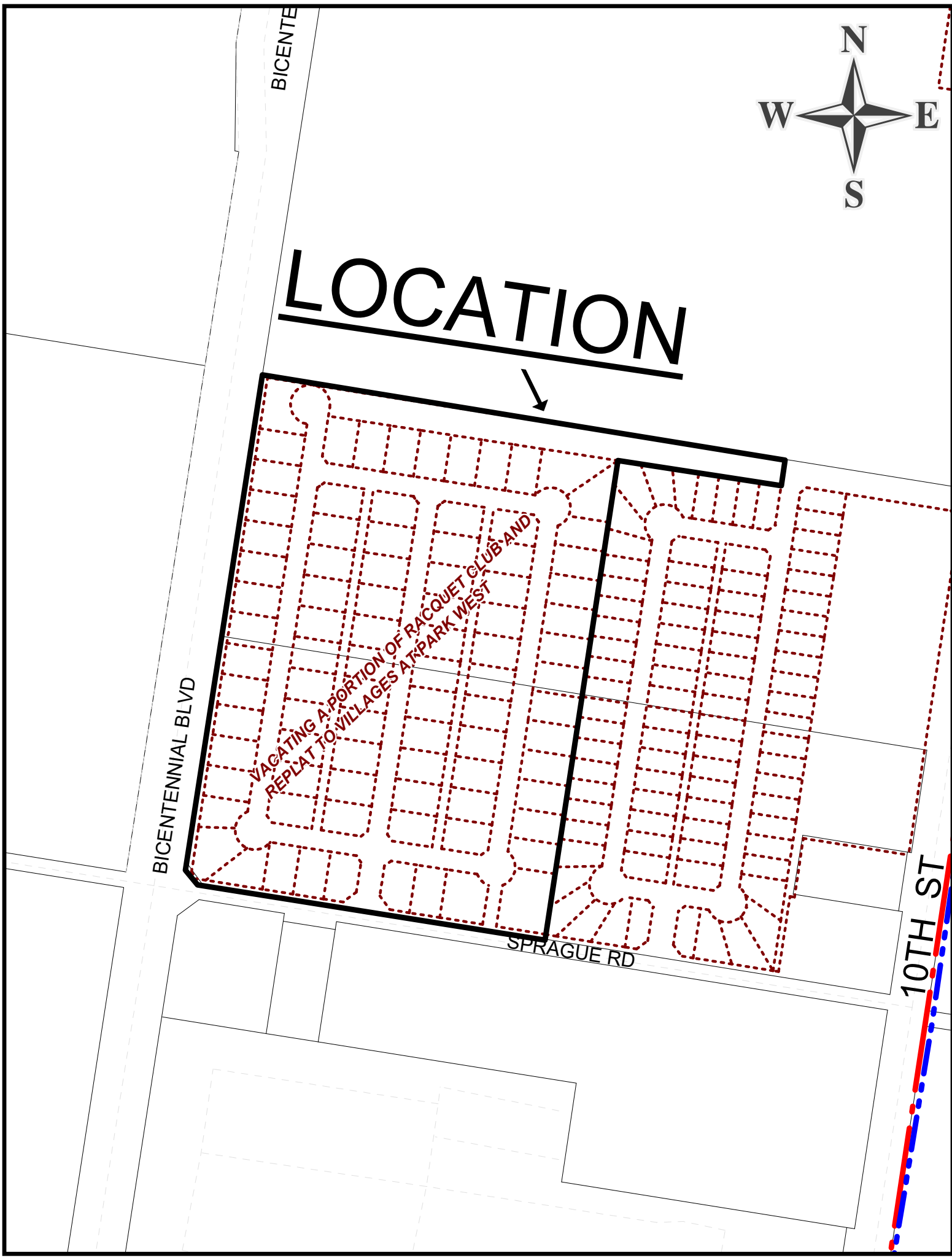


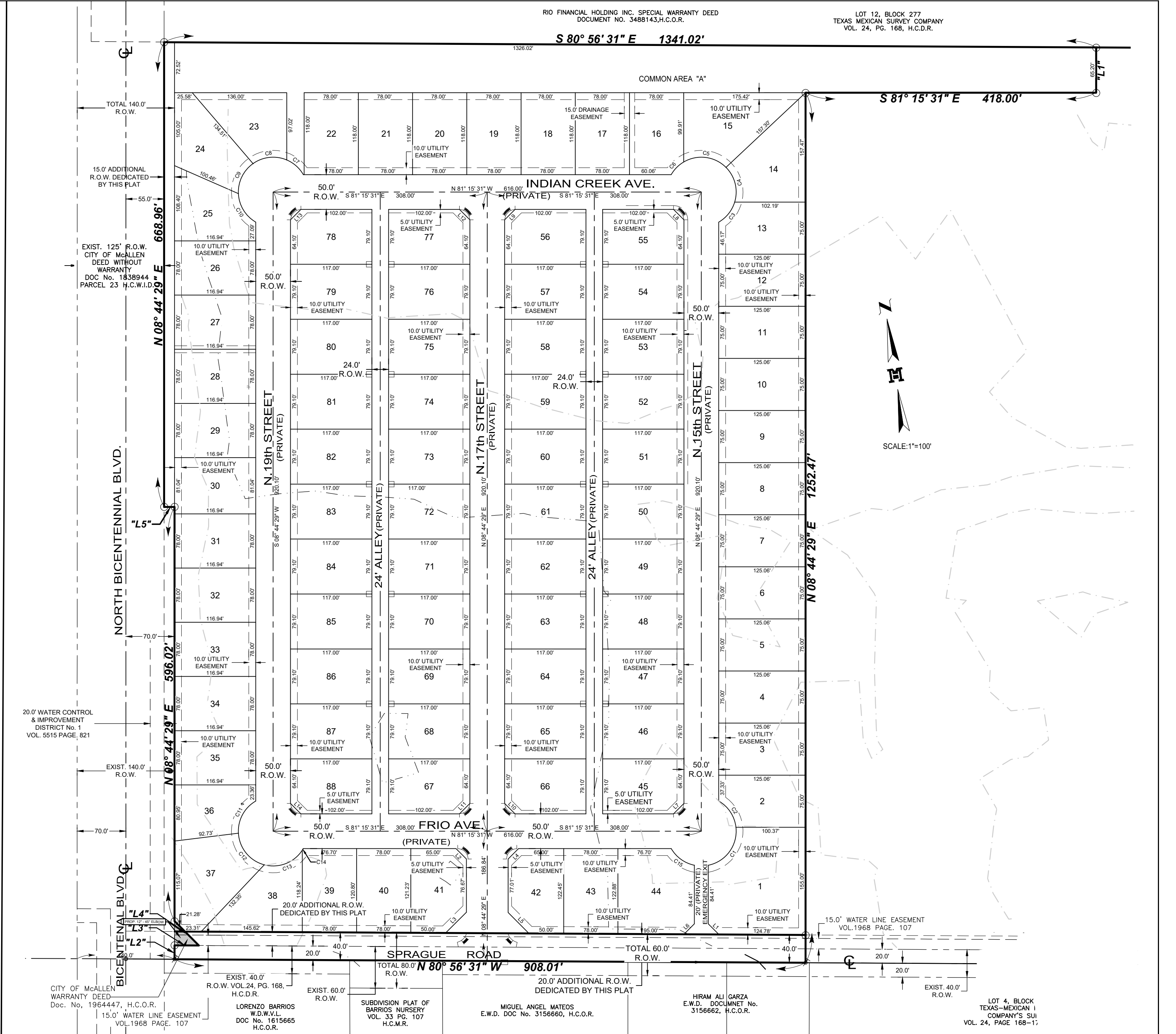
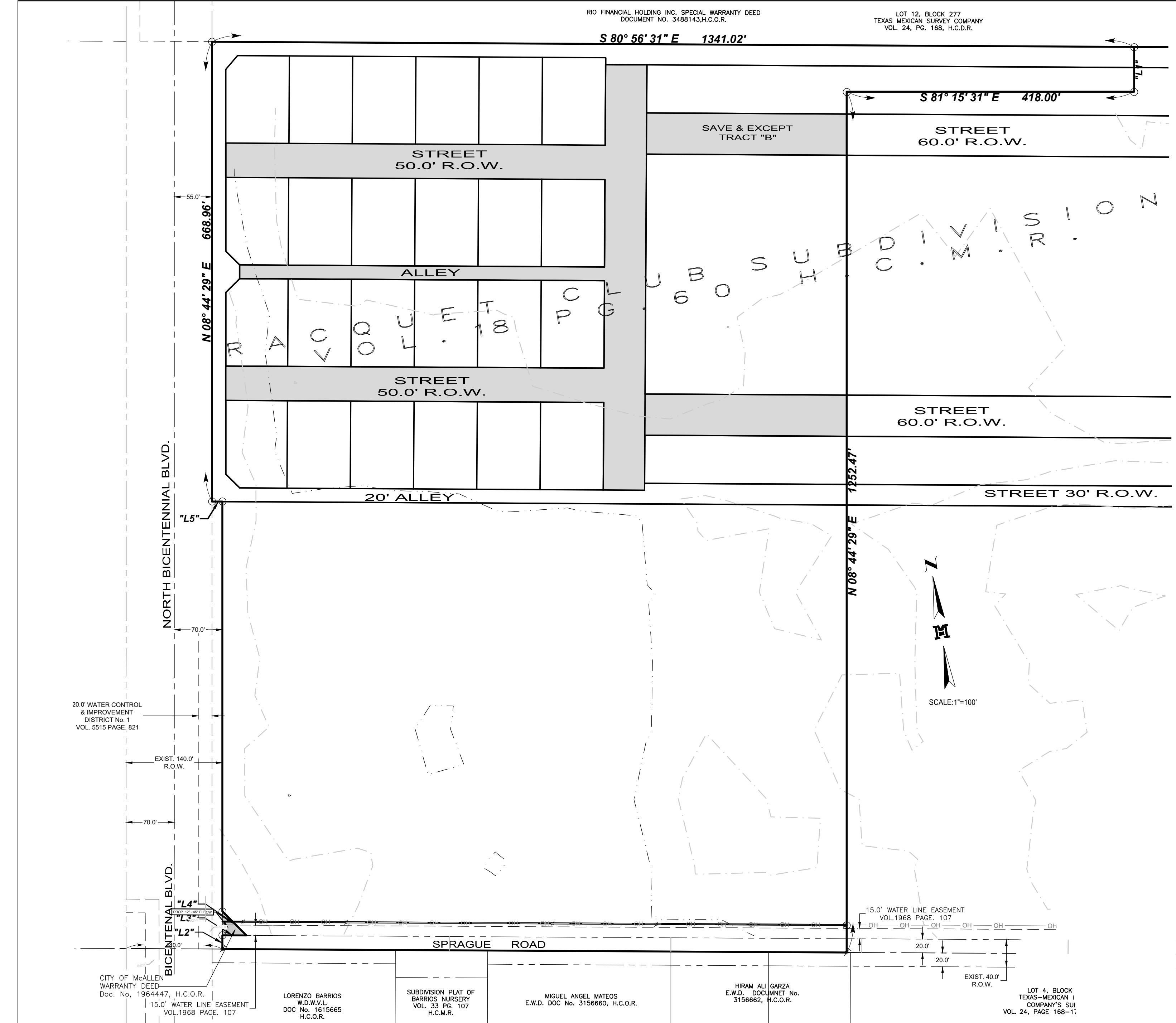
BICENTENNIAL BLVD

VACATING A PORTION OF RACQUET CLUB AND
REPLAT TO VILLAGES AT PARK WEST

SPRAGUE RD

10TH ST





LOCATION MAP



VACATING PORTION OF RACQUET CLUB SUBDIVISION
 BEING A SUBDIVISION OF 4.765 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS

- LEGEND**
- FOUND NO. 4 REBAR
 - FOUND PIPE
 - SET NO. 4 REBAR WITH PLASTIC
 - CAP STAMPED MELDEN & HUNT, INC
 - SET NAIL
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - N.E. COR. - NORTHEAST CORNER
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - W.D.W.V.L. - WARRANTY DEED WITH VENDORS LIEN
 - G.W.D. - GENERAL WARRANTY DEED
 - G.G.W.D. - GENERAL GIFT WARRANTY DEED

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

DRAWN BY: CESARLH DATE 01-30-2025
 SURVEYED, CHECKED DATE
 FINAL CHECK DATE

Lot Area Table		
Lot #	SQ. FT.	Area
1	19847.01	0.458
2	8751.58	0.201
3	9379.14	0.215
4	9379.14	0.215
5	9379.14	0.215
6	9379.14	0.215
7	9379.14	0.215
8	9379.14	0.215
9	9379.14	0.215
10	9379.14	0.215
11	9379.14	0.215
12	9379.14	0.215
13	8962.92	0.206
14	11329.88	0.280
15	12037.73	0.278
16	9013.60	0.207
17	9204.00	0.211
18	9204.00	0.211
19	9204.00	0.211
20	9204.00	0.211
21	9204.00	0.211
22	9204.00	0.211
23	9100.00	0.209
24	9447.33	0.217
25	9104.21	0.209
26	9121.69	0.209
27	9121.69	0.209
28	9121.69	0.209
29	9121.69	0.209
30	9477.31	0.218

Lot Area Table		
Lot #	SQ. FT.	Area
31	9121.69	0.209
32	9121.69	0.209
33	9121.69	0.209
34	9121.69	0.209
35	9121.69	0.209
36	7820.37	0.190
37	12065.12	0.277
38	9897.00	0.227
39	9404.26	0.216
40	9438.28	0.217
41	9153.73	0.210
42	9215.59	0.212
43	9567.66	0.220
44	12915.74	0.297
45	9142.20	0.210
46	9254.70	0.212
47	9254.70	0.212
48	9254.70	0.212
49	9254.70	0.212
50	9254.70	0.212
51	9254.70	0.212
52	9254.70	0.212
53	9254.70	0.212
54	9254.70	0.212
55	9142.20	0.210
56	9142.20	0.210
57	9254.70	0.212
58	9254.70	0.212
59	9254.70	0.212
60	9254.70	0.212

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	74.11	50.00	084° 55' 45"	N44° 44' 24"E	67.51'	45.78
C2	46.72	50.00	053° 32' 02"	N24° 29' 30"W	45.04'	25.22
C3	37.68	50.00	043° 10' 44"	N47° 09' 07"E	36.80'	19.79
C4	53.95	50.00	061° 49' 10"	N5° 20' 53"W	51.37'	29.94
C5	65.87	50.00	075° 28' 43"	N73° 59' 52"W	61.21'	38.70
C6	25.76	50.00	029° 31' 17"	S53° 30' 08"W	25.48'	13.17
C7	32.18	50.00	036° 52' 20"	N38° 41' 41"W	31.52'	16.67
C8	51.08	50.00	058° 32' 10"	N87° 23' 58"W	48.89'	28.02
C9	50.00	50.00	057° 17' 45"	S34° 41' 08"W	47.94'	27.32
C10	50.00	50.00	057° 17' 45"	S22° 38' 38"E	47.94'	27.32
C11	55.29	50.00	063° 21' 31"	S37° 03' 44"W	52.52'	30.86
C12	62.74	50.00	071° 53' 27"	S30° 33' 45"E	58.70'	36.25
C13	62.74	50.00	071° 53' 27"	N77° 32' 48"E	58.70'	36.25
C14	2.50	50.00	002° 51' 30"	N40° 10' 17"E	2.50'	1.25
C15	42.29	50.00	048° 27' 47"	S45° 29' 24"E	41.04'	22.50

RE-PLAT OF VILLAGES AT PARK WEST SUBDIVISION (PRIVATE)

A TRACT OF LAND CONTAINING 28.366 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS, AND ALSO BEING A PART OR PORTION OUT OF LOT 13, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, HIDALGO COUNTY DEED RECORDS, WHICH SAID 28.366 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO STEPHEN C. REYNOLDS, BY VIRTUE OF A GENERAL WARRANTY DEED IN LIEU OF FORECLOSURE, RECORDED UNDER DOCUMENT NUMBER 1960046, HIDALGO COUNTY OFFICIAL RECORDS.



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

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



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/31/2025

SUBDIVISION NAME: VACATING A PORTION OF RACQUET CLUB AND REPLAT TO VILLAGES AT PARK WEST	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>North Bicentennial Boulevard: Dedication as required for 75 ft. from centerline for 150 ft. total ROW Paving: 65 ft. - 105 ft. Curb & gutter: both sides - Provide a copy of R.O.W. documents shown on the plat for staff review as applicable, prior to final/recording. - Clarify the dashed lines shown on the North and South sections of N. Bicentennial Blvd. - Clarify Document labeled as ""Deed Without Warranty."" ****The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal to dedicate 15 ft. of additional R.O.W. for 70 ft. from centerline for 140 ft. total R.O.W. instead of the required 20 ft. of R.O.W. dedication for 75 ft. from centerline for 150 ft. of R.O.W. Variance was tabled at the meeting of November 5, 2024 and presented at the P&Z meeting of November 19, 2024, the item was removed off the tabled agenda, and the subdivision was approved in Revised-Preliminary along with the approvals the Variances. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Required
<p>Sprague Road: Dedication as required for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides - Provide a copy of R.O.W. documents shown on the plat for staff review as applicable, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Required
<p>Interior Streets: Dedication as required for 60 ft. total R.O.W. Paving: 40 ft. Curb & gutter: both sides - Additional R.O.W. may be required at the gate area. ****The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal to internal roads to be 50 ft. of R.O.W. with 40 ft. of paving with a 10 ft. utility & sidewalk easements on both sides of the streets instead of the required 60 ft. of R.O.W. Variance was approved at the meeting November 5, 2024. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final/recording. **COM Thoroughfare Plan</p>	Required
<p>E/W 1/4 Mile Collector (northern boundary): dedication required for 60 ft. total R.O.W. Paving: 40 ft. Curb & gutter: both sides ****The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal to the East/West 1/4 Mile collector R.O.W. dedication, of which the developer is asking to not dedicate R.O.W. nor to escrow for this road. The Variance was approved at the P&Z meeting of November 5, 2024. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final/recording. **COM Thoroughfare Plan</p>	NA

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

<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	<p>NA</p>
<p>* 1,200 ft. Block Length ****The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal for the maximum block length of 1,200 ft.. The Variance was approved at the meeting of November 5, 2024. **Subdivision Ordinance: Section 134-118</p>	<p>NA</p>
<p>* 900 ft. Block Length for R-3C or R-3T Zone Districts **Subdivision Ordinance: Section 134-118</p>	<p>NA</p>
<p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	<p>Applied</p>
<p>ALLEYS</p>	
<p>R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties - Subdivision layout is proposing a 24 ft. alley for interior lots only. ****The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal for a 24 ft private alley for internal blocks ONLY. Variance to be presented at the P&Z meeting of November 5, 2024. **Subdivision Ordinance: Section 134-106</p>	<p>Non-compliance</p>
<p>SETBACKS</p>	
<p>* Front: 20 ft. or greater for easements or approved site plan - Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Rear: 10 ft. or greater for easements or approved site plan. - Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Sides: 6 ft. or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Corner: 10 ft. or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p>SIDEWALKS</p>	
<p>* 4 ft. wide minimum sidewalk required on North Bicentennial Boulevard, Sprague Road, and on both sides of all interior streets. **Subdivision Ordinance: Section 134-120</p>	<p>Applied</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Required</p>

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

BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Bicentennial Boulevard and Sprague Road. **Landscaping Ordinance: Section 110-46</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along North Bicentennial Boulevard and Sprague Road. **Must comply with City Access Management Policy</p>	Applied
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. - Submit a site plan or clarify to determine requirement, prior to final. ***Zoning Ordinance: Section 138-210.</p>	Required
<p>* Common/Detention Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Revise plat note #14 as shown above, prior to final/recording.</p>	Required
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	NA
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. - Revise Plat note # 15 with the Full Subdivision Plat Name. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	Required
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. * Homeowner's Association Covenants must be submitted for staff review, prior to recording. - Revise Plat note # 15 with the Full Subdivision Plat Name. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	Required
LOT REQUIREMENTS	
<p>* Lots fronting public/private streets **Subdivision Ordinance: Section 134-1</p>	Applied
<p>* Minimum lot width and lot area - Please verify lot widths for lot 24 so that its meets minimum 50 ft. width requirement. Verify all lots meet minimum 50 ft. frontage requirements, update curve table accordingly. **Zoning Ordinance: Section 138-356</p>	Required

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

ZONING/CUP	
<p>* Existing: R-2, R-3T, C-3 Proposed: R-3A - Applications for zoning change received, approved at the P&Z meeting of 11/19/24. ***Zoning Ordinance: Article V</p>	Applied
<p>* Rezoning Needed Before Final Approval - Applications for zoning change received, approved at the P&Z meeting of 11/19/24. ***Zoning Ordinance: Article V</p>	Applied
PARKS	
<p>*As per plat submitted on July 05, 2024, plat depicts 88 residential lots, a request to pay park fees in lieu of land dedication for The Replat of Villages at Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$30,800) based on \$350 per 88 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling units increases, additional park fees will apply. A plat note to reflect the approved park fee variance is needed prior to recording. -Proposing: Plat note regarding parkland dedication is shown as Plat Note #19</p>	Applied
<p>*As per plat submitted on July 05, 2024, plat depicts 88 residential lots, a request to pay park fees in lieu of land dedication for The Replat of Villages at Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$30,800) based on \$350 per 88 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling units increases, additional park fees will apply. A plat note to reflect the approved park fee variance is needed prior to recording. -Proposing: Plat note regarding parkland dedication is shown as Plat Note #19</p>	Applied
<p>*As per plat submitted on July 05, 2024, plat depicts 88 residential lots, a request to pay park fees in lieu of land dedication for The Replat of Villages at Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$30,800) based on \$350 per 88 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling units increases, additional park fees will apply. A plat note to reflect the approved park fee variance is needed prior to recording. -Proposing: Plat note regarding parkland dedication is shown as Plat Note #19</p>	Applied
TRAFFIC	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - TG approved, TIA Level 1 triggered. TIA Waived with conditions.</p>	Applied
<p>* Traffic Impact Analysis (TIA) required prior to final plat. -TG Approved, TIA Level I triggered. Waived with conditions.</p>	NA

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

COMMENTS	
Comments: - Disclaimer: Any abandonments must be done by separate document, not by plat, must be finalized prior to recording. - Location will require a secondary access that must meet Fire Department requirements. - Submit a master plan for overall development to determine compliance with subdivision requirements, streets, etc and any additional requirements that may be needed. - Application would need to be corrected to reflect the finalized name of the subdivision. - Verify the Lot Area tables match the acreage shown for the lots on this plat. *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied

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



LOCATION

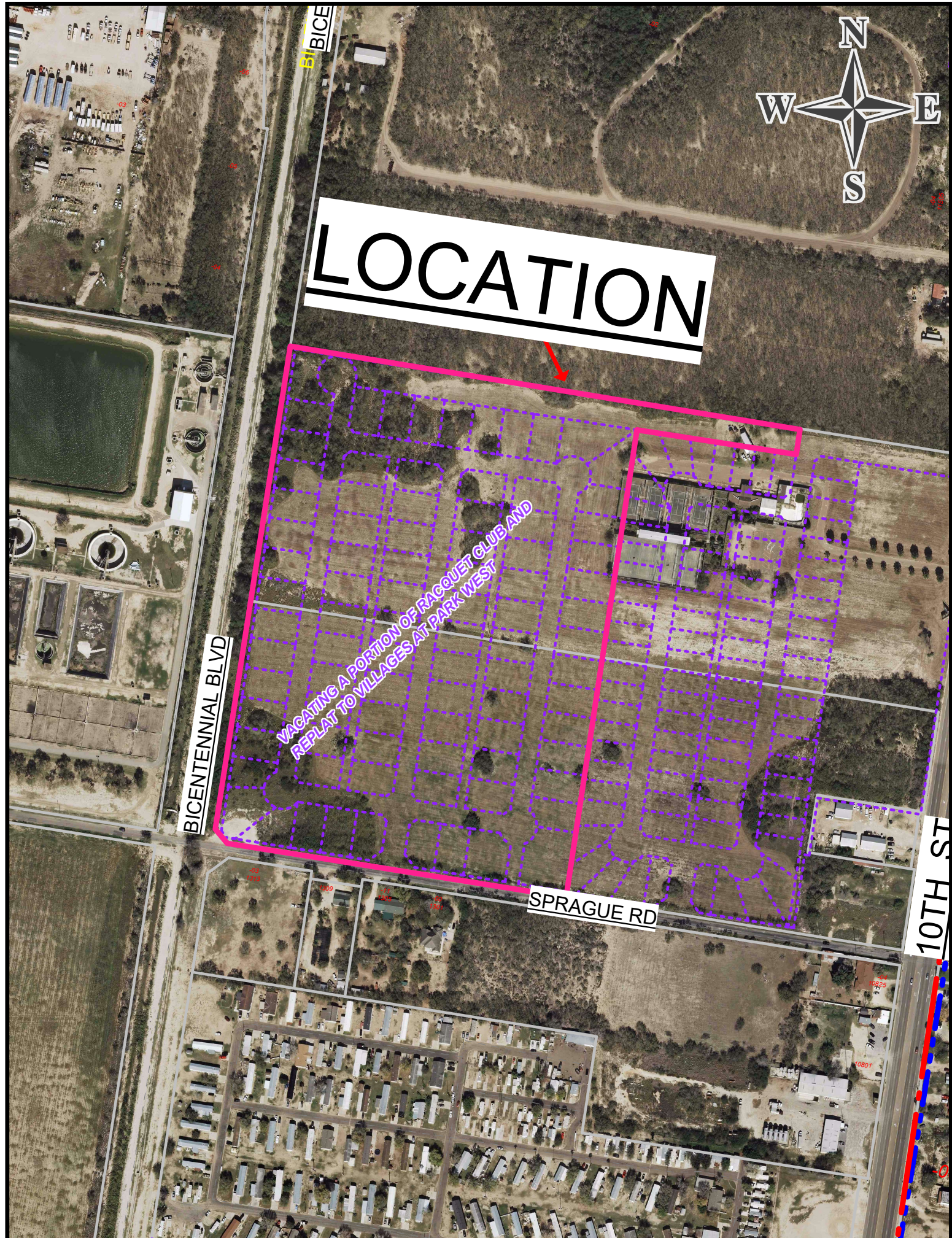
BICENTENNIAL BLVD

ST BICE

SPRAGUE RD

10TH ST

VACATING A PORTION OF RACQUET CLUB AND
REPLAT TO VILLAGES AT PARK WEST



Sub 2023-0032

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>McAllen City Center Subdivision</u>	
	Location <u>The northwest corner of S. 10th Street and Expressway 83</u>	
	City Address or Block Number <u>1300 S. 10th ST</u>	
	Number of Lots <u>11</u>	Gross Acres <u>13.661</u> Net Acres <u>13.661</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Existing Zoning <u>C3</u> Proposed Zoning <u>C3</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date <u>N/A</u>	
	Existing Land Use <u>Parking Area</u> Proposed Land Use <u>Commercial</u> Irrigation District # <u>3</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/>	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>N/A</u> <i>✗</i>	
	Parcel # <u>189481</u>	Tax Dept. Review <u>Elvadez</u>
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>13.661 Acres out of Lots 9 and 16, Section 7, Hidalgo Canal Company Subdivision</u>		
Owner	Name <u>McAllen Retail Developers, LLC</u> Phone _____	
	Address <u>225 W. Washington St.</u> E-mail _____	
	City <u>Indianapolis</u> State <u>IN</u> Zip <u>46204</u>	
Developer	Name <u>McAllen City Center, Ltd.</u> Phone <u>956-687-5217</u>	
	Address <u>4316 N. 10th Street, Suite 500</u> E-mail <u>mfallek@rgv.rr.com</u>	
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u>	
	Contact Person <u>Michael Fallek</u>	
Engineer	Name <u>Spoor Engineering Consultants, Inc.</u> Phone <u>956-683-1000</u>	
	Address <u>202 S. 4th Street</u> E-mail <u>sec@spooeng.com</u>	
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>	
	Contact Person <u>Steve Spoor, P.E.</u>	
Surveyor	Name <u>Melden and Hunt, Inc.</u> Phone <u>956-381-0981</u>	
	Address <u>115 W. McIntyre Street</u> E-mail <u>alma@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	

COMPLETED

E *KF*

APR 06 2023

Name: 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
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Owners Signature

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

Signature  Date March 28, 2023

Print Name Steve Spoor, P.E.

Owner Authorized Agent

The Planning Department is now accepting DocuSign signatures on application

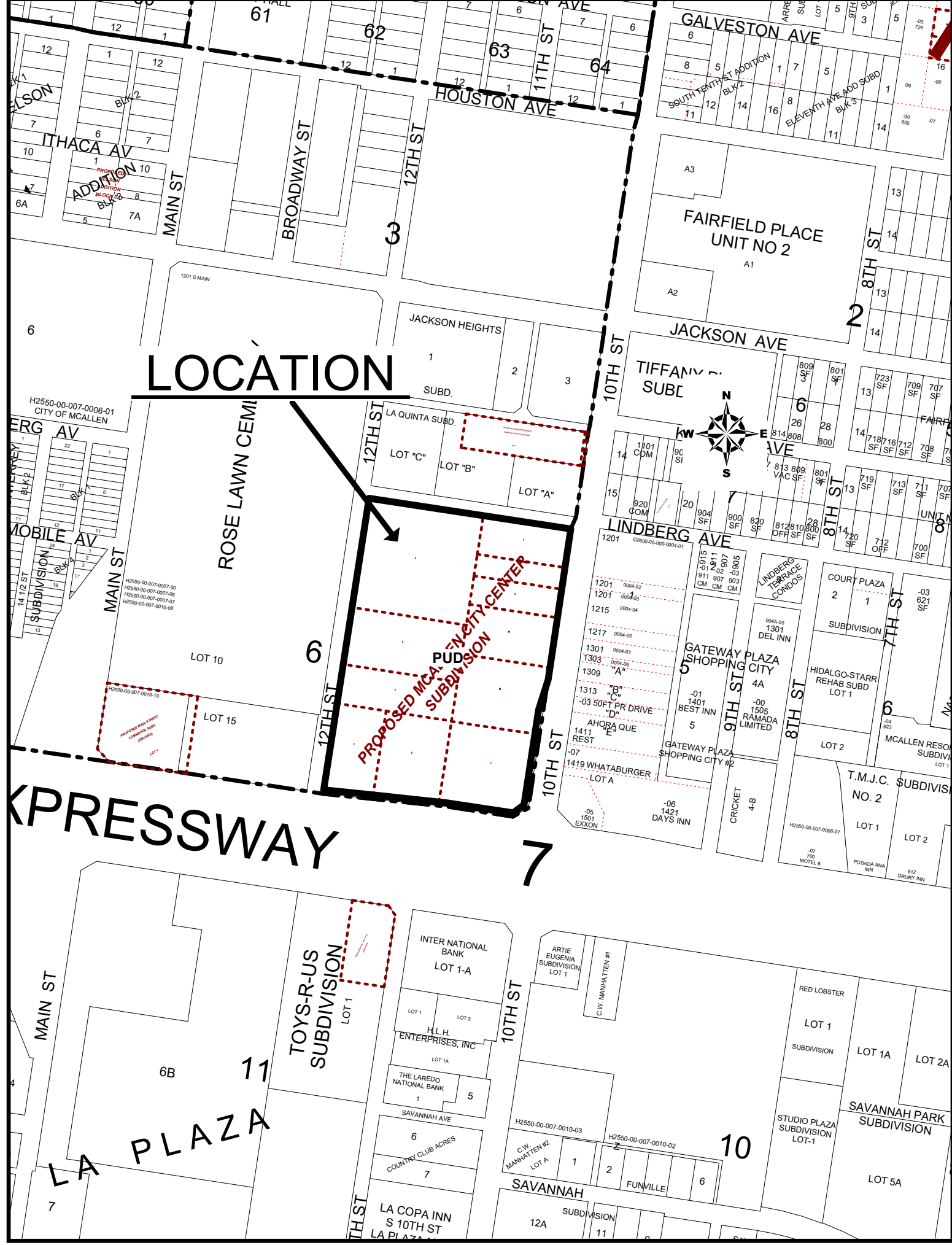
COMPLETED

APR 06 2023

Name: Natalie

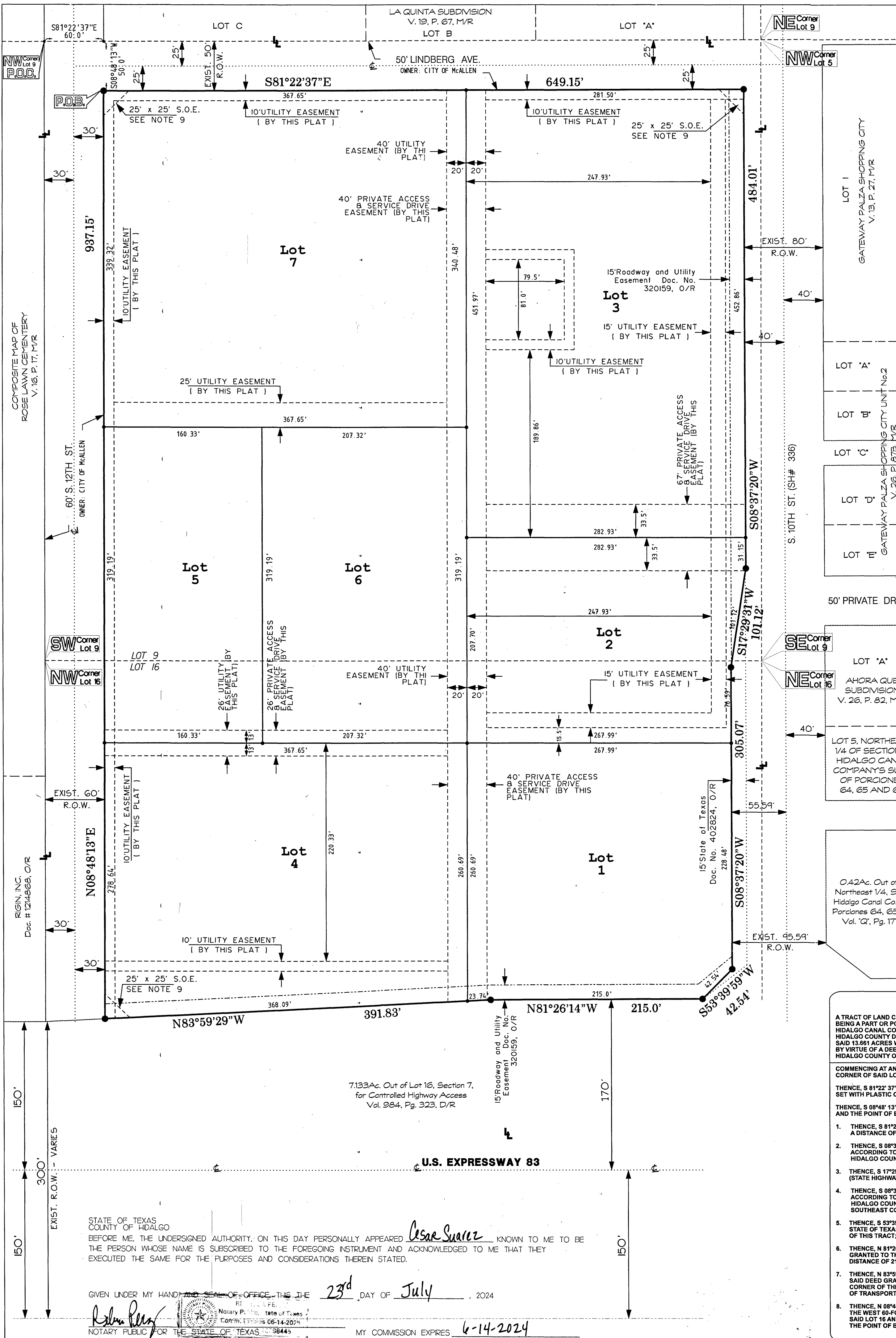
LOCATION

PROPOSED MCALEEN CITY CENTER
SUBDIVISION



KPRESSWAY

LA PLAZA



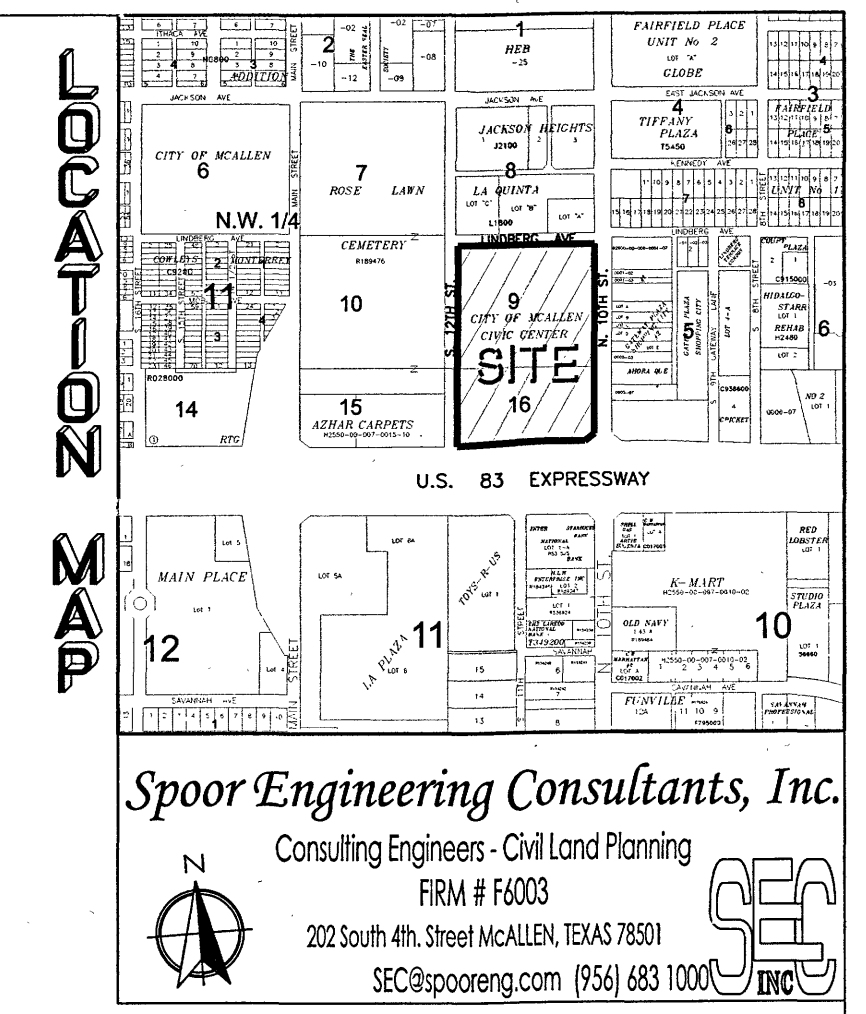
NOTES:

- MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
 - So. 10TH STREET - 50 FEET OR GREATER FOR APPROVED SITE PLAN OR GREATER FOR EASEMENTS.
 - EXPRESSWAY 83 - 75 FEET OR GREATER FOR APPROVED SITE PLAN OR GREATER FOR EASEMENTS.
 - So. 12TH ST. - 10 FEET OR GREATER FOR APPROVED SITE PLAN OR GREATER FOR EASEMENTS.
 - LINDBERG AVE. - 30 FEET OR GREATER FOR APPROVED SITE PLAN OR GREATER FOR EASEMENTS.
 - OTHERS - ACCORDING TO ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
- THIS PROPERTY FALLS IN ZONE "R" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 000C, REVISED NOVEMBER 2, 1982.
- A 6 FT. OPAQUE BUFFER IS REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES / USES. AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES / USES.
- A 5 FT. WIDE MINIMUM SIDEWALK IS REQUIRED ALONG So. 10 TH ST. AND U.S. EXPRESSWAY 83 AND A 4 FT. WIDE MINIMUM SIDEWALK IS REQUIRED ALONG So. 12 TH ST. AND LINDBERG AVE.
- BENCHMARK - STATION NAME: MC 82 SET BY ARANDA AND ASSOC. LOCATED AT NW CORNER OF JACKSON AVE. AND BROADWAY AVE. ELEV: 125.01 (NAVD88).
- OWNER IS REQUIRED TO PROVIDE AND ENGINEER STORM WATER DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT. MASTER DRAINAGE AND DETENTION IS ON FILE AT THE CITY ENGINEERING DEPARTMENT.
- STORM WATER DETENTION REQUIRED IS 0.93 ACRE-FEET (42,150 CF.) IS REQUIRED FOR THIS SUBDIVISION.
- A 25 FT. BY 25 FT. TRIANGULAR SIGHT OBSTRUCTION EASEMENT (S.O.E.) IS REQUIRED AT ALL STREET RIGHT-OF-WAY INTERSECTIONS. (BY THIS PLAT)
- COMMON AREAS, AND SERVICE DRIVES EASEMENTS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINEE AND ACCOMMODATING MORE THAN THE DETAINEE VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- THE LAND SHOWN IS SUBJECT TO EASEMENT TO CENTRAL POWER & LIGHT CO. AS DESCRIBED IN VOL. 293, PG. 548, DEED RECORDS, HIDALGO COUNTY TEXAS.
- THE LOTS SHOWN HEREON ARE SUBJECT TO AN APPROVED SITE PLAN AS ATTACHED TO THE CONDITIONAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT ON FILE IN THE OFFICE OF THE CITY OF McALLEN PLANNING DEPARTMENT.
- A PLANNED UNIT DEVELOPMENT (PUD) CONDITIONAL USE PERMIT (CUP) FOR THIS SUBJECT PROPERTY WAS APPROVED BY THE CITY COMMISSION ON JUNE 24, 2024



McALLEN CITY CENTER SUBDIVISION

BEING A SUBDIVISION OF A 13.661 ACRE TRACT OF LAND OUT OF LOTS 9 AND 16 NORTHWEST 1/4 SECTION 7, HIDALGO CANAL COMPANY SUBDIVISION HIDALGO COUNTY, TEXAS.
According to plat recorded in Vol. "Q", Pg. 177, Deed Records, Hidalgo County, Texas.



Spoor Engineering Consultants, Inc.
Consulting Engineers - Civil Land Planning
FIRM # 6003
202 South 4th Street McAllen, Texas 78501
SEC@spooreng.com (956) 683 1000

STATE OF TEXAS: COUNTY OF HIDALGO: McALLEN CITY CENTER SUBDIVISION

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE CENTER SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM 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.

McAllen CityCenter, LTD.
a Texas limited partnership

By: *Michael Falck*
By: *Brandon Wallace*

By: Boulevard Ventures, LLC, its General Partner
By: Michael Falck, Registered Agent
436 N. 10th Street
McAllen, Texas 78505

By: Brandon Wallace, Registered Agent
436 N. 10th Street
McAllen, Texas 78504

STATE OF TEXAS: COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL FALCK AND BRANDON WALLACE, 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 CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 12 DAY OF July, 2024.

Patricia P. Garcia
NOTARY PUBLIC

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

STATE OF TEXAS: COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 6238 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

ROBERTO N. TAMEZ, RPLS# 6238
MELDEN & HUNT, INC.
TEPELS FIRM 10096900
15 W. MONTYRE EDINBURG, TEXAS 78541

Roberto N. Tamez
DATE: 07/22/2024

STATE OF TEXAS: COUNTY OF HIDALGO:

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

Stephen Spoor
STEPHEN SPOOR
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

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

MAYOR, CITY OF McALLEN DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 492.26(a) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

BY: *Raul E. Sesin*
RAUL E. SESIN, P.E., CFM
GENERAL MANAGER DATE

METES & BOUNDS

A TRACT OF LAND CONTAINING 13.661 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OF LOTS 9 AND 16 IN THE NORTHWEST QUARTER (1/4) OF SECTION 7, HIDALGO CANAL COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREIN RECORDED IN VOLUME Q, PAGE 177, HIDALGO COUNTY DEED RECORDS.

SAID 13.661 ACRES WERE CONVEYED TO McALLEN RETAIL DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED WITHOUT WARRANTY, RECORDED UNDER DOCUMENT NUMBER 2689441, HIDALGO COUNTY OFFICIAL RECORDS, SAID 13.661 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE FOUND (NORTHING: 1659555.596, EASTING: 1071454.793) FOR THE NORTHWEST CORNER OF SAID LOT 9;

THENCE, S 81°22' 37"E ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.

THENCE, S 08°48' 13"W A DISTANCE OF 50.00 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 81°22' 37"E ALONG A LINE PARALLEL TO AND 50.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 649.15 FEET TO AN "X" MARK CUT IN CONCRETE FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08°37' 20"W ALONG THE WEST 80-FOOT RIGHT-OF-WAY LINE OF SAID SOUTH 10TH STREET (STATE HIGHWAY 336), ACCORDING TO A RIGHT-OF-WAY EASEMENT GRANTED TO THE STATE OF TEXAS, RECORDED UNDER DOCUMENT NUMBER 402624, HIDALGO COUNTY DEED RECORDS, A DISTANCE OF 484.01 FEET TO A PK NAIL FOUND FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 17°29' 31"W ALONG THE VARYING WIDTH WEST RIGHT-OF-WAY LINE OF SAID SOUTH 10TH STREET (STATE HIGHWAY 336), A DISTANCE OF 101.12 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 08°37' 20"W ALONG THE WEST 80-FOOT RIGHT-OF-WAY LINE OF SAID SOUTH 10TH STREET (STATE HIGHWAY 336), ACCORDING TO A DONATION DEED GRANTED TO THE STATE OF TEXAS, RECORDED UNDER DOCUMENT NUMBER 402624, HIDALGO COUNTY OFFICIAL RECORDS, A DISTANCE OF 305.07 FEET TO A NO. 4 REBAR FOUND FOR THE EASTERMOST SOUTHEAST CORNER OF THIS TRACT;
- THENCE, S 53°39' 09"W ALONG A RIGHT-OF-WAY CLIP LINE ACCORDING TO SAID DONATION DEED GRANTED TO THE STATE OF TEXAS, A DISTANCE OF 42.54 FEET TO A NO. 4 REBAR FOUND FOR THE WESTERMOST SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81°26' 14"W ALONG THE NORTH 320-FOOT RIGHT-OF-WAY LINE OF SAID U.S. EXPRESSWAY 83, ACCORDING TO SAID DEED GRANTED TO THE STATE OF TEXAS, A DISTANCE OF 391.83 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT, WHICH SAID CORNER BEARS S 89°59' 29"E A DISTANCE OF 60.07 FEET FROM A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND (NORTHING: 1659457.304, EASTING: 1071283.281);
- THENCE, N 08°48' 13"E ALONG A LINE PARALLEL TO AND 60.00 FEET EAST OF THE WEST LINES OF SAID LOTS 16 AND 9 AND THE WEST 60-FOOT RIGHT-OF-WAY LINE OF SAID SOUTH 12TH STREET, AT A DISTANCE OF 380.76 FEET FROM THE NORTH LINE OF SAID LOT 16 AND THE SOUTH LINE OF SAID LOT 9, CONTINUING FOR A TOTAL DISTANCE OF 387.15 FEET TO THE POINT OF BEGINNING, AND CONTAINING 13.661 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 23rd DAY OF July, 2024

Raul E. Sesin
NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 6-14-2024



Reviewed On: 1/30/2025

SUBDIVISION NAME: MCALLEN CITY CENTER SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

<p>U.S. Expressway 83: Dedication as required for 175 ft. from centerline for 350 ft. total ROW Paving: By State Curb & gutter: By State Revisions needed: - Provide a copy of the roadway and easement document referenced on the plat for staff review prior to final/recording. * The Engineer Submitted a Variance application (VAR2024-0037) on July 26, 2024, which included three variance including a variance to not require additional R.O.W. for I-2 (U.S. Expressway 83). Planning and Zoning Commission recommended approval on August 20, 2024, and the City Commission approved the request on September 9, 2024. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	<p>Required</p>
<p>S. 10th Street: Dedication as needed for 50 ft. from centerline for 100 ft. total ROW Paving: By State Curb & gutter: By State Revisions needed: - Label centerline prior to final/recording. - Provide a copy of the referenced documents for staff review prior to final/recording. - There is a 15 ft. Roadway and Utility Easement shown being part of Lot 3 by a separate document. Provide copy for staff review and clarify if it is part of Street ROW. Clarify & revise the plat as applicable prior to final/recording. * The Engineer Submitted a Variance application (VAR2024-0037) on July 26, 2024, which included three variance including a variance to not require additional R.O.W. and pavement widening for S. 10th Street. Planning and Zoning Commission recommended approval on August 20, 2024, and the City Commission approved the request on September 9, 2024. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	<p>Required</p>
<p>S. 12th Street: Dedication as needed for 30 ft. from centerline for total 60 ft. of ROW Paving: 40 ft. Curb & gutter: Both sides Revisions as needed: - Reference the document number on the plat for any existing ROW and provide a copy of the plat for staff review prior to Final/recording. - Clarify the E/W solid line shown on the south side of S. 12th Street and the dashed line shown on the north side of S 12th Street prior to final/recording. Review and revise as applicable prior to final/recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	<p>Required</p>

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

<p>Lindberg Avenue: Dedication as needed for 30 ft. from centerline for total 60 ft. of ROW Paving: 40 ft. Curb & gutter: Both sides Revisions as needed: - Reference the document number on the plat and provide a copy of the plat for staff review prior to Final. * The Engineer Submitted a Variance application (VAR2024-0037) on July 26, 2024, which included three variance including a variance to not require additional R.O.W. and pavement widening for Lindberg Avenue. Planning and Zoning Commission recommended approval on August 20, 2024, and the City Commission approved the request on September 9, 2024. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	<p>Required</p>
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p>	<p>Applied</p>
<p>* 900 ft. Block Length for R-3T and R-3C Zone Districts **Subdivision Ordinance: Section 134-118</p>	<p>NA</p>
<p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	<p>Applied</p>
<p>ALLEYS</p>	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties. * Proposing: 26 ft. - 67 ft. Private access and service drive easement. **Subdivision Ordinance: Section 134-106</p>	<p>Applied</p>
<p>SETBACKS</p>	
<p>S. 10th Street: 50 ft. or greater for approved site plan or greater for easements Expressway 83: 75 ft. or greater for approved site plan or greater for easements S. 12th Street: 10 ft. or greater for approved site plan or greater for easements Lindberg Avenue: 30 ft. or greater for approved site plan or greater for easements Other Setbacks: According to Zoning Ordinance or greater for easements or approved site plan * A Planned Unit Development (PUD) Conditional Use Permit (CUP) for the subject property was approved by the City Commission on June 24, 2024. The setback notes must comply with the approved PUD CUP. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* A Planned Unit Development (PUD) Conditional Use Permit (CUP) for the subject property was approved by the City Commission on June 24, 2024. The setback notes must comply with the approved PUD CUP. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* A Planned Unit Development (PUD) Conditional Use Permit (CUP) for the subject property was approved by the City Commission on June 24, 2024. The setback notes must comply with the approved PUD CUP. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* A Planned Unit Development (PUD) Conditional Use Permit (CUP) for the subject property was approved by the City Commission on June 24, 2024. The setback notes must comply with the approved PUD CUP. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Garage _____ **Zoning Ordinance: Section 138-356</p>	<p>NA</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>

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

SIDEWALKS	
* Proposing: A 5 ft. sidewalk required on Expressway 83, South 10th Street, and a 4 ft. sidewalk required along South 12th Street, and Lindberg Avenue. **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 **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.	Applied
NOTES	
**Must comply with City Access Management Policy	Applied
- A plat note to reference the recorded PUD CUP must be finalized prior to final/recording. * A Planned Unit Development (PUD) Conditional Use Permit (CUP) for the subject property was approved by the City Commission on June 24, 2024. The setback notes must comply with the approved PUD CUP.	Required
* Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed.	NA
**Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets. * Lot 6 does not front a street; however, it will have access to public streets via 26 ft. proposed private access/service drive easement on the south side and 40 ft. proposed private access/service drive easement on the east side. A Planned Unit Development (PUD) Conditional Use Permit (CUP) for the subject property was approved by the City Commission on June 24, 2024. **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied

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

ZONING/CUP	
<ul style="list-style-type: none"> * Existing: C-3 Proposed: C-3 - A plat note to reference the recorded PUD CUP must be finalized prior to final/recording. * A Planned Unit Development (PUD) Conditional Use Permit (CUP) for the subject property was approved by the City Commission on June 24, 2024. The setback notes must comply with the approved PUD CUP. ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Required
	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. * Based on the application submitted on April 6, 2023, the proposed subdivision is for commercial development. Park fees do not apply to commercial development, unless changed to residential. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording * Based on the application submitted on April 6, 2023, the proposed subdivision is for commercial development. Park fees do not apply to commercial development, unless changed to residential. * Pending review by the City Manager's office. * Based on the application submitted on April 6, 2023, the proposed subdivision is for commercial development. Park fees do not apply to commercial development, unless changed to residential. 	NA
	NA
	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation was approved and previous TIA was honored with some conditions. * Traffic Impact Analysis (TIA) was honored with some conditions, as per Traffic Department. 	Applied
	Applied
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Provide the legal description of the properties on the west side of S. 12th Street prior to final/recording. * The Engineer Submitted a Variance application (VAR2024-0037) on July 26, 2024. Planning and Zoning Commission recommended approval on August 20, 2024, and the City Commission approved the request on September 9, 2024. The application included three variances: <ol style="list-style-type: none"> 1. Variance to not require additional R.O.W. and pavement widening for S. 10th Street. 2. Variance to not require additional R.O.W. and pavement widening for Lindberg Avenue. 3. Variance to not require additional R.O.W. for I-2 (U.S. Expressway 83). ** A Planned Unit Development (PUD) Conditional Use Permit (CUP) for the subject property was approved by the City Commission on June 24, 2024. *** Must comply with City's Access Management Policy. 	Required
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied

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

LOCATION



PROPOSED MCALEN CITY CENTER
PUD
SUBMISSION

LOT 'A' LOT 'B' LOT 'C'

PROPOSED CLEARWATER EXPRESS
WASH 1022-5-2-2018-000000

EXPRESSWAY



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>causs mll</u> <u>Havest Cove Subdivision Phase II</u>
	Legal Description <u>17.438 acres, being out of Lots 138 & 137, La Lomita Irrigation & Construction Company Subdivision, according to the plat thereof recorded on Volume 24, Page 67, Hidalgo County Deed Records</u>
	Location <u>Within the northwest corner of Vine Avenue and Ware Road</u>
	City Address or Block Number <u>2601 N. Ware Rd (Rear)</u>
	Total No. of Lots <u>99</u> Total Dwelling Units <u>99</u> Gross Acres <u>17.438</u> Net Acres _____
	<input checked="" type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No
	For Fee Purposes: <input type="checkbox"/> Commercial (_____ Acres)/ <input checked="" type="checkbox"/> Residential (<u>99</u> Lots) Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Applied for Rezoning <input checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date _____
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>single-family residential</u>
	Irrigation District # <u>HCID#1</u> Water CCN: <input checked="" type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other _____
Agricultural Exemption: <input type="checkbox"/> Yes/ <input type="checkbox"/> No Parcel # <u>Prop ID: #210947 & 210949</u>	
Estimated Rollback Tax Due _____ Tax Dept. Review _____	
Owner	Name <u>Escanaba LLC</u> Phone <u>(956) 638-6456</u>
	Address <u>3520 Buddy Owens</u> E-mail <u>jeff@ericksonrgv.com</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u>
Developer	Name <u>Escanaba LLC</u> Phone <u>(956) 638-6456</u>
	Address <u>3520 Buddy Owens</u> E-mail <u>jeff@ericksonrgv.com</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u>
	Contact Person <u>Jeff Erickson & Rene Salinas Ramirez</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 / beto@meldenandhunt.com / drobles@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>
	Contact Person <u>Mario A. Reyna, P.E., Beto De La Garza & 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>Texas</u> Zip <u>78541</u>

KF

RECEIVED
 JAN 22 2024
 By NG

8000-7500-002

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

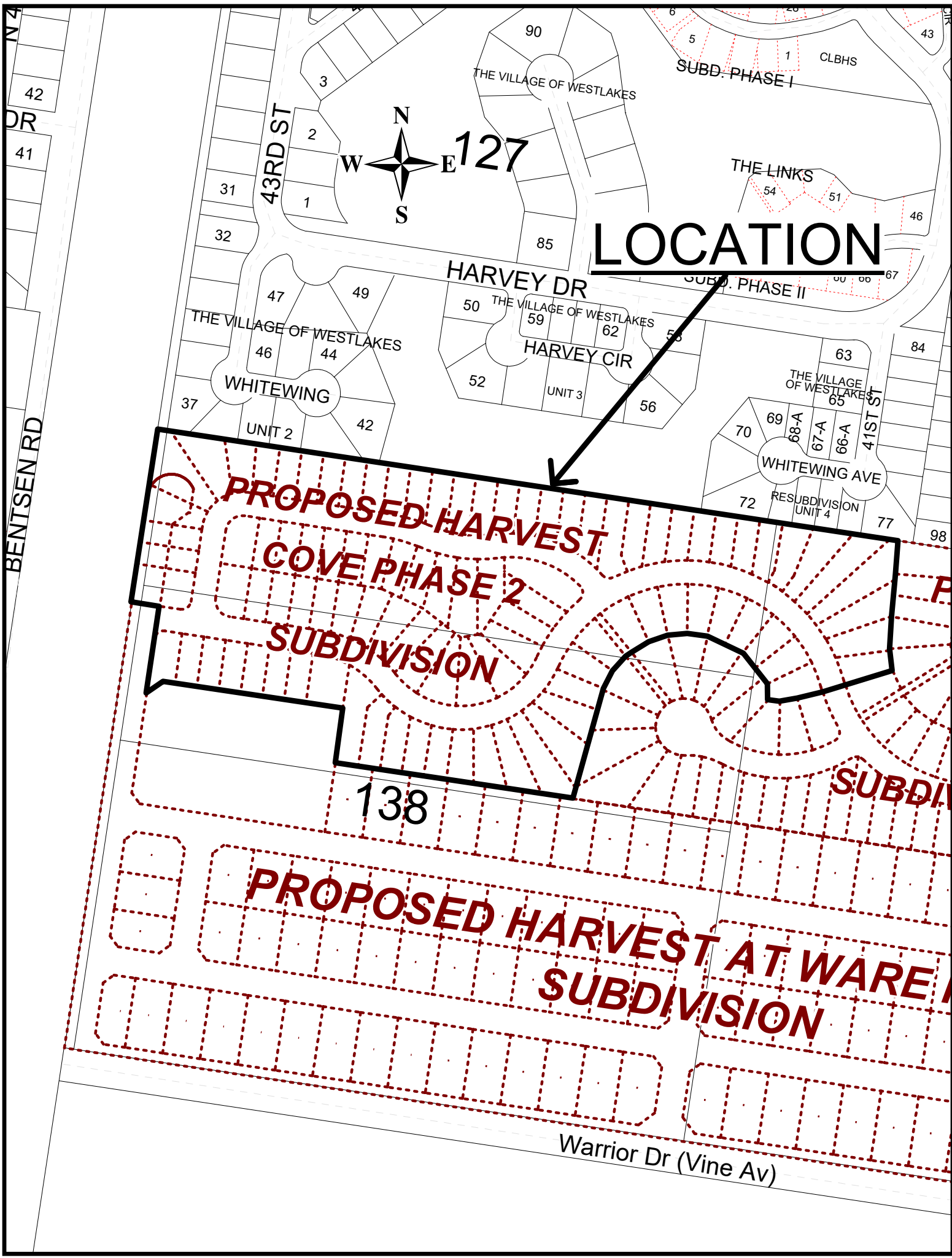
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date January 22, 2024

Print Name Mario A. Reyna, P.E.

Owner Authorized Agent

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



LOCATION

**PROPOSED HARVEST
COVE PHASE 2
SUBDIVISION**

**PROPOSED HARVEST AT WARE
SUBDIVISION**

138

Warrior Dr (Vine Av)

BENTSEN RD

43RD ST

HARVEY DR

HARVEY CIR

WHITEWING AVE

41ST ST

THE VILLAGE OF WESTLAKES

THE VILLAGE OF WESTLAKES

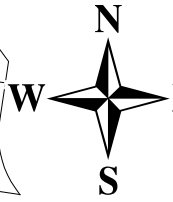
THE VILLAGE OF WESTLAKES

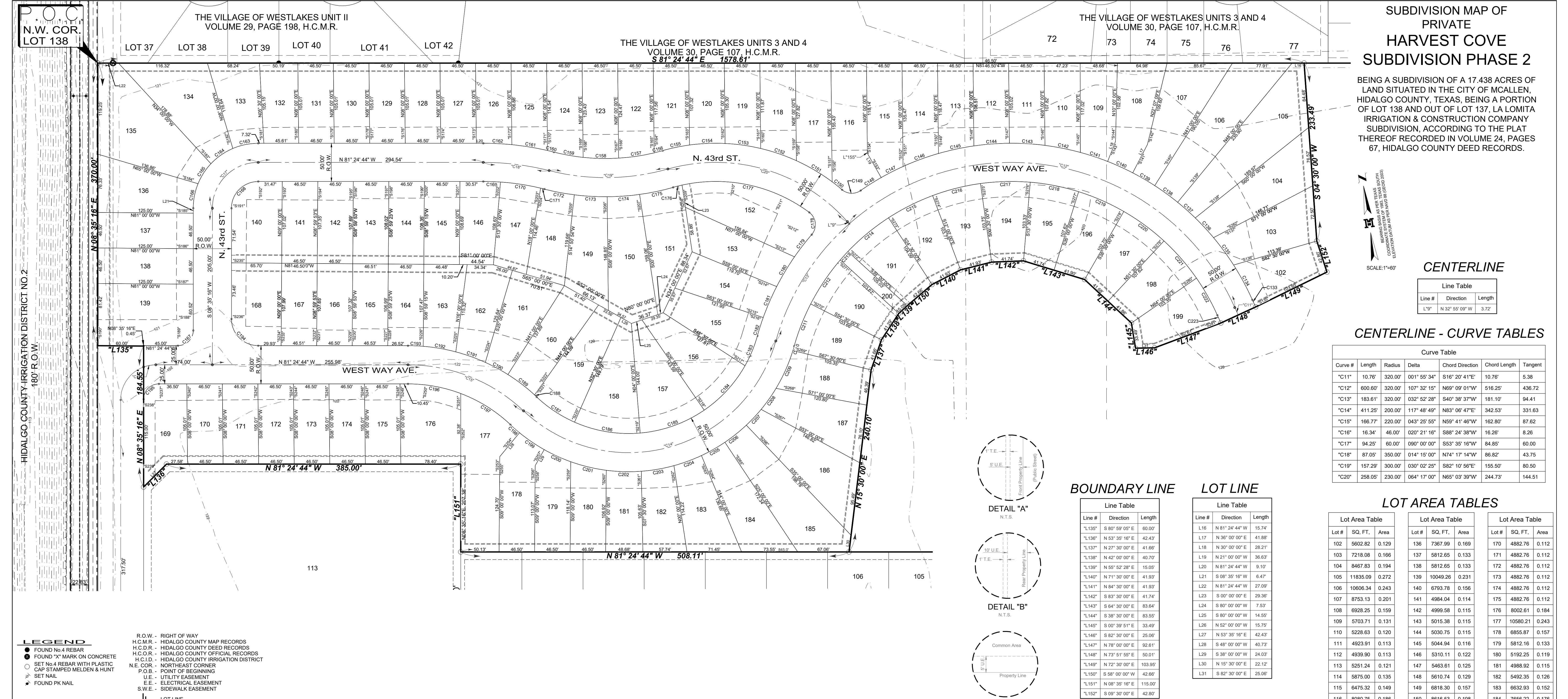
THE VILLAGE OF WESTLAKES

SUBD. PHASE I

SUBD. PHASE II

SUBDI





THE VILLAGE OF WESTLAKES UNIT II
VOLUME 29, PAGE 198, H.C.M.R.

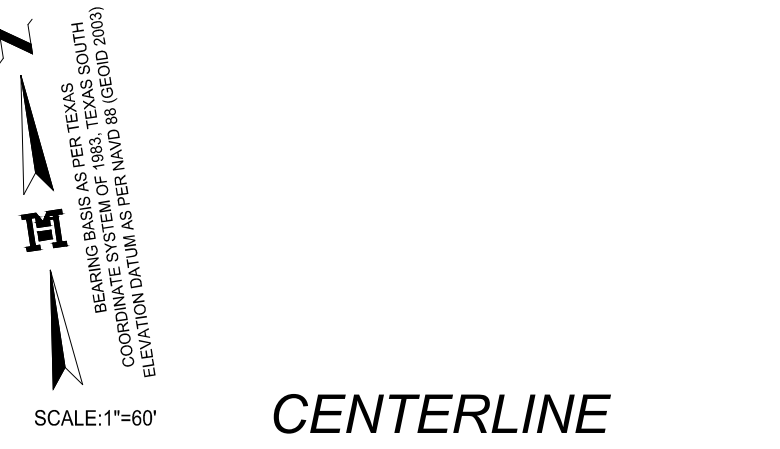
THE VILLAGE OF WESTLAKES UNITS 3 AND 4
VOLUME 30, PAGE 107, H.C.M.R.
S 81° 24' 44" E 1578.61'

THE VILLAGE OF WESTLAKES UNITS 3 AND 4
VOLUME 30, PAGE 107, H.C.M.R.

72 73 74 75 76 77

SUBDIVISION MAP OF PRIVATE HARVEST COVE SUBDIVISION PHASE 2

BEING A SUBDIVISION OF A 17.438 ACRES OF LAND SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PORTION OF LOT 138 AND OUT OF LOT 137, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67, HIDALGO COUNTY DEED RECORDS.



CENTERLINE

Line Table		
Line #	Direction	Length
L*9	N 32° 55' 09" W	3.72

CENTERLINE - CURVE TABLES

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
*C11	10.76	320.00	001° 55' 34"	S16° 20' 41"E	10.76	5.38
*C12	600.60	320.00	107° 32' 15"	N69° 09' 01"W	516.25	436.72
*C13	183.61	320.00	032° 52' 28"	S40° 38' 37"W	181.10	94.41
*C14	411.25	200.00	117° 48' 49"	N83° 06' 47"E	342.53	331.63
*C15	166.77	220.00	043° 25' 55"	N59° 41' 46"W	162.80	87.62
*C16	16.34	46.00	020° 21' 16"	S88° 24' 38"W	16.26	8.26
*C17	94.25	60.00	090° 00' 00"	S53° 35' 16"W	84.85	60.00
*C18	87.05	350.00	014° 15' 00"	N74° 17' 14"W	86.82	43.75
*C19	157.29	300.00	030° 02' 25"	S82° 10' 56"E	155.50	80.50
*C20	258.05	230.00	064° 17' 00"	N65° 03' 39"W	244.73	144.51

BOUNDARY LINE

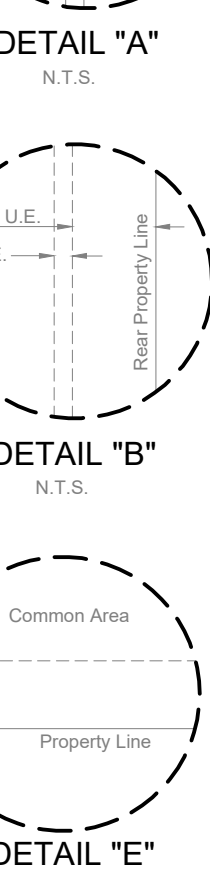
Line Table		
Line #	Direction	Length
L1135	S 80° 59' 05" E	60.00
L1136	N 53° 35' 16" E	42.43
L1137	N 27° 30' 00" E	41.66
L1138	N 42° 00' 00" E	40.70
L1139	N 55° 52' 28" E	15.05
L1140	N 71° 30' 00" E	41.93
L1141	N 84° 30' 00" E	41.93
L1142	S 83° 30' 00" E	41.74
L1143	S 64° 30' 00" E	83.64
L1144	S 38° 30' 00" E	83.55
L1145	S 00° 39' 51" E	33.49
L1146	S 82° 30' 00" E	25.06
L1147	N 78° 00' 00" E	92.61
L1148	N 73° 51' 55" E	50.01
L1149	N 72° 30' 00" E	103.95
L1150	S 58° 00' 00" E	42.66
L1151	N 08° 35' 16" E	115.00
L1152	S 09° 30' 00" E	42.80

LOT LINE

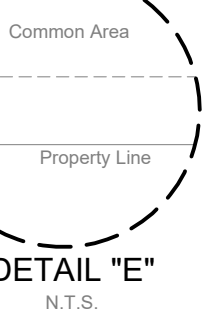
Line Table		
Line #	Direction	Length
L16	N 81° 24' 44" W	15.74
L17	N 36° 00' 00" E	41.88
L18	N 30° 00' 00" E	28.21
L19	N 21° 00' 00" W	36.63
L20	N 81° 24' 44" W	9.10
L21	S 08° 35' 16" W	6.47
L22	N 81° 24' 44" W	27.09
L23	S 00° 00' 00" E	29.36
L24	S 80° 00' 00" W	7.53
L25	S 80° 00' 00" W	14.59
L26	N 52° 00' 00" W	15.75
L27	N 53° 35' 16" E	42.43
L28	S 48° 00' 00" W	40.73
L29	S 38° 00' 00" W	50.03
L30	N 15° 30' 00" E	22.12
L31	S 82° 30' 00" E	25.06

LOT AREA TABLES

Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
102	5602.82	0.129	136	7367.99	0.169	170	4882.76	0.112
103	7218.08	0.166	137	5812.65	0.133	171	4882.76	0.112
104	8467.83	0.194	138	5812.65	0.133	172	4882.76	0.112
105	11835.09	0.272	139	10049.26	0.231	173	4882.76	0.112
106	10606.34	0.243	140	6793.78	0.156	174	4882.76	0.112
107	8753.13	0.201	141	4984.04	0.114	175	4882.76	0.112
108	6928.25	0.159	142	4999.58	0.115	176	8002.61	0.184
109	5703.71	0.131	143	5015.38	0.115	177	10580.21	0.243
110	5226.63	0.120	144	5030.75	0.115	178	6855.87	0.157
111	4923.91	0.113	145	5044.94	0.116	179	5812.16	0.133
112	4939.90	0.113	146	5310.11	0.122	180	5192.25	0.119
113	5251.24	0.121	147	5463.61	0.125	181	4498.92	0.115
114	5875.00	0.135	148	5610.74	0.129	182	5892.35	0.126
115	6475.32	0.149	149	6818.30	0.157	183	6632.93	0.152
116	8080.75	0.186	150	8616.53	0.198	184	7656.22	0.176
117	6533.03	0.150	151	7231.13	0.166	185	10320.71	0.237
118	5533.60	0.127	152	9723.09	0.223	186	9327.20	0.214
119	5015.07	0.115	153	6540.16	0.150	187	7030.81	0.161
120	4910.38	0.113	154	5805.80	0.133	188	5551.79	0.127
121	5203.69	0.119	155	6440.88	0.148	189	5627.54	0.129
122	5658.80	0.130	156	7236.02	0.166	190	5769.95	0.132
123	5794.35	0.133	157	7531.45	0.173	191	5887.02	0.135
124	5560.31	0.128	158	7580.91	0.174	192	5577.09	0.128
125	5124.46	0.118	159	7193.03	0.165	193	5566.01	0.128
126	4906.07	0.113	160	6683.64	0.153	194	5578.66	0.128
127	4882.76	0.112	161	6740.95	0.155	195	5634.75	0.129
128	4882.76	0.112	162	6119.04	0.140	196	5823.37	0.129
129	4882.76	0.112	163	5505.01	0.126	197	5650.55	0.130
130	4882.76	0.112	164	4973.00	0.114	198	5644.71	0.130
131	4882.76	0.112	165	4984.60	0.114	199	5832.71	0.134
132	5029.52	0.115	166	4998.18	0.115	200	1566.24	0.036
133	5901.54	0.135	167	5014.12	0.115			
134	9545.78	0.219	168	6805.65	0.156			
135	12634.22	0.290	169	6352.22	0.146			



DETAIL "B"



LOT - CURVE TABLES

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C133	10.43	295.00	002° 01' 32"	S16° 23' 40"E	10.43	5.21
C134	51.73	345.00	008° 35' 29"	N19° 40' 38"W	51.68	25.91
C135	44.41	345.00	007° 22' 34"	N27° 39' 40"W	44.38	22.24
C136	35.18	345.00	005° 50' 33"	N34° 16' 14"W	35.16	17.61
C137	30.84	345.00	005° 07' 21"	N39° 45' 11"W	30.83	15.43
C138	37.12	345.00	006° 09' 52"	N45° 23' 47"W	37.10	18.58
C139	33.25	345.00	005° 31' 17"	N51° 14' 22"W	33.24	16.64
C140	36.13	345.00	006° 00' 00"	N57° 00' 00"W	36.11	18.08
C141	37.59	345.00	006° 14' 35"	N63° 07' 18"W	37.58	18.81
C142	47.24	345.00	007° 50' 45"	N70° 09' 58"W	47.21	23.66
C143	46.65	345.00	007° 44' 51"	N77° 57' 47"W	46.64	23.36
C144	46.63	345.00	007° 44' 40"	N85° 42' 32"W	46.62	23.35
C145	47.49	345.00	007° 53' 15"	S86° 28' 30"W	47.46	23.78
C146	49.39	345.00	008° 12' 11"	S78° 25' 47"W	49.35	24.74
C147	32.08	345.00	005° 19' 41"	S71° 39' 51"W	32.07	16.05
C148	31.75	345.00	005° 16' 22"	S86° 21' 49"W	31.74	15.89
C149	26.26	20.00	075° 14' 12"	S78° 39' 17"E	26.42	15.41
C150	16.58	255.00	003° 43' 28"	N42° 53' 55"W	16.57	8.29
C151	54.42	255.00	012° 13' 42"	N50° 52' 30"W	54.32	27.32
C152	49.39	255.00	011° 05' 55"	N62° 32' 18"W	49.32	24.78
C153	47.10	255.00	010° 34' 57"	N73° 22' 44"W	47.03	23.62
C154	46.59	255.00	010° 28' 06"	N83° 54' 15"W	46.53	23.36
C155	35.89	255.00	008° 03' 50"	S86° 49' 47"W	35.86	17.97

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C156	11.67	275.00	002° 25' 50"	N84° 00' 47"E	11.67	5.83
C157	47.00	275.00	009° 47' 32"	S89° 52' 32"E	46.94	23.56
C158	46.58	275.00	009° 42' 18"	S80° 07' 37"E	46.52	23.35
C159	38.94	275.00	008° 06' 44"	S71° 13' 06"E	38.90	19.50
C160	8.54	375.00	001° 18' 19"	N67° 48' 53"W	8.54	4.27
C161	47.24	375.00	007° 13' 03"	N72° 04' 34"W	47.21	23.65
C162	37.49	375.00	005° 43' 38"	N78° 32' 54"W	37.47	18.76
C163	34.20	85.00	023° 03' 18"	S87° 03' 37"W	33.97	17.34
C164	35.07	85.00	023° 38' 19"	S63° 42' 49"W	34.82	17.79
C165	31.35	85.00	010° 17' 10"	N70° 09' 58"W	31.17	15.85
C166	32.90	85.00	022° 10' 31"	S19° 40' 32"W	32.69	16.66
C168	54.98	35.00	090° 00' 00"	S53° 35' 16"W	49.50	35.00
C169	22.51	325.00	003° 54' 06"	N79° 25' 41"W	22.51	11.26
C170	53.13	325.00	001° 21' 57"	N72° 45' 39"W	53.07	26.62
C171	5.19	325.00	000° 54' 57"	S87° 37' 12"W	5.19	2.60
C172	39.83	325.00	007° 01' 17"	S70° 40' 22"E	39.80	19.94
C173	43.14	325.00	007° 36' 22"	S77° 59' 11"E	43.11	21.60
C174	42.49	325.00	007° 29' 30"	S85° 32' 07"E	42.46	21.28
C175	44.93	325.00	007° 55' 17"	N86° 45' 30"E	44.90	22.50
C176	12.05	205.00	003° 22' 06"	S84° 28' 54"W	12.05	6.03
C177	175.55	205.00	049° 03' 58"	N69° 18' 04"W	170.24	93.57
C178	32.86	20.00	094° 08' 35"	N2° 18' 13"E	29.29	21.50
C179	36.71	345.00	006° 05' 48"	S46° 19' 36"W	36.69	18.37

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction		

SUBDIVISION MAP OF PRIVATE HARVEST COVE SUBDIVISION PHASE 2

BEING A SUBDIVISION OF A 17.438 ACRES OF LAND SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PORTION OF LOT 138 AND OUT OF LOT 137, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67, HIDALGO COUNTY DEED RECORDS.

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 17.438 ACRES SITUATED IN THE CITY OF McALLEN, COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOTS 138 AND 137, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 67, HIDALGO COUNTY DEED RECORDS, WHICH SAID 17.438 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO ESCANABA, LLC, A TEXAS LIMITED LIABILITY COMPANY BY VIRTUE OF A WARRANTY DEED WITH VENDORS LIEN RECORDED UNDER DOCUMENT NUMBER 334886, HIDALGO COUNTY OFFICIAL RECORDS, SAID 17.438 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR SET ON THE NORTHWEST CORNER OF SAID LOT 138 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT:

- 1. THENCE, S 81° 24' 44" E ALONG THE NORTH LINE OF SAID LOT 138 AT A DISTANCE OF 20.00 FEET PASS A NO. 5 REBAR FOUND ON THE SOUTHWEST CORNER OF LOT 37, THE VILLAGE OF WESTLAKES UNIT II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 29, PAGE 198, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 237.00 FEET PASS A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 39 OF SAID THE VILLAGE OF WESTLAKES UNIT II, AT A DISTANCE OF 472.00 FEET PASS A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 42, OF SAID THE VILLAGE OF WESTLAKES UNIT II, CONTINUING A TOTAL DISTANCE OF 1,578.60 FEET TO A NO. 4 REBAR SET, FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 04° 30' 00" W A DISTANCE OF 233.50 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, S 09° 30' 00" W A DISTANCE OF 42.80 FEET TO A NO. 4 REBAR SET FOR THE NORTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
4. THENCE, S 72° 30' 00" W A DISTANCE OF 103.95 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, S 73° 51' 55" W A DISTANCE OF 50.01 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, S 78° 00' 00" W A DISTANCE OF 92.61 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, N 82° 30' 00" W A DISTANCE OF 25.06 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
8. THENCE, N 00° 39' 51" W A DISTANCE OF 33.49 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, N 38° 30' 00" W A DISTANCE OF 83.55 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
10. THENCE, N 64° 30' 00" W A DISTANCE OF 83.64 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
11. THENCE, N 83° 30' 00" W A DISTANCE OF 41.74 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
12. THENCE, S 84° 30' 00" W A DISTANCE OF 41.93 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
13. THENCE, S 71° 30' 00" W A DISTANCE OF 41.93 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
14. THENCE, S 58° 00' 00" W A DISTANCE OF 42.66 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
15. THENCE, S 55° 52' 29" W A DISTANCE OF 15.05 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
16. THENCE, S 42° 00' 00" W A DISTANCE OF 41.29 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
17. THENCE, S 27° 30' 00" W A DISTANCE OF 41.66 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
18. THENCE, S 15° 30' 00" W A DISTANCE OF 240.10 FEET TO A NO. 4 REBAR SET FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
19. THENCE, N 81° 24' 44" W A DISTANCE OF 508.10 FEET TO A NO. 4 REBAR SET FOR THE EASTERNMOST SOUTHWEST CORNER OF THIS TRACT;
20. THENCE, N 08° 35' 16" E A DISTANCE OF 115.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
21. THENCE, N 81° 24' 44" W A DISTANCE OF 385.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
22. THENCE, S 53° 35' 16" W A DISTANCE OF 42.43 FEET TO A NO. 4 REBAR SET FOR THE WESTERNMOST SOUTHWEST CORNER OF THIS TRACT;
23. THENCE, N 08° 35' 16" E A DISTANCE OF 184.55 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
24. THENCE, N 80° 59' 05" W A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET ON THE EAST LINE OF A CERTAIN TRACT CONVEYED TO THE CITY OF McALLEN BY VIRTUE OF A DEED WITHOUT WARRANTY RECORDED UNDER DOCUMENT NUMBER 2112811, HIDALGO COUNTY OFFICIAL RECORDS, FOR AN OUTSIDE CORNER OF THIS TRACT;
25. THENCE, N 08° 35' 16" E ALONG THE WEST LINE OF SAID LOT 138, A DISTANCE OF 370.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.438 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES : CONTINUE

- 17. COMMON LOT 113, IDENTIFIED AS DETENTION AREAS SHALL BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, HARVEST CREEK AT WARE SUBDIVISION HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME. THEIR SUCCESSORS AND ASSIGNEES, AND NOT BY THE CITY OF McALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERRECTED IN COMMON LOT 113, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON LOT 113 TRANSFER OF TITLES TO THE HARVEST CREEK AT WARE SUBDIVISION HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNERS PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY HARVEST CREEK AT WARE PHASE 1 SUBDIVISION HOMEOWNER'S ASSOCIATION, FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(d), AS THE SAME MAY BE AMENDED, THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT 113 THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION, RECORDED IN INSTRUMENT NO. _____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
18. COMMON OR DETENTION AREAS, ANY PRIVATE STREET / ALLEYS OR DRIVES, AND/OR GATES FOR LANDSCAPING MUST BE MAINTAINED BY THE PROPERTY OWNERS/ THE HOA AND NOT THE CITY OF McALLEN.
19. SITE PLAN MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.
20. AN 8-FOOT MINIMUM SIDEWALK WITH FULL LANDSCAPING, IRRIGATION AND LIGHTING TO BE CONSTRUCTED ALONG THE NORTH SIDE OF WARRIOR DRIVE (VINE AVENUE), SAID SIDEWALK WILL CONNECT TO THE BENTSEN HIKE AND BIKE TRAIL. A VARIANCE OF "ADDITIONAL 10 FT RIGHT OF WAY TO BE DEDICATED IN LIEU OF PARK LAND FEES" WAS APPROVED ON JUNE 29, 2023, WITH THE CONDITIONS LISTED.

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

MAYOR, CITY OF McALLEN DATE
CITY SECRETARY DATE

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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS, THE ____ DAY OF _____, 20__.

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

PRESIDENT ATTEST: SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, LIEN HOLDER(S) (OR DULLY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS HARVEST COVE SUBDIVISION PHASE 2, OF THE CITY OF McALLEN, TEXAS, HEREBY CONSENT TO THE SUBDIVISION OF THE REAL PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED REAL PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

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

STATE OF TEXAS
COUNTY OF HIDALGO

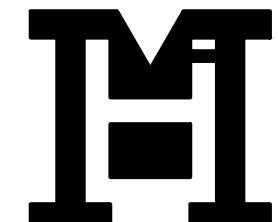
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIN J. ESPINOSA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND

AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__.

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

Table with 2 columns: Action (DRAWN BY, SURVEYED, CHECKED, FINAL CHECK) and Date (DATE).

TBPE FIRM # F-1435



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

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS HARVEST COVE SUBDIVISION PHASE 2 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.

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__.

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__.

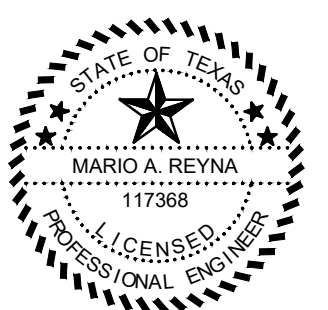
NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO:

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

MARIO A. REYNA, PROFESSIONAL ENGINEER # 117368 DATE:
STATE OF TEXAS
DATE PREPARED: 11-16-2023
DATE REVISED: 11-10-2023
ENGINEERING JOB NO. 23145.00

MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435



STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, RUBEN J. DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF HARVEST COVE SUBDIVISION PHASE 2, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 12-10-21, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

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



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

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

BY: _____ DEPUTY

SETBACK LOT DIMENSIONS TABLES

Four tables showing setback lot dimensions with columns for Line #, Direction, and Length for various lines.

GENERAL NOTES :

- 1. THE SITE LIES IN ZONE "C". ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING. ZONE "C" SHOWN ON: COMMUNITY-PANEL NUMBER: 480334 0400 C MAP REVISED NOVEMBER 16, 1982 & COMMUNITY-PANEL NUMBER: 480334 0500 C MAP REVISED NOVEMBER 2, 1982.
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE: FRONT: 20 FEET OR GREATER FOR EASEMENT OR AS SHOWN IN FRONT SETBACK TABLE REAR: 10 FEET OR GREATER FOR EASMENT INTERIOR SIDES: 6 FEET OR GREATER FOR EASEMENT CORNER: 10 FEET OR GREATER FOR EASEMENT GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED. GREATER SETBACK APPLIES. NOTE: ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.
4. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 139.502 CUBIC FEET (3.203 AC.-FT.) TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA.
5. CITY OF McALLEN BENCHMARK: "MC64" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN OFFICE ON OCTOBER 06, 1999, BEING LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF WARE ROAD AND DAFFODIL STREET. 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP ELEVATION= 120.38 NORTHING: 18610485.2066, EASTING: 1083666.99623
6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
7. AN 5 FT. MINIMUM SIDEWALK REQUIRED ALONG THE WEST SIDE OF WARE ROAD, AND A 4 FT. MINIMUM SIDEWALK REQUIRED ALONG BOTH SIDES OF ALL INTERIOR STREETS AND N/S COLLECTOR STREET AS APPLICABLE.
8. 25 FT. x 25 FT. SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS. AND 10 FT X 10 FT SITE OBSTRUCTION CLIP REQUIRED AT ALL STREET/ALLEY INTERSECTIONS.
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG COLLECTOR STREET AS APPLICABLE.
10. AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS
11. SET NO. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
12. COMMON OR DETENTION AREAS, ANY PRIVATE STREETS/ALLEYS OR DRIVES, AND/OR GATES MUST BE MAINTAINED BY THE PROPERTY OWNERS/HOA AND NOT THE CITY OF McALLEN.
13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N, WARE RD. AND OTHER STREETS AS APPLICABLE.
14. DEVELOPER/ HOMEOWNER'S ASSOCIATION/ OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110-72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.
15. HOME OWNERS ASSOCIATION COVENANTS FOR HARVEST COVE PHASE 2 SUBDIVISION AS RECORDED UNDER AS RECORDED UNDER DOCUMENT NO. _____ H.C.D.R.
16. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR HARVEST COVE SUBDIVISION PHASE 2 RECORDED UNDER DOCUMENT NUMBER _____, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL & VOID.



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/31/2025

SUBDIVISION NAME: HARVEST COVES SUBDIVISION PHASE II

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N/S 1/4 mile collector: Dedication as needed for 60 ft. total ROW.
Paving: 40 ft. Curb & gutter: Both Sides

Required

- Show and label the existing N/S ROW on the west side of the subdivision with the document number prior to final/recording.
- An abandonment application (ABD2024-0003) has been submitted and approved. The abandonment must be finalized prior to final/recording and the document number must be referenced on the plat prior to recording.

****The engineer submitted a variance application (VAR2024-0002) including a variance to the N/S quarter mile collector requirement, which was approved by the City Commission as requested by the applicant, on February 12, 2024.

**Two CUP applications for PUD (CUP2023-0161) for Phase I & (CUP2024-0005) for Phase II. As per Ordinance No. 2024-26 PUD was considered, passed, and Approved at the meeting of March 11, 2024, provided that all the conditions listed on the permit are met including: 1)PUD must comply with the Subdivision Ordinance Section 134-171 and the required conditions of the recorded subdivision plat, and 2) PUD must comply with the required conditions of the accompanying site plan.

*The plat layout must comply the layout and conditions approved by the City Commission. Plat notes cross-referencing the PUD must be finalized prior to recording and the PUD must be recorded along with the plat.

E/W 1/4 mile collector: Dedication as needed for 60 ft. total ROW.
Paving: 40 ft. Curb & gutter: Both Sides

Applied

- **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
- **Monies must be escrowed if improvements are required prior to recording.

****The engineer submitted a variance application (VAR2024-0002) including a variance to the E/W quarter mile collector requirement, which was approved by the City Commission as requested by the applicant, on February 12, 2024. As a result, the interior streets were approved with 50 ft. ROW and 32 ft. paving.

**Two CUP applications for PUD (CUP2023-0161) for Phase I & (CUP2024-0005) for Phase II. As per Ordinance No. 2024-26 PUD was considered, passed, and Approved at the meeting of March 11, 2024, provided that all the conditions listed on the permit are met including: 1)PUD must comply with the Subdivision Ordinance Section 134-171 and the required conditions of the recorded subdivision plat, and 2) PUD must comply with the required conditions of the accompanying site plan.

*The plat layout must comply the layout and conditions approved by the City Commission. Plat notes cross-referencing the PUD must be finalized prior to recording and the PUD must be recorded along with the plat.

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

<p>Interior Streets for R-1 (single-family residential): 50 ft. Total R.O.W. Paving: 32 ft. Curb & gutter: both sides</p> <p>**Two CUP applications for PUD (CUP2023-0161) for Phase I & (CUP2024-0005) for Phase II. As per Ordinance No. 2024-26 PUD was considered, passed, and Approved at the meeting of March 11, 2024, provided that all the conditions listed on the permit are met including: 1)PUD must comply with the Subdivision Ordinance Section 134-171 and the required conditions of the recorded subdivision plat, and 2) PUD must comply with the required conditions of the accompanying site plan.</p> <p>*The plat layout must comply the layout and conditions approved by the City Commission. Plat notes cross-referencing the PUD must be finalized prior to recording and the PUD must be recorded along with the plat. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are required prior to recording.</p>	<p>Applied</p>
<p>Paving _____ Curb & gutter _____</p> <p>**Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	<p>NA</p>
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p> <p>****The engineer submitted a variance application (VAR2024-0002) including a variance to the Block Length requirement, which was approved by the City Commission as requested by the applicant, on February 12, 2024.</p> <p>**Two CUP applications for PUD (CUP2023-0161) for Phase I & (CUP2024-0005) for Phase II. As per Ordinance No. 2024-26 PUD was considered, passed, and Approved at the meeting of March 11, 2024, provided that all the conditions listed on the permit are met including: 1)PUD must comply with the Subdivision Ordinance Section 134-171 and the required conditions of the recorded subdivision plat, and 2) PUD must comply with the required conditions of the accompanying site plan.</p> <p>*The plat layout must comply the layout and conditions approved by the City Commission. Plat notes cross-referencing the PUD must be finalized prior to recording and the PUD must be recorded along with the plat.</p>	<p>Applied</p>
<p>* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118</p>	<p>NA</p>
<p>* 600 ft. Maximum Cul-de-Sac. **The engineer submitted a variance application (VAR2024-0002) including a variance to the Maximum Cul-De-Sac Length requirement for Harvest Cove Phase I Subdivision, of which the commission Approved as requested by the applicant. **Subdivision Ordinance: Section 134-105</p>	<p>Applied</p>
<p>ALLEYS</p>	<p></p>
<p>"ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties & multifamily properties. **Subdivision Ordinance: Section 134-106"</p>	<p>NA</p>

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

SETBACKS	
<p>* Front: 20 feet or greater for easement. Revisions needed: - Revise the setback note as shown above, as approved by the PUD site plan, and remove the setback table prior to final. - If the setback table is proposed, the PUD must be amended prior to final approval. **Both Plat & PUD site plan must be consistent. **Proposing: 20 feet or greater for easement or as shown in front setback table **Zoning Ordinance: Section 138-356</p> <p>**Two CUP applications for PUD (CUP2023-0161) for Phase I & (CUP2024-0005) for Phase II. As per Ordinance No. 2024-26 PUD was considered, passed, and Approved at the meeting of March 11, 2024, provided that all the conditions listed on the permit are met including: 1)PUD must comply with the Subdivision Ordinance Section 134-171 and the required conditions of the recorded subdivision plat, and 2) PUD must comply with the required conditions of the accompanying site plan.</p> <p>*The plat layout must comply the layout and conditions approved by the City Commission. Plat notes cross-referencing the PUD must be finalized prior to recording and the PUD must be recorded along with the plat.</p> <p>* Rear: 10 ft. or greater for easement **Zoning Ordinance: Section 138-356</p> <p>* Sides: 6 ft. or greater for easements **Zoning Ordinance: Section 138-356</p> <p>* Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356</p> <p>* Garage: 18 ft. except where greater setback 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>	<p>Required</p>
<p>* Rear: 10 ft. or greater for easement **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Sides: 6 ft. or greater for easements **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on both sides of all interior street - Clarify the proposing sidewalk note prior to final, as the subdivision does not front N. Ware Road. - Proposing: A 5 ft. minimum sidewalk required along the west side of Ware Road, and 4 ft. minimum sidewalk required along both sides of all interior streets and N/A collector as applicable. **Both Plat & PUD site plan must be consistent. **Subdivision Ordinance: Section 134-120</p>	<p>Required</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Applied</p>
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along the collector streets, if applicable. - Plat note must be finalized based on the variance request (VAR2024-0002) prior to final. **Landscaping Ordinance: Section 110-46</p>	<p>Applied</p>

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

<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses Revisions Needed: - Revise the setback note as shown above prior to final and remove the following wording from plat note #10 prior to final: "Perimeter buffers must be built at time of subdivision improvements." Although buffers must be built, it is not a required plat note. - Buffers must be shown on the PUD site plan prior to recording. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Required</p> <hr/> <p>Applied</p>
<p>NOTES</p>	
<p>Proposing: No curb cut, access, or lot frontage permitted along N. Ware Road and other streets as applicable. - Clarify N. Ware Road since the subdivision has no frontage along N. Ware Road. **Must comply with City Access Management Policy</p>	<p>Required</p>
<p>**Two CUP applications for PUD (CUP2023-0161) for Phase I & (CUP2024-0005) for Phase II. As per Ordinance No. 2024-26 PUD was considered, passed, and Approved at the meeting of March 11, 2024, provided that all the conditions listed on the permit are met including: 1)PUD must comply with the Subdivision Ordinance Section 134-171 and the required conditions of the recorded subdivision plat, and 2) PUD must comply with the required conditions of the accompanying site plan.</p> <p>*The plat layout must comply the layout and conditions approved by the City Commission. Plat notes cross-referencing the PUD must be finalized prior to recording and the PUD must be recorded along with the plat. Any revision of the layout requires PUD amendment.</p>	<p>Applied</p>
<p>* Common Areas, any detention lots, etc. must be maintained by the lot owners/HOA and not the City of McAllen. - Proposing: Common or detention areas, any private streets/alleys or drives, and/or gates must be maintained by property owners/HOA and not the City of McAllen. - Clarify private streets, alleys, and gates in the proposed plat notes. Based on the submitted application, the subdivision was supposed to be public.</p>	<p>Required</p>
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>Applied</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 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>Applied</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>Applied</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public streets. **Subdivision Ordinance: Section 134-1</p>	<p>Applied</p>

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

<p>* Minimum lot width and lot area **Zoning Ordinance: Section 138-356</p> <p>**Two CUP applications for PUD (CUP2023-0161) for Phase I & (CUP2024-0005) for Phase II. As per Ordinance No. 2024-26 PUD was considered, passed, and Approved at the meeting of March 11, 2024, provided that all the conditions listed on the permit are met including: 1)PUD must comply with the Subdivision Ordinance Section 134-171 and the required conditions of the recorded subdivision plat, and 2) PUD must comply with the required conditions of the accompanying site plan.</p> <p>*The plat layout must comply the layout and conditions approved by the City Commission. Plat notes cross-referencing the PUD must be finalized prior to recording and the PUD must be recorded along with the plat.</p>	<p>Applied</p>
<p>ZONING/CUP</p>	
<p>* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V</p> <p>**Two CUP applications for PUD (CUP2023-0161) for Phase I & (CUP2024-0005) for Phase II. As per Ordinance No. 2024-26 PUD was considered, passed, and Approved at the meeting of March 11, 2024, provided that all the conditions listed on the permit are met including: 1)PUD must comply with the Subdivision Ordinance Section 134-171 and the required conditions of the recorded subdivision plat, and 2) PUD must comply with the required conditions of the accompanying site plan.</p> <p>*The PUD and variance requests must be approved and the plat layout must comply the layout and conditions approved by the City Commission. Plat notes cross-referencing the PUD must be finalized prior to recording and the PUD must be recorded along with the plat.</p> <p>* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V</p>	<p>Applied</p> <p>Applied</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee.</p> <p>* A request to pay park fees in lieu of land dedication and also to pay \$350 per dwelling unit prior to recording and \$350 at the time of building permit issuance was submitted on January 26, 2024 and was reviewed and approved by the City Manger's Office on January 29, 2024. **On September 11, 2024, the project engineer contacted the Planning Department on behalf of the developer to indicate that the dedication of hike and bike trail along Warrior Drive on the south side of Harvest Creek at Ware Subdivision Phase I was proposed and approved in lieu of park land dedication for for both Harvest Creek at Ware Subdivision and Harvest Cove Phase I & Phase II. After further review, the Planning Director, determined that the approved variance covers Harvest Cove Phase I & II.</p> <p>- A plat note to reference the hike and bike trail on Warrior Drive in lieu of park land dedication, will be needed. The plat note wording will be finalized prior to recording. -An application with the date of January 21, 2025 was submitted for the Variance on Land dedication, proposing a total of 129 lots. Needs to clarify with staff on the number of lots and changes to Variance on Land Dedication.</p>	<p>Required</p>

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.</p> <p>* A request to pay park fees in lieu of land dedication and also to pay \$350 per dwelling unit prior to recording and \$350 at the time of building permit issuance was submitted on January 26, 2024 and was reviewed and approved by the City Manger's Office on January 29, 2024. **On September 11, 2024, the project engineer contacted the Planning Department on behalf of the developer to indicate that the dedication of hike and bike trail along Warrior Drive on the south side of Harvest Creek at Ware Subdivision Phase I was proposed and approved in lieu of park land dedication for for both Harvest Creek at Ware Subdivision and Harvest Cove Phase I & Phase II. After further review, the Planning Director, determined that the approved variance covers Harvest Cove Phase I & II.</p> <p>- A plat note to reference the hike and bike trail on Warrior Drive in lieu of park land dedication, will be needed. The plat note wording will be finalized prior to recording. -An application with the date of January 21, 2025 was submitted for the Variance on Land dedication, proposing a total of 129 lots. Needs to clarify with staff on the number of lots and changes to Variance on Land Dedication.</p>	<p>Required</p>
<p>* Pending review by City Manager's Office.</p> <p>* A request to pay park fees in lieu of land dedication and also to pay \$350 per dwelling unit prior to recording and \$350 at the time of building permit issuance was submitted on January 26, 2024 and was reviewed and approved by the City Manger's Office on January 29, 2024. **On September 11, 2024, the project engineer contacted the Planning Department on behalf of the developer to indicate that the dedication of hike and bike trail along Warrior Drive on the south side of Harvest Creek at Ware Subdivision Phase I was proposed and approved in lieu of park land dedication for for both Harvest Creek at Ware Subdivision and Harvest Cove Phase I & Phase II. After further review, the Planning Director, determined that the approved variance covers Harvest Cove Phase I & II.</p> <p>- A plat note to reference the hike and bike trail on Warrior Drive in lieu of park land dedication, will be needed. The plat note wording will be finalized prior to recording. -An application with the date of January 21, 2025 was submitted for the Variance on Land dedication, proposing a total of 129 lots. Needs to clarify with staff on the number of lots and changes to Variance on Land Dedication.</p>	<p>Required</p>
<p>TRAFFIC</p>	
<p>* As per Traffic Department, Trip Generation would be honored from previous case, any changes to the current plat will required an updated Trip Gen.</p>	<p>Applied</p>
<p>* As per Traffic Department, Traffic Impact Analysis (TIA) Honored from previous case.</p>	<p>Applied</p>

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - All easements must be labeled on all sides prior to final. - There are General Plat Notes that are different from the approved PUD Site Plan. Plat notes and PUD notes must be consistent. - Application & Owner's Signature wording refers to the Subdivision as Public, but there are certain plat notes and disclaimers mentioning that this plat is for a Private Subdivision. Please clarify if public or private prior to final. - Please verify survey metes and bounds with what is shown on the bearings of the plat and the boundary line table, as some items do not match the metes and bounds. - Plat note #17 refers to lot 113 as detention area, please specify which Lot 113 this is referring to. If the mentioned lot is from another recorded subdivision, name and document number of the subdivision is needed. - Please clarify where the details are shown on the plat. - Please show the legal description of the adjacent properties on all sides. - Some of the arrow annotations and dimensions shown on the plat appear to be obstructed, please arrange so that items are no longer obstructed. - Any abandonment must be done by a separate process and instrument and referenced on the plat prior to final/recording. - Plat notes to reference the approved PUD will be needed and must be finalized prior to final/recording. <p>At the Planning and Zoning Commission meeting of February 6, 2024, the board voted to approve the subdivision in preliminary form subject to conditions noted, drainage and utility approvals.</p> <p>**Two CUP applications for PUD (CUP2023-0161) for Phase I & (CUP2024-0005) for Phase II. As per Ordinance No. 2024-26 PUD was considered, passed, and Approved at the meeting of March 11, 2024, provided that all the conditions listed on the permit are met including: 1)PUD must comply with the Subdivision Ordinance Section 134-171 and the required conditions of the recorded subdivision plat, and 2) PUD must comply with the required conditions of the accompanying site plan.</p> <p>*The plat layout must comply the layout and conditions approved by the City Commission. Plat notes cross-referencing the PUD must be finalized prior to recording and the PUD must be recorded along with the plat.</p> <p>*Must comply with City's Access Management Policy.</p>	<p>Required</p>
RECOMMENDATION	
<p>Recommendation: Staff recommends approval of the subdivision in Final form subject to the conditions noted.</p>	<p>Applied</p>

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



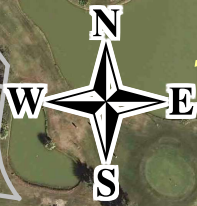
LOCATION

**PROPOSED HARVEST
COVE PHASE 2
SUBDIVISION**

**PROPOSED HARVEST AT WARE
SUBDIVISION**

138

127



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>HAVEN HILL SUBDIVISION</u>	
	Legal Description <u>BEING 9.67 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, SAID 9.67 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF LOT 53, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 24, PAGE 67, DEED RECORDS OF HIDALGO COUNTY, TEXAS</u>	
	Location <u>APPROX. 800 FT NORTH OF AUBURN AVE AND WARE RD INTERSECTION, ON WEST RIGHTS OF WAY OF WARE RD.</u>	
	City Address or Block Number <u>8017 North Ware Road</u>	
	Total No. of Lots <u>46</u> Total Dwelling Units <u>46</u> Gross Acres <u>9.53</u> Net Acres <u>9.47</u>	
	<input type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial (<u> </u> Acres)/ <input checked="" type="checkbox"/> Residential (<u>46</u> Lots) Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	
	Existing Zoning <u>A-O</u> Proposed Zoning <u>R-1</u> Applied for Rezoning <input type="checkbox"/> No/ <input checked="" type="checkbox"/> Yes: Date <u> </u>	
	Existing Land Use <u>VACANT</u> Proposed Land Use <u>SINGLE FAMILY SUBDIVISION</u>	
	Irrigation District # <u>HCID#1</u> Water CCN: <input checked="" type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other <u> </u>	
Agricultural Exemption: <input type="checkbox"/> Yes/ <input type="checkbox"/> No Parcel # <u>210559, 210566, 210556</u>		
Estimated Rollback Tax Due <u> </u> Tax Dept. Review <u> </u>		
Owner	Name <u>FORTIS LAND COMPANY, LLC</u> Phone <u>956-769-6000</u>	
	Address <u>5612 N 10 ST SUITE 200</u> E-mail <u>OMAR@OGBUILD.COM</u>	
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>FORTIS LAND COMPANY, LLC</u> Phone <u>956-769-6000</u>	
	Address <u>5612 N 10TH ST SUITE 200</u> E-mail <u>OMAR@OGBUILD.COM</u>	
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>OMAR GARCIA</u>	
Engineer	Name <u>RIO DELTA ENGINEERING</u> Phone <u>956-380-5152</u>	
	Address <u>921 S. 10TH AVENUE</u> E-mail <u>EDINBURG@RIODELTAENGINEERING.COM</u>	
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78539</u>	
	Contact Person <u>IVAN GARCIA, P.E., R.P.L.S.</u>	
Surveyor	Name <u>IVAN GARCIA, P.E., R.P.L.S.</u> Phone <u>956-380-5152</u>	
	Address <u>921 S. 10TH AVENUE</u> E-mail <u>EDINBURG@RIODELTAENGINEERING.COM</u>	
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78539</u>	

RECEIVED
 NOV 25 2024
 By NG

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature  Date 11/20/24

Print Name Omar Garcia

Owner Authorized Agent

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

VAR 2024 - 0049



City of McAllen Planning Department VARIANCE TO SUBDIVISION PROCESS APPLICATION

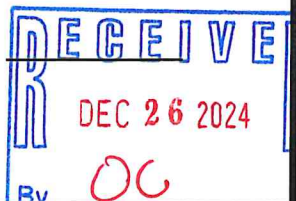
311 North 15th Street
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project	Legal Description	BEING 9.53 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, SAID 9.53 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF LOT 53, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 24, PAGE 67, DEED RECORDS OF HIDALGO COUNTY, TEXAS	
	Street Address	8017 N WARE ROAD MCALLEN TX.	
	Existing Zoning	Number of lots <u>45</u> Gross acres <u>9.47 ACRES</u>	Existing Land Use <u>VACANT</u>
		<input checked="" type="checkbox"/> Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required	

Applicant	Name	RIO DELTA ENGINEERING	Phone	(956) 380-5152
	Address	921 S. 10TH AVENUE	E-mail	EDINBURG@RIODELTAENGINEERING.COM
	City	EDINBURG	State	TX
			Zip	78539

Owner	Name	FORTIS LAND COMPANY, LLC	Phone	(956) 769-6000
	Address	5612 N. 10TH ST. SUITE 200	E-mail	
	City	MCALLEN	State	TX
			Zip	78504

Authorization	To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?	
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.	
	Signature	<u>[Signature]</u> Date <u>12/23/24</u>
	Print Name <u>Omar Garcia</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent	

Office	*FOR OFFICE USE ONLY*	
	APPLICATION FILING FEE:	<input type="checkbox"/> \$250.00
	Accepted by _____	Payment received by _____ Date _____
	Rev 06/21	



City of McAllen

Planning Department

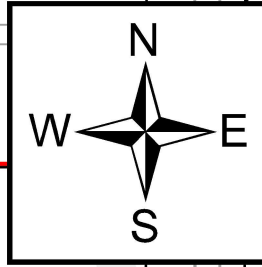
REASON FOR APPEAL

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

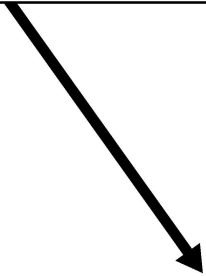
**Information provided here by the applicant does not guarantee that the Commission will grant a variance.

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

Reason for Appeal		1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.
	VARIANCE	1) THE SUBDIVISION WILL NOT CONNECT TO ANY OTHER STREETS. WE HAVE 810 FEET WITHIN THE BLOCK, AND THEN WE HAVE ANOTHER STREET TO THE SOUTH.
	1) BLOCK LENGTH	
	2) R.O.W. WIDTH ALONG MILE 5	2) MINIMUM REQUIREMENT FOR INTERIOR STREETS OF A SUBDIVISION IS 50 FT ROW. PROPERTY BOUNDARY FOR ENTRANCE THRU MILE 5 (AUBURN AVE) HAS A WIDTH OF 40 FT, WHICH IS BEING USED COMPLETELY BY THE ROW DEDICATION. WE ARE REQUESTING CONSIDERATION FOR 40 FT ROW WITH A 32' B-B STREET INSTEAD OF A 50 FT ROW WITH A 32' B-B, DUE TO THE PROPERTY BOUNDARY RESTRICTION. THIS ENTRANCE WILL ALSO FUNCTION AS SECONDARY ACCESS REQUIREMENT FOR FIRE DEPARTMENT.
		2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.
		1) THE SUBDIVISION WILL NOT CONNECT TO ANY OTHER STREETS. WE HAVE 810 FEET WITHIN THE BLOCK, AND THEN WE HAVE ANOTHER STREET TO THE SOUTH.
		2) MINIMUM REQUIREMENT FOR INTERIOR STREETS OF A SUBDIVISION IS 50 FT ROW. PROPERTY BOUNDARY FOR ENTRANCE THRU MILE 5 (AUBURN AVE) HAS A WIDTH OF 40 FT, WHICH IS BEING USED COMPLETELY BY THE ROW DEDICATION. WE ARE REQUESTING CONSIDERATION FOR 40 FT ROW WITH A 32' B-B STREET INSTEAD OF A 50 FT ROW WITH A 32' B-B, DUE TO THE PROPERTY BOUNDARY RESTRICTION. THIS ENTRANCE WILL ALSO FUNCTION AS SECONDARY ACCESS REQUIREMENT FOR FIRE DEPARTMENT.
		3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.
		1) WILL NOT AFFECT ANY ADJOINING PROPERTIES.
		2) WILL NOT AFFECT ANY ADJOINING PROPERTIES.
		4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.
		1) THE SUBDIVISION WILL NOT CONNECT TO ANY OTHER STREETS. WE HAVE 810 FEET WITHIN THE BLOCK, AND THEN WE HAVE ANOTHER STREET TO THE SOUTH.
	2) MINIMUM REQUIREMENT FOR INTERIOR STREETS OF A SUBDIVISION IS 50 FT ROW. PROPERTY BOUNDARY FOR ENTRANCE THRU MILE 5 (AUBURN AVE) HAS A WIDTH OF 40 FT, WHICH IS BEING USED COMPLETELY BY THE ROW DEDICATION. WE ARE REQUESTING CONSIDERATION FOR 40 FT ROW WITH A 32' B-B STREET INSTEAD OF A 50 FT ROW WITH A 32' B-B, DUE TO THE PROPERTY BOUNDARY RESTRICTION. THIS ENTRANCE WILL ALSO FUNCTION AS SECONDARY ACCESS REQUIREMENT FOR FIRE DEPARTMENT.	



LOCATION



53

PROPOSED HAVEN HILL SUBDIVISION

N WARE RD

AUBURN AVE

5 MILE RD.

DETENTION AREA LOT "A"

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

ROSEWOOD ESTATES SUBDIVISION

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

40		
41		
42		
43		
44		
45	46	47

24
23
22
21
20
20
21

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

56

N. WARE ROAD



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/31/2025

SUBDIVISION NAME: HAVEN HILL SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Ware Rd. (F.M. 2220) : Dedication as needed for 75 ft. from centerline for 150 ft. Total R.O.W.
 Paving: By the State Curb & gutter: By the State
 Revisions Needed:
 - Revise the Street name as shown above wherever applicable, prior to final.
 - Need to label the Proposed, Existing R.O.W., etc. after accounting for any dedication. Use applicable arrow annotations to show this.
 - Need to label the width and dimensions of the TxDOT parcel acquisition to finalize R.O.W. dedication.
 - Need to label the Centerline (C.L.) of the road to determine the applicable R.O.W. dedication requirements, label these dimensions from Centerline, prior to final/recording.
 - Include all applicable document numbers for R.O.W., easements, etc. on the plat and provide copies of these documents for staff review prior to final.
 **Disclaimer: City of McAllen thoroughfare plan designates N. Ware Rd. as a High-Speed arterial with 150 ft. of R.O.W.
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

Required

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

Required

Internal Streets: 50 ft. ROW
 Paving: 32 ft. Curb & gutter: Both sides
 Revisions Needed:
 - Street names will need to be assigned prior to recording.
 Disclaimer: Plat submitted on January 30, 2025 has the following streets labeled as streets A,B,C
 - Interior streets along lot 41 and South to Auburn Ave. provide for 47&40 ft. of R.O.W.
 **Variance application (VAR2024-0049) has been submitted and will be presented at the P&Z meeting of February 4, 2025.
 - On Street B, separate the Cul-De-Sac from the South boundary line.
 - Staff Reviewing requirement for N/S collector street. Revise plat as required to comply with requirement.
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

Required

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

<p>N/S 1/4 Mile Collector Street (West-Boundary) - Dedication as needed for 60 ft. of R.O.W. Paving: 40 ft. Curb & gutter: Both Sides - Staff reviewing requirement for N/S Collector Streets. Revise plat as required to comply with requirement. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	<p>Required</p>
<p>E/W 1/4 Mile Collector Street (North-Boundary) - Dedication as needed for 60 ft. of R.O.W. Paving: 40 ft. Curb & gutter: Both Sides - Staff reviewing requirement for E/W Collector Street. Revise plat as required to comply with requirement. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	<p>Non-compliance</p>
<p>* 1,200 ft. Block Length Variance to the Block length was submitted (VAR2024-0049) and will be presented at the P&Z meeting of February 4, 2025.</p>	<p>TBD</p>
<p>**Subdivision Ordinance: Section 134-118</p>	<p>Applied</p>
<p>* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118</p>	<p>Applied</p>
<p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	<p>Applied</p>
<p>ALLEYS</p>	
<p>R.O.W.: 20 ft. Paving: 16 ft. *Disclaimer: As of plat submitted on November 25, 2024, Alleys are not being proposed. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106</p>	<p>NA</p>
<p>SETBACKS</p>	
<p>* Front: 25 ft. or greater for easements, whichever is greater applies. Revisions needed: - Include note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Rear: 10 ft. or greater for easements, whichever is greater applies. Revisions needed: - Include note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Interior Sides: 6 ft. or greater for easements, whichever is greater applies. Revisions needed: - Include note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Side Corner: 10 ft. or greater for easements, whichever is greater applies. Revisions needed: Include note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>

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 N. Ware Rd., Auburn Ave., & both sides of all interior streets. Also, both sides of Collector Streets as applicable. Revisions Needed: - Revise plat note #11 as shown above once finalized, prior to final/recording. *Sidewalk requirement may increase to 5 ft. as per Engineering Department prior to final. **Subdivision Ordinance: Section 134-120</p>	Required
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Ware Rd. Revisions needed: - Revise plat note # 14 as shown above once finalized, prior to final. - Other buffers may be required to comply with collector street requirements, prior to final. **Landscaping Ordinance: Section 110-46</p>	Required
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
NOTES	
<p>* No curb cut, access, or lot frontage permitted along N. Ware Rd. Revisions needed: - Revise plat note #12 as shown above once finalized, prior to final/recording. - Other streets may be included in restricting curb cuts once Collector Streets are abandoned, prior to final. **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>	Applied
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>	Applied
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	Applied
<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. **Landscaping Ordinance: Section 110-72 **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. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	Required

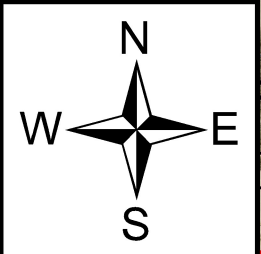
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

LOT REQUIREMENTS		
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1		Applied
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356		Applied
ZONING/CUP		
* Existing: AO (Agricultural and Open Space District) Proposed: R-1 (Single-Family Residential District) - Application for Zoning Change (REZ2024-0060) was submitted on November 15, 2024 and will be presented at the December 17, 2024 Planning & Zoning meeting. ***Zoning Ordinance: Article V		Applied
* Rezoning Needed Before Final Approval. - Application for Zoning Change (REZ2024-0060) was approved at the December 17, 2024 Planning & Zoning meeting. ***Zoning Ordinance: Article V		Applied
PARKS		
* Land dedication in lieu of fee. - Based on the application submitted on 11/25/2024, 45 single-family residential lots are proposed. A park fee of \$700 per dwelling unit (\$31,500 total) is required prior to recording. The park fee is subject to change if the number of dwelling units changes.		Required
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. - Based on the application submitted on 11/25/2024, 45 single-family residential lots are proposed. A park fee of \$700 per dwelling unit (\$31,500 total) is required prior to recording. The park fee is subject to change if the number of dwelling units changes.		Required
* Pending review by the Parkland Dedication Advisory Board and CC. - Based on the application submitted on 11/25/2024, 45 single-family residential lots are proposed. A park fee of \$700 per dwelling unit (\$31,500 total) is required prior to recording. The park fee is subject to change if the number of dwelling units changes.		Required
TRAFFIC		
* As per Traffic Department, Trip Generation is approved, no TIA required.		Applied
* Traffic Impact Analysis (TIA) required prior to final plat.		NA

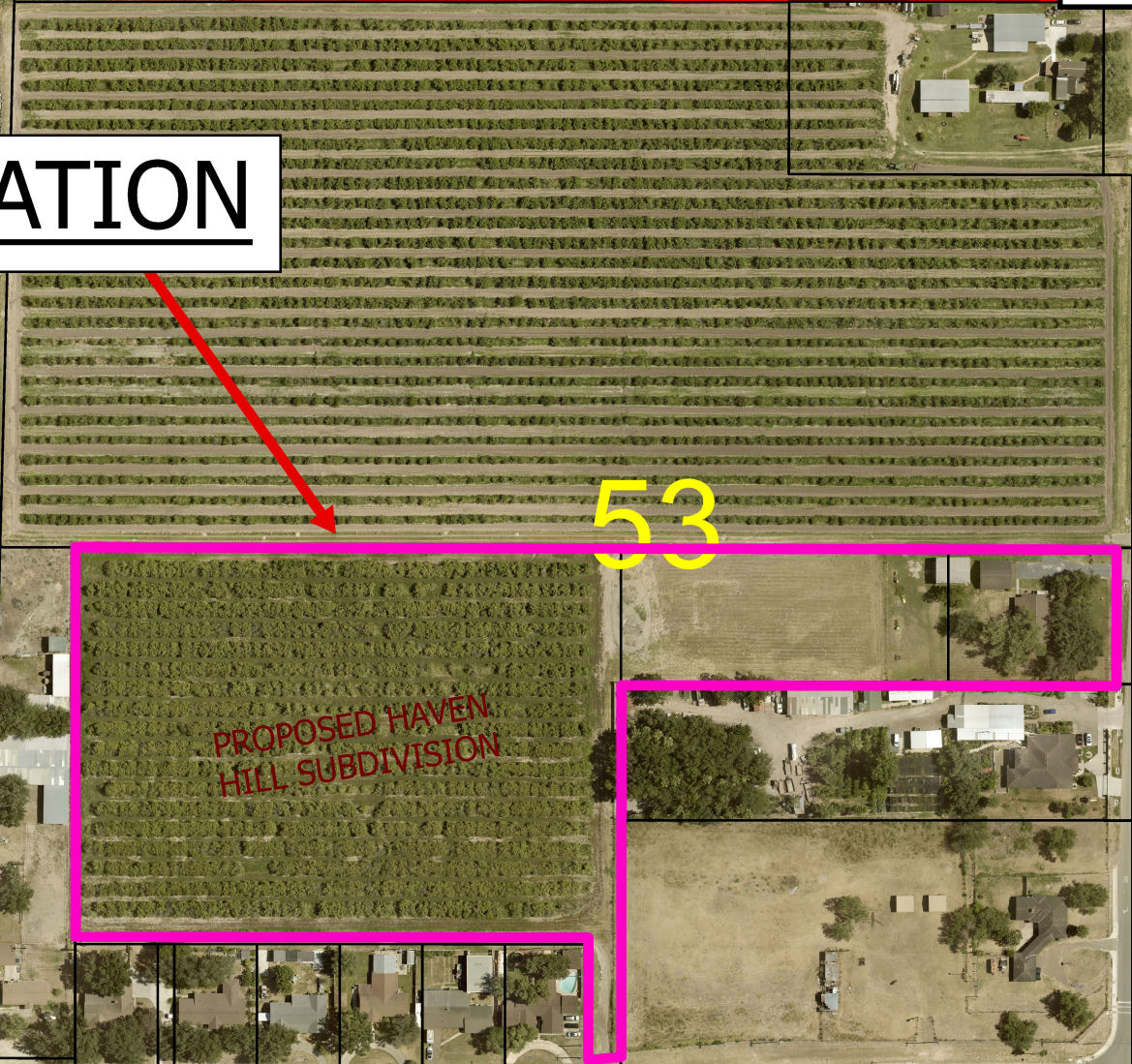
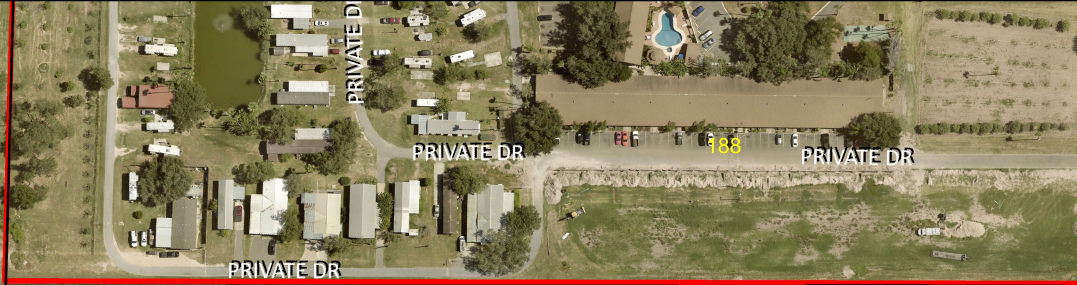
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none">- Subdivision Name on the application is specified as "Haven Hill Subdivision" however, the engineer's title block on the right side refers to the project name as "Haven Hills Subdivision." Need to verify that the subdivision name is consistent throughout all applications, reports, paperwork, etc.- On the Owner's acknowledgement signature block, the wording being used is the one used for 'Private' Subdivisions, please make sure the wording required for 'Public' Subdivisions.- On the Vicinity Map, make sure that the North Arrow is clearly visible, perhaps move it more to the left side of the vicinity map to help with its clarity.- Plat notes refer to various lot #'s that are above the # of lots presented on the plat. (e.g. Plat note #3 mentions lots 117,118,119,etc.) <p>*Disclaimer: Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat, must be done prior to final. *AT THE REQUEST OF THE ENGINEER, THE SUBDIVISION IS BEING PRESENTED IN BOTH REVISED PRELIMINARY & FINAL FORM. *Must comply with City's Access Management Policy.</p>	Required
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED-PRELIMINARY/FINAL FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.	Applied

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



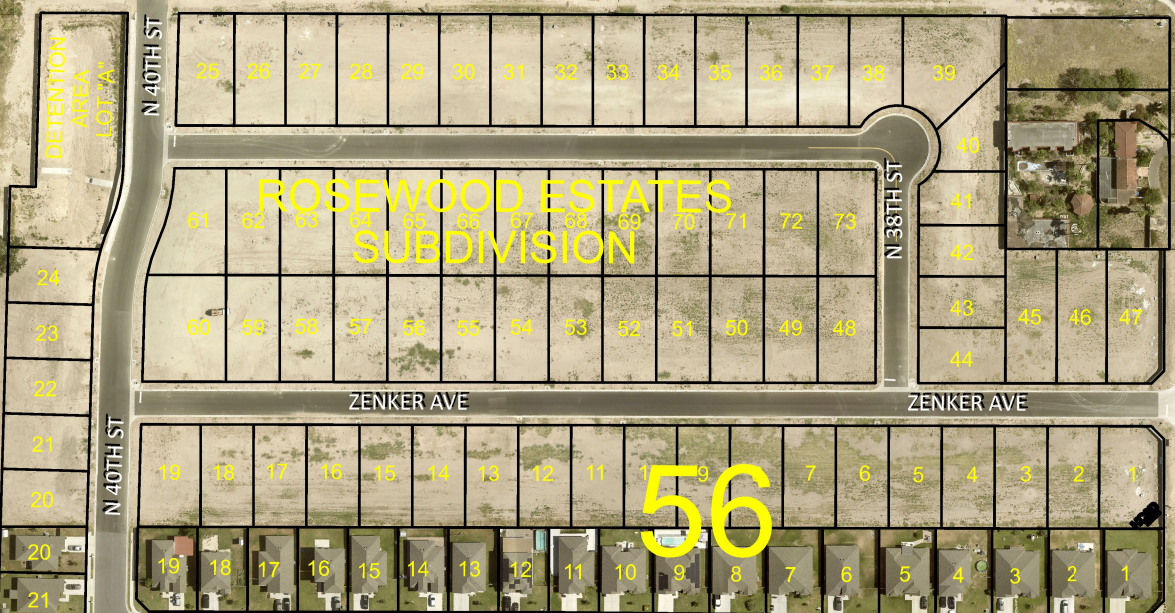
LOCATION



53

PROPOSED HAVEN HILL SUBDIVISION

AUBURN AVE



ROSEWOOD ESTATES SUBDIVISION

56

WESTWOOD

N. WARE ROAD

EMORY AVE

141, 142

DUKE AV

37

36

35

CORNEL

1

2

SAN S

WEST SU

EL TIG

STOR

AUBURN

City of McAllen

Planning Department

SUB 2025-0009

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

Project Information	Subdivision Name <u>UP NORTH ON WARE ROAD APARTMENTS & BUSINESS CENTER</u> Legal Description <u>PRIDE OF TEXAS ALL LOT 147 AND SI4.85' LOT 148 9.39 AC NET</u> Location <u>INTERSECTION OF WARE RD AND MILE 6 RD (NORTHEAST CORNER)</u> City Address or Block Number <u>9500 N. Ware Road</u> Total No. of Lots <u>2</u> Total Dwelling Units <u>120</u> Gross Acres <u>10.11</u> Net Acres <u>9.18</u> <input type="checkbox"/> Public Subdivision / <input checked="" type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No For Fee Purposes: <input checked="" type="checkbox"/> Commercial (<u>10-1</u> Acres) / <input type="checkbox"/> Residential (<u> </u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Existing Zoning <u>R-3A</u> Proposed Zoning <u>C-3</u> Applied for Rezoning <input type="checkbox"/> No / <input type="checkbox"/> Yes: Date <u> </u> Existing Land Use <u>Vacant</u> Proposed Land Use <u>Commercial/Apts.</u> Irrigation District # <u>1</u> Water CCN: <input type="checkbox"/> MPU / <input checked="" type="checkbox"/> Sharyland Water SC Other <u> </u> Agricultural Exemption: <input type="checkbox"/> Yes / <input type="checkbox"/> No Parcel # <u>262553</u> Estimated Rollback Tax Due <u> </u> Tax Dept. Review <u>ur 1/14/25</u>
Owner	Name <u>UPTOWN LUXURY HOLDINGS, LLC</u> Phone <u>(956) 655-2901</u> Address <u>321 S MAIN ST</u> E-mail <u>AMRIT@SSBT.NET</u> City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u>
Developer	Name <u>UPTOWN LUXURY HOLDINGS, LLC</u> Phone <u>(956) 655-2901</u> Address <u>321 S MAIN ST</u> E-mail <u>AMRIT@SSBT.NET</u> City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u> </u>
Engineer	Name <u>HINOJOSA ENGINEERING, INC.</u> Phone <u>(956) 205-3845</u> Address <u>108 W 18TH ST</u> E-mail <u>INAVARRO@HENGINEERING.COM</u> City <u>MISSION</u> State <u>TX</u> Zip <u>78572</u> Contact Person <u>SAN ISIDRO NAVARRO</u>
Surveyor	Name <u>WILLIAM A. MANGUM</u> Phone <u>(956) 249-8061</u> Address <u>11809 N SHARY ROAD</u> E-mail <u> </u> City <u>MISSION</u> State <u>TX</u> Zip <u>78575</u>

KF

RECEIVED

JAN 14 2025

By NG

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

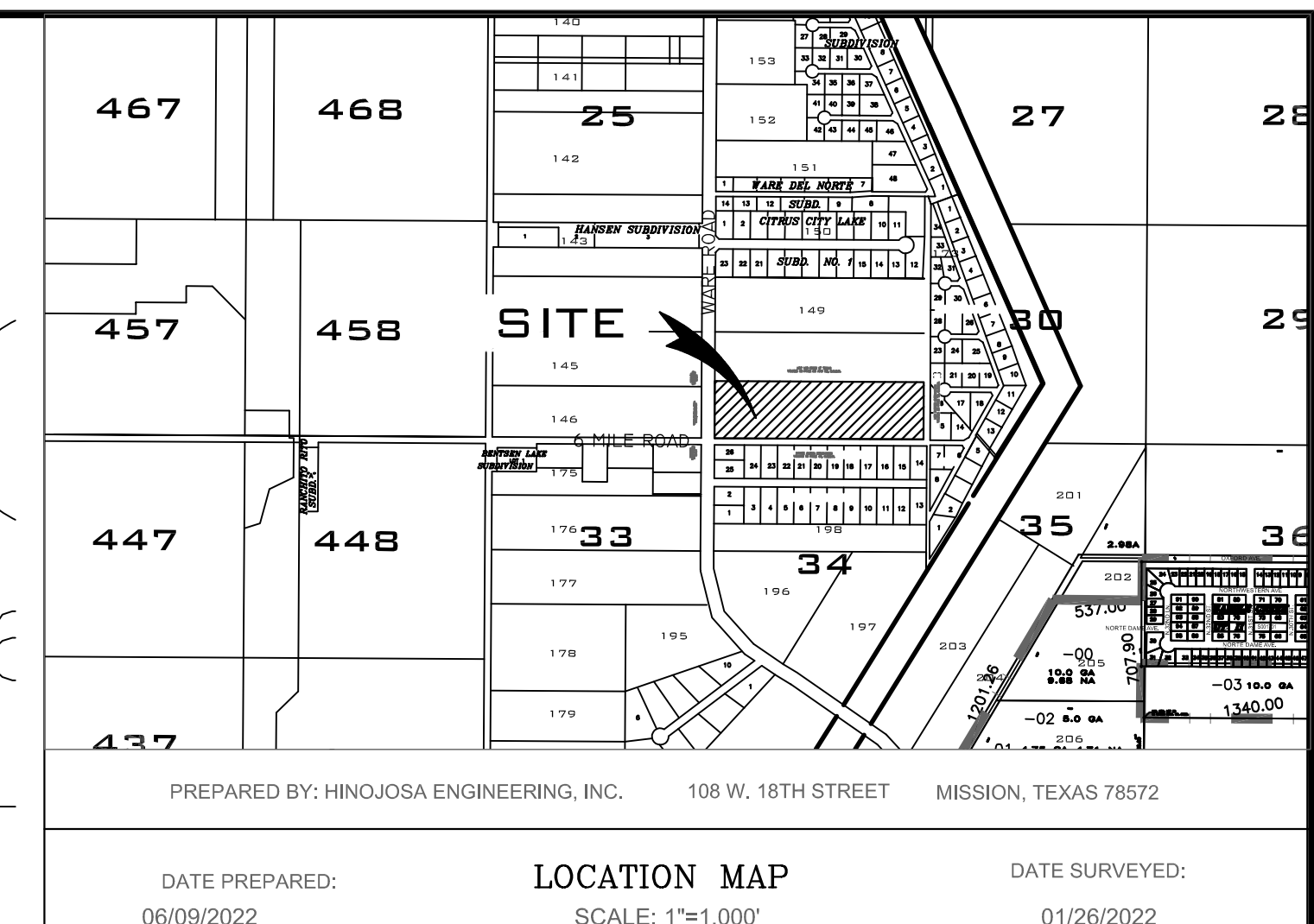
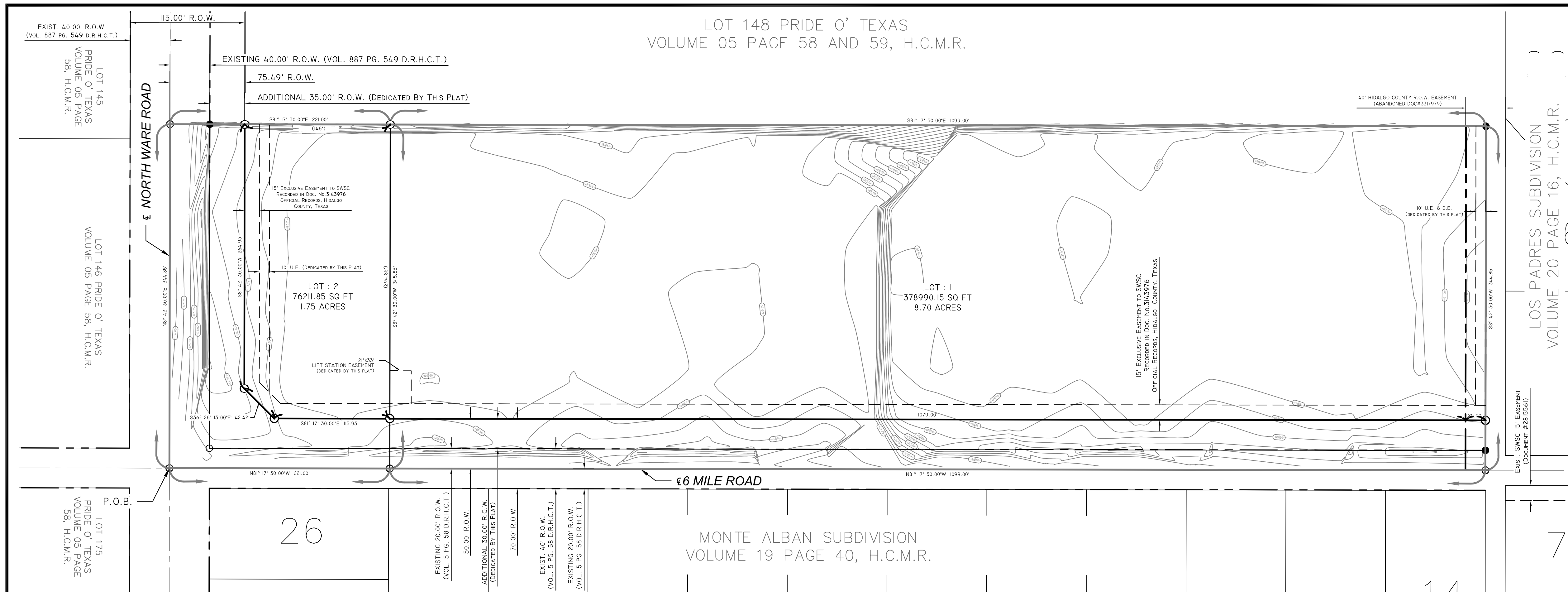
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature San Isidro P. Navarro Date 01/10/2025

Print Name San Isidro P. Navarro

Owner Authorized Agent

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



PREPARED BY: HINOJOSA ENGINEERING, INC. 108 W. 18TH STREET MISSION, TEXAS 78752

DATE PREPARED: 06/09/2022 LOCATION MAP SCALE: 1"=1,000' DATE SURVEYED: 01/26/2022

- LEGEND**
- 1/2" FIR - 1/2-INCH FOUND IRON ROD
 - 1/2" SIR - 1/2-INCH SET IRON ROD W/CAP - WITH CAP STAMPED "4353"
 - DENOTES NO MONUMENT
 - M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
 - D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY TEXAS
 - H.C.C.F. - HIDALGO COUNTY CLERK'S FILE
 - VL. - VOLUME
 - PG. - PAGE
 - S.F. - SQUARE FEET
 - U.E. - UTILITY EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - R.O.W. - RIGHT-OF-WAY
 - (C.M.) - CONTROL MONUMENT
 - P.O.B. - POINT OF BEGINNING
 - T.B.M. - TEMPORARY BENCHMARK
 - ⊥ - CENTERLINE
 - ⊥ - PROPERTY LINE
 - Δ - BENCHMARK
- SCALE 1"=60'

- GENERAL NOTES:**
- BEARING BASIS: RECORDED PLAT OF PRIDE O' TEXAS SUBDIVISION, AS RECORDED IN VOL. 5, PG. 58-59, MAP RECORDS, HIDALGO COUNTY, TEXAS.
 - CITY OF McALLEN BENCHMARK: "MC 44" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 06, 1999 BEING LOCATED ON SOUTHWEST CORNER OF THE INTERSECTION OF N. WARE ROAD & 6 MILE ROAD 30' ALUM. PIPE WITH 3" BRASS MONUMENT CAP ON TOP AT ELEVATION = 120.21', NORTHING = 16631477.09711, EASTING = 10685702.05342 (NAVD88)
 - FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: THE SUBDIVISION IS IN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS PER F.E.M.A. FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 480334 0295 D, MAP REVISED JUNE 6, 2000.
 - MINIMUM FINISHED FLOOR ELEVATION "18" ABOVE THE CENTER OF WARE ROAD OR 24-INCHES ABOVE THE BASE FLOOD ELEVATION (BFE) IF PROPERTY IS ON A SPECIAL FLOOD HAZARD ZONE.
 - MINIMUM BUILDING SETBACKS:
 - FRONT: AS PER ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN OR IN-LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER.
 - SIDE: AS PER ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER.
 - REAR: AS PER ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER.
 - CORNER: AS PER ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER.
 - GARAGE: 15 FT. OR WHEREVER GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
 - STORM WATER DETENTION REQUIRED FOR THIS DEVELOPMENT SHALL BE ON A REGIONAL BASIS. 81,816.32 CUBIC FEET SHALL BE FULLY DETAINED WITHIN THE MULTIFAMILY LOT, AND IS REQUIRED TO CONNECT TO AN APPROVED STORM SYSTEM AT THE TIME THAT SUCH SYSTEM IS INSTALLED ALONG THE FRONTAGE OF THE SUBDIVISION.
 - AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY CITY OF McALLEN ENGINEERING DEPT., SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
 - DRAINAGE SWALE: NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALES OR UTILITY EASEMENTS. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALE EASEMENT.
 - A 4 FT WIDE MINIMUM SIDEWALK REQUIRED ALONG 6 MILE ROAD AND A 5 FT WIDE MINIMUM SIDEWALK REQUIRED ALONG NORTH WARE ROAD.
 - MINIMUM 24 FT. WIDE PRIVATE SERVICE DRIVE FOR CITY SERVICES WILL BE PROVIDED AS PART OF THE SITE PLAN REVIEW FOR COMMERCIAL LOT, AND WILL BE EXTENDED NORTH WHEN ADJACENT PROPERTIES DEVELOP. THIS 24 FT WIDE PRIVATE SERVICE DRIVE IS TO BE MAINTAINED BY LOT OWNERS AND NOT THE CITY OF McALLEN.
 - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT No. 1, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
 - ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE, NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
 - 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 HIDALGO COUNTY IRRIGATION DISTRICT No. 1.
 - NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAYS 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 IS SUBJECT TO REMOVAL.
 - 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 AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.
 - A 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONE/USES. A 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL OR MULTIFAMILY RESIDENTIAL ZONE/USES.
 - 25 FT. x 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
 - AS PER DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR UP NORTH ON WARE ROAD APARTMENTS AND BUSINESS CENTER SUBDIVISION, RECORDED AS INSTRUMENT NO. 33569660 HIDALGO COUNTY OFFICIAL 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 OR THE CITY OF McALLEN INCLUDING BUT NOT LIMITED TO THE COMMON REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCES OR THE CITY OF McALLEN INCLUDING BUT NOT LIMITED TO THE COMMON AREA, ANY AMENDMENT TO THE DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.
 - ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE, NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 10.45 ACRES OUT OF LOT 147 AND THE SOUTH 0.45 OF AN ACRE OF LOT 148 PRIDE O TEXAS SUBDIVISION, RECORDED IN VOLUME 5, PAGES 58 AND 59, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE S.W. CORNER OF LOT 147 FOR THE S.W. CORNER OF THIS TRACT;

THENCE N 08° 42' 30" E AT A DISTANCE OF 330.0 FEET ALONG THE WEST LINE OF SAID LOT 147 AND CENTERLINE OF WARE ROAD SAME BEING FM 2220 PAST THE COMMON CORNER OF LOTS 147 AND 148, A TOTAL DISTANCE OF 344.85 FEET TO THE N.W. CORNER OF THIS TRACT;

THENCE S 81° 17' 30" E AT A DISTANCE OF 40.0 FEET PAST A 1/2" IRON PIPE FOUND IN THE EAST R.O.W. LINE OF SAID WARE ROAD, A TOTAL DISTANCE OF 1,320.0 FEET ALONG THE SOUTH LINE OF TRACT OWNED BY DAGOBERTO MEDINA AND WIFE CRISTINA MEDINA RECORDED IN DOCUMENT NO. 2698009 H.C.D.R. TO AN 1/2" IRON PIPE FOUND IN THE EAST LINE OF LOT 148 AND WEST LINE OF LOS PADRES SUBDIVISION RECORDED IN VOLUME 20 PAGE 116, MAP RECORDS H.C.D.R. FOR THE N.E. CORNER OF THIS TRACT;

THENCE S 08° 42' 30" W AT A DISTANCE OF 14.85 FEET PAST THE COMMON CORNER OF LOTS 148 AND 147, A DISTANCE OF 324.85 FEET ALONG THE COMMON LINE OF SAID LOTS 148 AND 147 AND LOS PADRES SUBDIVISION PAST A 1/2" IRON ROD FOUND IN THE NORTH LINE OF MILE 6 ROAD, A TOTAL DISTANCE OF 344.85 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTHEAST CORNER OF LOT 147 AND CENTERLINE MILE 6 ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 81° 17' 30" W AT A DISTANCE OF 1,300.0 FEET PAST THE EAST R.O.W. LINE SAID WARE ROAD, A TOTAL DISTANCE OF 1,320.0 FEET ALONG THE COMMON LINE OF LOTS 146 AND 147 AND CENTERLINE OF MILE 6 ROAD TO THE PLACE OF BEGINNING SAID TRACT CONTAINING 10.45 ACRES MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **UP NORTH ON WARE ROAD APARTMENTS & BUSINESS CENTER** SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, 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, 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 APPLICATION AUTHORITIES OF THE CITY OF McALLEN.

BY: Amrit Keswani - Uptown Luxury Holdings, LLC (Owner)
321 S Main St
McAllen, TX 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **Amrit Keswani**, 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 IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES, _____

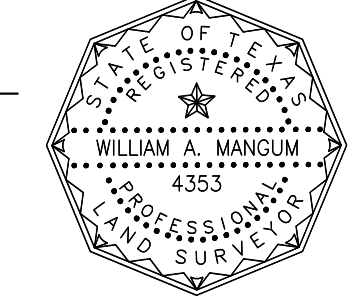
SUBDIVISION PLAT OF UP NORTH ON WARE ROAD APARTMENTS & BUSINESS CENTER

**10.45 ACRES OUT OF LOT 147 AND THE SOUTH 0.45
ACRE OF LOT 148, PRIDE-O-TEXAS SUBDIVISION,
RECORDED IN VOLUME 5, PAGES 58 & 59,
HIDALGO COUNTY MAP RECORDS,
HIDALGO COUNTY TEXAS**

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE **UP NORTH ON WARE ROAD APARTMENTS & BUSINESS CENTER** SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

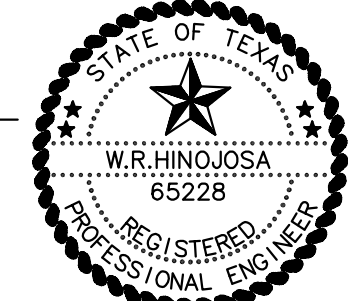
WILLIAM A. MANGUM, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR No. 4353



STATE OF TEXAS
COUNTY OF HIDALGO

I, RICARDO HINOJOSA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

RICARDO HINOJOSA, P.E.
REG. PROFESSIONAL ENGINEER No. 4353



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

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 49 211 (C), THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE HAS NOT REVIEWED AND ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 1

ON THIS _____ DAY OF _____ 20____
HIDALGO COUNTY IRRIGATION DISTRICT No. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OF DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE DISTRICT EXPENSE. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UP ON H.C.I.D. No. 1 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. No. 1 DISTRICT MANAGER.

SECRETARY DATE ATTEST: PRESIDENT DATE

LIENHOLDER'S ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE, THE UNDERSIGNED, HOLDER(S) OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **UP NORTH ON WARE ROAD APARTMENTS AND BUSINESS CENTER** SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

DAN J. GUARINO - TRUSTEE
FROST BANK

SHARYLAND WATER SUPPLY CORPORATION

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE **UP NORTH ON WARE ROAD APARTMENTS AND BUSINESS CENTER** SUBDIVISION LOCATED AT McALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER AND 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

STATE OF TEXAS
COUNTY OF HIDALGO

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

MAYOR, CITY OF McALLEN, TEXAS DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

CHAIRMAN
PLANNING AND ZONING COMMISSION DATE _____

HINOJOSA ENGINEERING, INC.
Structural Engineering • Civil Engineering
108 West 18th Street, Mission, TX 78752
OFFICE: (956) 581-0143 FAX: (956) 581-2074
REGISTRATION NUMBER F-908 EXPIRATION DATE: 09/30/2025

HINOJOSA ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THIS DOCUMENT. THIS DOCUMENT SHALL NOT BE REPRODUCED, COPIED, CHANGED OR DISCLOSED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF H.E.I., INC.



Reviewed On: 1/30/2025

SUBDIVISION NAME: UP NORTH ON WARE ROAD APARTMENTS & BUSINESS CENTER	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>North Ware Road: Proposing 35 ft. dedication for 75 ft. from centerline for 150 ft. of ROW Paving: By the state Curb & gutter: By the state Revisions needed: - The 35 ft. additional ROW dedication must be shown within the subdivision boundary, prior to final/recording. Currently it is shown outside the boundary. - The existing ROW from centerline is labeled as 40 ft. and 35 ft. additional ROW dedication by plat. Clarify how the total ROW from centerline is shown as 75.49 ft. and not 75 ft. prior to final/recording. Revise as applicable. - Provide a copy of the referenced documents for staff review prior to final/recording. ***Monies must be escrowed if improvements are not built prior to recording.</p> <p>Queens Avenue (6 Mile Road): 30 ft. dedication for 50 ft. from centerline for 100 ft. ROW Paving 65 ft. Curb & gutter: Both sides Revisions needed: - Revise the street name to Queens Avenue (6 Mile Road) prior to final/recording. - Provide a copy of the referenced documents for staff review prior to final/recording. *Monies must be escrowed if improvements are not built prior to recording..</p> <p>N/S 1/4 Mile Street: 40 ft. County Road on east boundary was abandoned as per Doc. No. 3317979 Paving: 40 ft. Curb & gutter: Both sides - Provide a copy of the referenced documents for staff review prior to final/recording.</p> <p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p> <p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	<p>Required</p> <p>Required</p> <p>Required</p> <p>Applied</p> <p>NA</p> <p>NA</p>
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties - Plat note #11 only references commercial lot. Please clarify/revise the verbiage to include Lot 1. If the plat note remains the same, alley/service drive easement will be needed on plat prior to final/recording. - Proposing: Minimum 24 ft. wide service drive for city services will be provided as part of the site plan review "FOR COMMERCIAL LOT" and will be extended north when adjacent properties develop. This 24 ft. wide private service drive is to be maintained by lot owners and not the City of McAllen.</p>	<p>Required</p>
SETBACKS	
<p>* Front: In Accordance with the Zoning Ordinance or greater for easements or approved site plan or in line with existing structures, whichever is greater.</p>	<p>Applied</p>

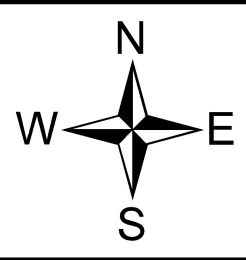
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<p>* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater.</p> <p>* Interior Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan.</p> <p>* Corner: See above</p> <p>* Garage: 18 ft. or wherever greater setback is required, greater setback applies.</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p> <p>Applied</p> <p>Applied</p> <p>Applied</p> <p>Applied</p>
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on Queens Avenue (6 Mile Road), and 5 ft. wide minimum sidewalk required along North Ware Road.</p> <p>- Revise the plat note to reference Queens Avenue (6 Mile Road).</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Required</p> <p>Applied</p>
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses</p> <p>**Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses</p> <p>**Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Applied</p> <p>Applied</p> <p>Applied</p>
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.</p> <p>**Section 110-72 applies for public subdivisions</p> <p>- Plat note #19 references a recorded HOA. Clarify and provide a copy of the recorded document prior to final/recording.</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 public subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p> <p>- Plat note #19 references a recorded HOA. Clarify and provide a copy of the recorded document prior to final/recording.</p>	<p>Applied</p> <p>Applied</p> <p>Applied</p> <p>Applied</p> <p>Required</p> <p>Required</p>

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

LOT REQUIREMENTS		
* Lots fronting public streets **Subdivision Ordinance: Section 134-1		Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356		Applied
ZONING/CUP		
* Existing: C-3 and R-3A Proposed: C-3 and R-3A **Annexation and initial zoning approved at City Commission at their January 10, 2022 meeting.		Applied
* Rezoning Needed Before Final Approval. **Annexation and initial zoning approved at City Commission at their January 10, 2022 meeting.		Applied
PARKS		
* Land dedication in lieu of fee. - Park fees were waived for the previously submitted subdivision by management. Staff will finalize the review if the previous approval will be honored prior to recording.		TBD
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. - Park fees were waived for the previously submitted subdivision by management. Staff will finalize the review if the previous approval will be honored prior to recording.		TBD
* Pending review by the City Manager's Office. - Park fees were waived for the previously submitted subdivision by management. Staff will finalize the review if the previous approval will be honored prior to recording.		TBD
TRAFFIC		
* As per Traffic Department, TG will be honored as per previously submitted case has the same number of units.		Applied
* Traffic Impact Analysis (TIA) required prior to final plat.		NA
COMMENTS		
Comments: - Proposed lot lines for Lots 1 and 2 (including the exterior lot lines) may not be as bold as the original subdivision boundary. Revise the lines thickness prior to final/recording. - Use lighter shade of grey for contour lines to avoid any confusion with lot lines prior to final/recording. * Must comply with City's Access Management Policy. ****A subdivision for this property and under the same name was approved in Final form at the P&Z meeting of January 18, 2022, meeting and in Revised Final form on February 16, 2022, but eventually expired and went through change of ownership. The new application for the subdivision was submitted on January 14, 2025.	Required	
RECOMMENDATION		
Recommendation: STAFF RECOMMENDS APRPOVAL OF THE SUBDIVISION IN PRELIMINARY/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

WARE DEL NORTE AVE WARE DEL NORTE AVE
WARE DEL NORTE SUBDIVISION
ELLIS DR ELLIS DR ELLIS DR ELLIS DR

CITRUS CITY LAKE SUBDIVISION No. 1

31
PRIDE OF TEXAS
SUBDIVISION
PROPOSED UP NORTH ON WARE RD
APARTMENTS & BUSINESS CENTER

6 MILE ROAD
PALENQUE DRIVE PALENQUE DR
MONTE ALBAN SUBDIVISION

34
Nopal St

LOS PADRE DR LOS PADRE DR
LOS PADRES SUBDIVISION
LAABERTY LN
SUNBOW SUBDIVISION
LESZCZYNSKA AVE
OXFORD SQUARE SUBDIVISION

ISTA GARDENS SUBDIVISION
SUBDIVISION
STATE SUBDIVISION
DIVISION
2
6 MILE RD
MAGNOLIA FARM SUBDIVISION
3

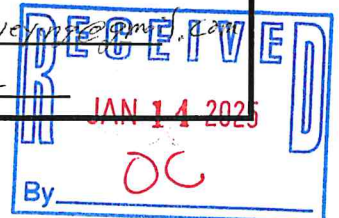
City of McAllen

Planning Department

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

Project Information	Subdivision Name <u>Balboa Acres</u> Legal Description <u>West Half Lot 12 Block 26</u> Location <u>3309 Covina Ave</u> City Address or Block Number <u>Block 26</u> Total No. of Lots <u>1</u> Total Dwelling Units <u>1</u> Gross Acres <u>0.25</u> Net Acres <u>0.25</u> <input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No For Fee Purposes: <input type="checkbox"/> Commercial (<u> </u> Acres) / <input checked="" type="checkbox"/> Residential (<u>1</u> Lots) Replat: <input type="checkbox"/> Yes / <input type="checkbox"/> No Existing Zoning <u>R1</u> Proposed Zoning <u>R1</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date <u> </u> Existing Land Use <u>House</u> Proposed Land Use <u>Same</u> Irrigation District # <u> </u> Water CCN: <input type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other <u> </u> Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Property ID: <u> </u> Estimated Rollback Tax Due <u> </u> Tax Dept. Review <u> </u>
Owner	Name <u>Guadalupe + Maria Irene Trejo</u> Phone <u>956-467-8442</u> Address <u>2700 Daytona Ave</u> E-mail <u>wiii trejo@aol.com</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u>
Developer	Name <u>Same</u> Phone <u> </u> Address <u> </u> E-mail <u> </u> City <u> </u> State <u> </u> Zip <u> </u> Contact Person <u> </u>
Engineer	Name <u> </u> Phone <u> </u> Address <u> </u> E-mail <u> </u> City <u> </u> State <u> </u> Zip <u> </u> Contact Person <u> </u>
Surveyor	Name <u>William A. Mangum R.P.L.S.</u> Phone <u>956-249-8061</u> Address <u>911 Keystone Drive</u> E-mail <u>Wimangum@surveyors.com</u> City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>

KPF



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

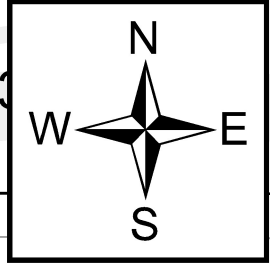
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Guadalupe Trejo Date 1-14-25

Print Name Guadalupe Trejo

Owner Authorized Agent

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



LOCATION

COVINA AVE

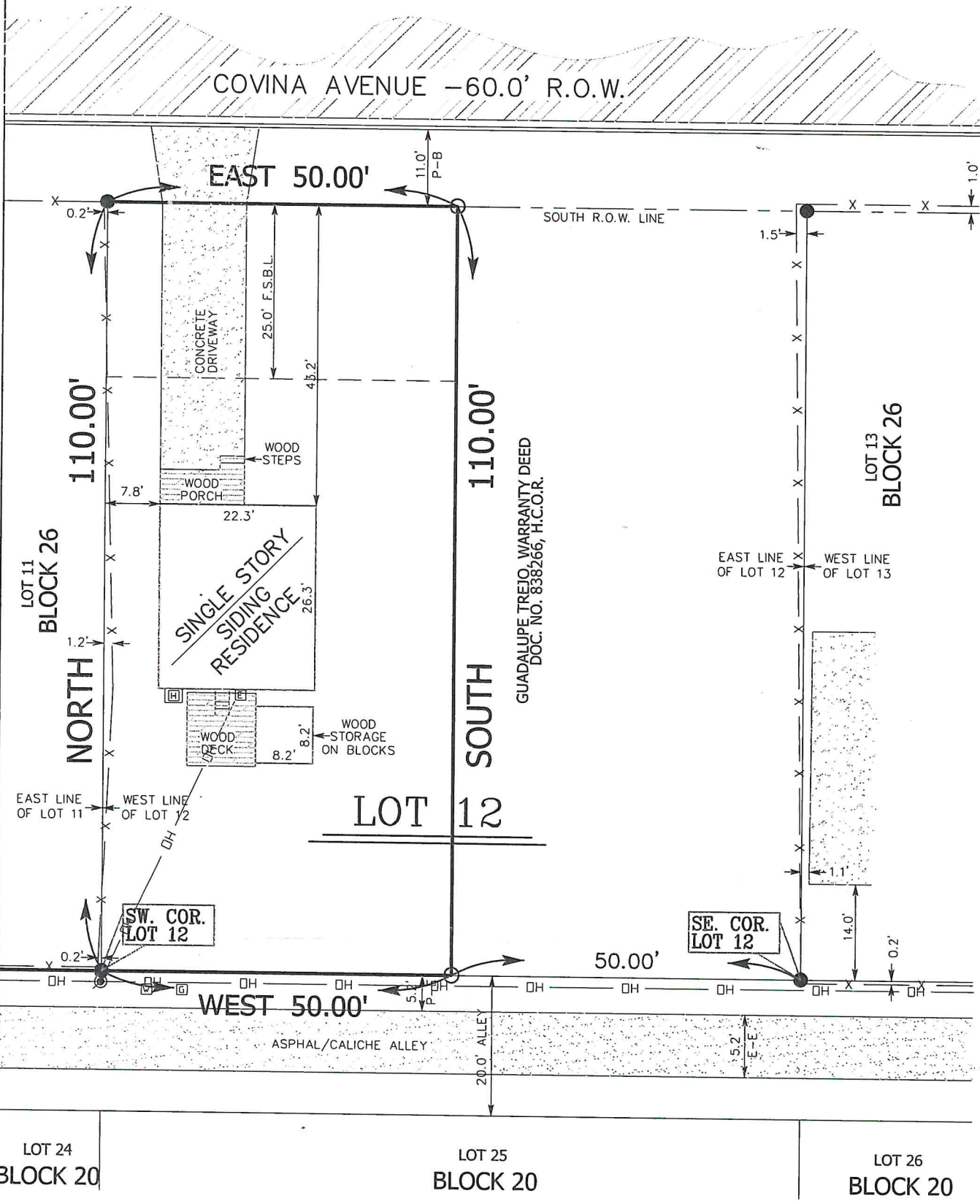
S 33RD ST

2

BA

BEARING BASIS
EAST LINE OF LOT 12, BLOCK 26, BALBOA ACRES, VOL. 14, PG. 31, H.C.M.R.
JAN 14 2025
By DC

SCALE 1" = 20'



- LEGEND**
- FOUND 1/2" IRON ROD
 - SET 1/2" IRON ROD
 - ⊙ POWER POLE
 - ⊞ GAS METER
 - ⊞ ELECTRIC METER
 - ⊞ WATER HEATER
 - ⊞ WATER METER
 - OH- OVERHEAD POWERLINE
 - X- CHAINLINK FENCE
 - F.S.B.L. FRONT SETBACK LINE
 - R.O.W. RIGHT OF WAY
 - P-B PROPERTY LINE TO BACK OF CURB
 - P-E PROPERTY LINE TO EDGE OF ASPHALT/CALICHE
 - E-E EDGE OF ASPHALT/CALICHE TO EDGE OF ASPHALT/CALICHE
 - H.C.M.R. HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS

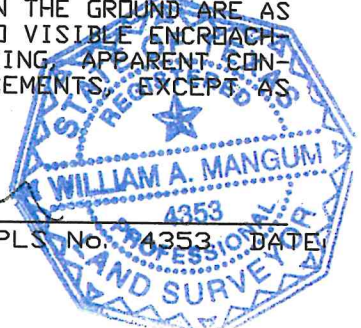
**PLAT SHOWING
THE WEST HALF OF LOT 12,
BLOCK 26,
BALBOA ACRES,
AN ADDITION TO
THE CITY OF McALLEN,
HIDALGO COUNTY, TEXAS,
VOL. 14, PG. 31, H.C.M.R.**

**FLOOD ZONE
ZONE "AH"**

AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; AVERAGE DEPTHS OF INUNDATION ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
COMMUNITY-PANEL NUMBER: 480343 0010 C
MAP REVISED: NOVEMBER 2, 1982.

THE UNDERSIGNED HEREBY STATE THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 12/05/24 UNDER MY DIRECTION, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

William A. Mangum
WILLIAM A. MANGUM, RPLS No. 4353 DATE



- NOTES:**
1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 2. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY, WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS LOT. SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY BE ON THIS LOT.
 3. MINIMUM FLOOR ELEVATIONS, SETBACK LINES, EASEMENTS AND RESTRICTIONS AS SHOWN ACCORDING TO THE MAP OR PLAT OF BALBOA ACRES, THEREOF REC. IN VOL. 14, PG. 31, H.C.M.R.
 4. W & L MANGUM SURVEYING NOR THE SURVEYOR OF RECORD RESEARCHED OR PREPARED A TITLE REPORT OR ABSTRACT OF TITLE ON THE ABOVE PROPERTY.
 5. THE EXISTENCE, IF ANY UNDERGROUND GAS LINES OR OTHER UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY SHOULD BE THOROUGHLY INVESTIGATED BY THE OWNER PRIOR TO ANY CONSTRUCTION ON THIS SITE. THE SURVEYOR HAS LIMITED HIS INVESTIGATION OF UNDERGROUND UTILITIES ON THIS SITE TO THAT WHICH CAN BE SEEN.
 6. SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCE OR GOVERNMENT REGULATIONS OF THE CITY HOLDING EXTRATERRITORIAL JURISDICTION OF SAID PROPERTY.
 7. NOTE LOCATION OF CHAINLINK FENCE IN RELATION TO THE EAST PROPERTY LINE OF LOT 12, BLOCK 26, AS SHOWN HEREON.

W & L MANGUM SURVEYING
2520 BUDDY OWENS BLVD.
McALLEN, TEXAS 78504
PHONE (956)249-8061
FIRM NUMBER 10113300
wlmangumsurveying@gmail.com
DATE: 12-06-24 JOB No.2024.12.08 BOOK: E, PGS. 48-49
T.B.P.L.S. PHONE NO. 512-239-5263
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City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 1/28/2025

SUBDIVISION NAME: BALBOA ACRES WEST HALF LOT 12, BLOCK 26	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Covina Avenue: 60 ft. ROW (existing) Paving: Approximately 35 ft. existing Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: Existing conditions remain *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 25 ft. **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with the Zoning Ordinance or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning Ordinance or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Corner _____ **Zoning Ordinance: Section 138-356	NA
* 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 _____ **Subdivision Ordinance: Section 134-120	NA
* Perimeter sidewalks must be built or money escrowed if not built at this time.	NA

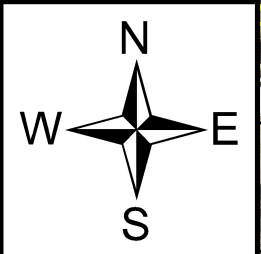
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	NA
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	NA
*Perimeter buffers must be built at time of Subdivision Improvements.	NA
NOTES	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy	NA
* 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.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area: Survey for the west half of Lot 12, Block 26 shows a 50 ft. width **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording * There is an existing how on the west half of Lot Lot 12, Block 26. \$700 will be needed for the east half prior to recording.	Applied

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

* Pending review by the City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation waived for one lot single family lot	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Existing plat notes remain the same as now exist. *Public hearing is required for the subdivision of the lot. *Must comply with other department requirements prior to recording as may be applicable.	Applied
RECOMMENDATION	
STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVALS.	Applied

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



LOCATION

COVINA AVE

2

S 33RD ST

BA







ELECTION OF OFFICERS









PLANNING DEPARTMENT

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









2025 P&Z CALENDAR

<p>Meetings:</p> <p>  City Commission  Planning & Zoning Board  Public Utility Board  Zoning Board of Adjustment HPC - Historic Pres Council </p>	<p>Deadlines:</p> <p> D- Zoning/CUP Application N - Public Notification * Holiday - Office is closed </p>
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JULY 2025							AUGUST 2025						
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Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5						1	2
					HOLIDAY								
6	7	8	9	10	11	12	3	4	5	6	7	8	9
	A-7/22 & 7/23		D - 8/5 & 8/6 N - 7/22 & 7/23					A-8/19 & 8/20		D-9/10 & 9/11 N-8/19 & 8/20			
13	14	15	16	17	18	19	10	11	12	13	14	15	16
													
20	21	22	23	24	25	26	17	18	19	20	21	22	23
	A-8/5 & 8/6		D-8/19 & 8/20 N - 8/5 & 8/6							D-9/24 & 9/25			
27	28	29	30	31			24	25	26	27	28	29	30
			HPC							HPC			
							31	A-9/10 & 9/11		N-9/10 & 9/11			

SEPTEMBER 2025							OCTOBER 2025						
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Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
	HOLIDAY												
7	8	9	10	11	12	13	5	6	7	8	9	10	11
			D - 10/7 & 10/8 N-9/24 & 9/25					A-10/21&10/22		D-11/4 & 11/5 N-10/21&10/22			
14	15	16	17	18	19	20	12	13	14	15	16	17	18
													
21	22	23	24	25	26	27	19	20	21	22	23	24	25
			D-10/21 & 10/22 N-10/7 & 10/8					A-11/4 & 11/5		D-11/18&11/19 N-11/4 & 11/5			
28	29	30					26	27	28		30	31	
										HPC			

NOVEMBER 2025							DECEMBER 2025						
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Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1							
								A-12/16 & 12/17		D-TBA N-12/16 & 12/17			
2	3	4	5	6	7	8	7	8	9	10	11	12	13
	A-11/18 & 11/19		D-12/2 & 12/3 N-11/18&11/19										
9	10	11	12	13	14	15	14	15	16	17	18	19	20
								A-TBA		D-TBA N-TBA			
16	17	18	19	20	21	22	21	22	23	24	25	26	27
	A-12/2 & 12/3		D-12/16&12/17 N-12/2 & 12/3							HOLIDAY	HOLIDAY		
23	24	25	26	27	28	29	28	29	30	31			
				HOLIDAY									

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.

2025 P&Z CALENDAR

<p>Meetings:</p> <p>● City Commission ■ Planning & Zoning Board</p> <p>▲ Public Utility Board ■ Zoning Board of Adjustment</p> <p>HPC - Historic Pres Council</p>	<p>Deadlines:</p> <p>D- Zoning/CUP Application N - Public Notification</p> <p>* Holiday - Office is closed</p>
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JANUARY 2025							FEBRUARY 2025					
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Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 HOLIDAY	2	3	4							1
5	6 A-1/21 & 1/22	7	8 D- 2/4 & 2/5 N-1/21 & 1/22	9	10	11	2	3 A-2/18 & 2/19	4	5 D- 3/4 & 3/5 N-2/18 & 2/19	6	7	8
12	13 ●	14 ▲	15	16	17	18	9	10 ●	11 ▲	12	13	14	15
19	20 A-2/4 2/5	21	22 D-2/18 & 2/19 N- 2/4 & 2/5	23	24	25	16	17 A-3/4 & 3/5	18	19 D-3/18 & 3/19 N- 3/4 & 3/5	20	21	22
26	27 ●	28 ▲	29 HPC	30	31		23	24 ●	25 ▲	26 HPC	27	28	

MARCH 2025							APRIL 2025					
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Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1			1	2 D-5/6 & 5/7	3	4	5
2	3 A-3/18 & 3/19	4	5 D-4/1 & 4/2 N-3/18 & 3/19	6	7	8	6	7 A-4/22 & 4/23	8	9 N-4/22 & 4/23	10	11	12
9	10 ●	11 ▲	12	13	14	15	13	14 ●	15 ▲	16 D-5/21 & 5/22	17	18 HOLIDAY	19
16	17 A-4/1 & 4/2	18	19 D- 4/22 & 4/23 N-4/1 - 4/2	20	21	22	20	21 A-5/6 & 5/7	22	23 N-5/6 & 5/7	24	25	26
23	24 ●	25 ▲	26 HPC	27	28	29	27	28 ●	29 ▲	30 HPC	31		

MAY 2025							JUNE 2025					
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Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3	1	2 A-6/17 & 6/18	3	4 D- 7/8 - 7/9 A-6/17 & 6/18	5	6	7
4	5 A-5/20 & 5/21	6	7 D-6/3 & 6/4 N-5/20 & 5/21	8	9	10	8	9 ●	10 ▲	11	12	13	14
11	12 ●	13 ▲	14	15	16	17	15	16	17	18	19	20	21
18	19 A-6/3 & 6/4	20	21 D-6/17 & 6/18 N-6/3 & 6/4	22	23	24	22	23 ●	24	25 D-7/22 & 7/23 D-7/8 & 7/9	26	27	28
25	26 HOLIDAY	27 ●	28 ▲	29	30	31	29	30	31 ▲				

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