

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, FEBRUARY 6, 2024 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> FLOOR

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

#### CALL TO ORDER -

#### PLEDGE OF ALLEGIANCE -

#### INVOCATION -

#### 1) MINUTES:

- a) Approval/disapproval of the minutes for the January 24, 2024 meeting

#### 2) PUBLIC HEARING

##### a) CONDITIONAL USE PERMITS:

1. Request of South Texas Development and Construction on behalf of Armando Rios, for a Conditional Use Permit, for one year, for a portable food concession stand with a kitchen addition, at E96.53' N127.55'- Lot 1, Alta Loma Subdivision, Hidalgo County, Texas; 2309 Galveston Avenue. **(CUP2024-0003)**
2. Request of Jorge A. Gonzalez, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar/cigar shop, at Lot 2-A, Valram Heights Subdivision, Hidalgo County, Texas, 2801 West Expressway 83, Bldg 200, Suites 280-290. **(CUP2024-0002).**
3. Request of Rodolfo Flores III, for a Conditional Use Permit, for one year, and adoption of an ordinance for a smoke shop, at Lots 1, 2 & 3, Falcon Addition Subdivision, Hidalgo County, Texas, 821 North 23rd Street, Suite 160. **(CUP2024-0004).**
4. Request of Mario Gamas on behalf of Iglesia Gente Con Proposito, for a Conditional Use Permit, for one year, for an Institutional Use (church) at Lot 7, Shasta Commercial Plaza Phase II Subdivision, Hidalgo County, Texas; 2509 Buddy Owens Boulevard. **(CUP2024-0001)**

##### b) REZONING:

1. Rezone from R-1 (single family residential) District to R-3C (multifamily residential condominiums) District: 7.207 acres out of Lot 2, Block 9, A.J. McColl Subdivision, Hidalgo County, Texas; 3908 South Jackson Road, Unit D. **(REZ2023-0064)**

#### 3) SITE PLAN:

- a) Site plan approval for Lot 1A, Palmridge Park Lot 1A Subdivision, Hidalgo County, Texas; 2100 South McColl Road. **(SPR2023-0037)**
- b) Site plan approval for Lot 2, La Vista Commerce Subdivision, Hidalgo County, Texas; 2301 North 23<sup>rd</sup> Street. (SPR2023-0046).

**4) CONSENT:**

- a) Parke at Nolana Subdivision, 3200 Nolana Avenue, Corporate Asset Partners, LLC **(SUB2023-0024) (FINAL) M&H**
- b) Mayberry Hills Subdivision, 10400 North Mayberry Road, 22 Real Estate, LLC **(SUB2024-0003) (FINAL) MAS**

**5) SUBDIVISIONS:**

- a) Villas at Ware Subdivision, 4900 North Ware Road (Rear), Rhodes Enterprises, Inc. **(SUB2023-0063) (REVISED PRELIMINARY) M&H**
- b) Taylor Villas Subdivision, 2021 South Taylor Road, Sergio Goveia **(SUB2022-0151) (PRELIMINARY 6-MONTH EXTENSION) MAS**
- c) 29th Sunrise Valley Subdivision, 8400 North 29th Street, DMJ Family Trust **(SUB2024-0007) (PRELIMINARY) SEC**
- d) Harvest Cove Phase II Subdivision, 2601 North Ware Road (Rear), Escanaba, LLC **(SUB2024-0008) (PRELIMINARY) M&H**
- e) McAllen Public Works Subdivision, 4001 North Bentsen Road, City of McAllen **(SUB2021-0024) (REVISED PRELIMINARY) COM**
- f) Grace Haven Subdivision, 7100 7 Mile Line, Isidro Quintero **(SUB2023-0068) (REVISED FINAL) SEA**
- g) Harvest Cove Phase I Subdivision, 2501 North Ware Road, Escanaba, LLC **(SUB2024-0005) (FINAL) M&H**
- h) Bright Woods Subdivision, 2700 Sprague Road, Star Trails Holdings, LLC **(SUB2024-0006) (FINAL) S2E**

**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.

**01/24/2024 MEETING  
MINUTES  
TO BE UPLOADED  
ON  
MONDAY, 02/05/2024.**

## Memo

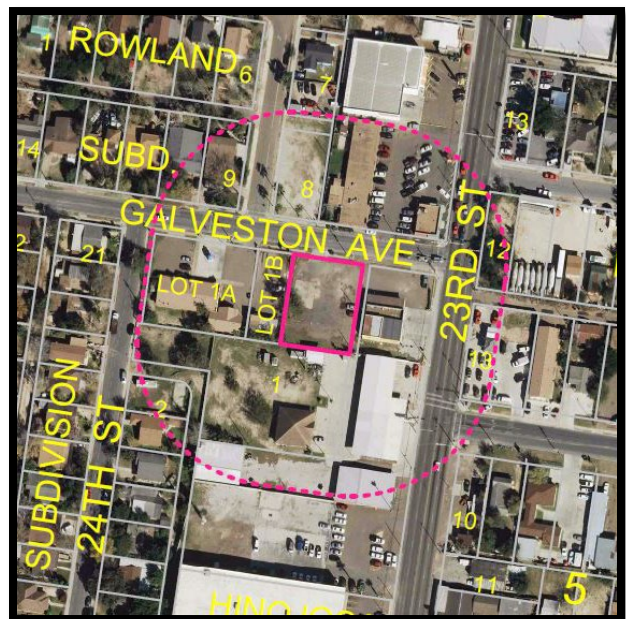
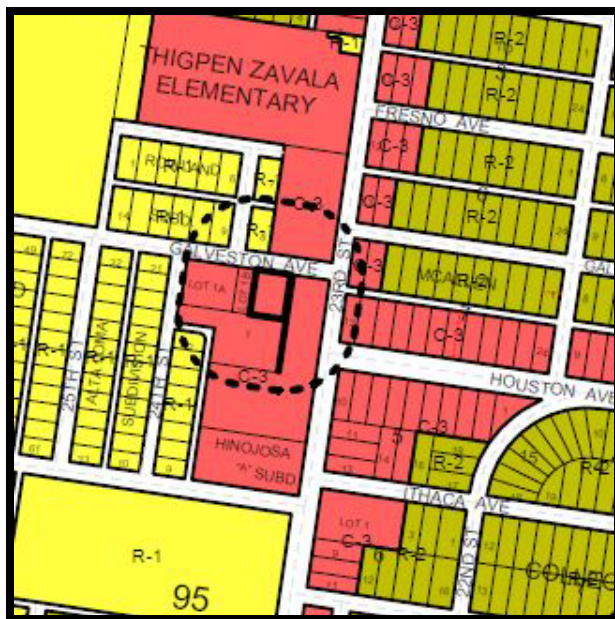
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** January 31, 2024

**SUBJECT: REQUEST OF SOUTH TEXAS DEVELOPMENT AND CONSTRUCTION ON BEHALF OF ARMANDO RIOS, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE FOOD CONCESSION STAND WITH A KITCHEN ADDITION, AT E96.53' N127.55'- LOT 1, ALTA LOMA SUBDIVISION, HIDALGO COUNTY, TEXAS; 2309 GALVESTON AVENUE. (CUP2024-0003)**

**BRIEF DESCRIPTION:** The property is located on the south side of Galveston Avenue, west of South 23<sup>rd</sup> Street and is zoned C-3 (General Business) District.



**HISTORY:** The initial Conditional Use Permit was submitted August 22, 2023 for a portable food concession stand. A new application was January 10, 2024 for a portable food concession stand with a kitchen addition.

**SUMMARY/ANALYSIS:** The Fire and Health Departments have conducted their inspections and determined the Conditional Use Permit process may continue. Should the Conditional Use Permit be approved, the applicant would be required to sign the application acknowledging and agreeing to the conditions of the permit.

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

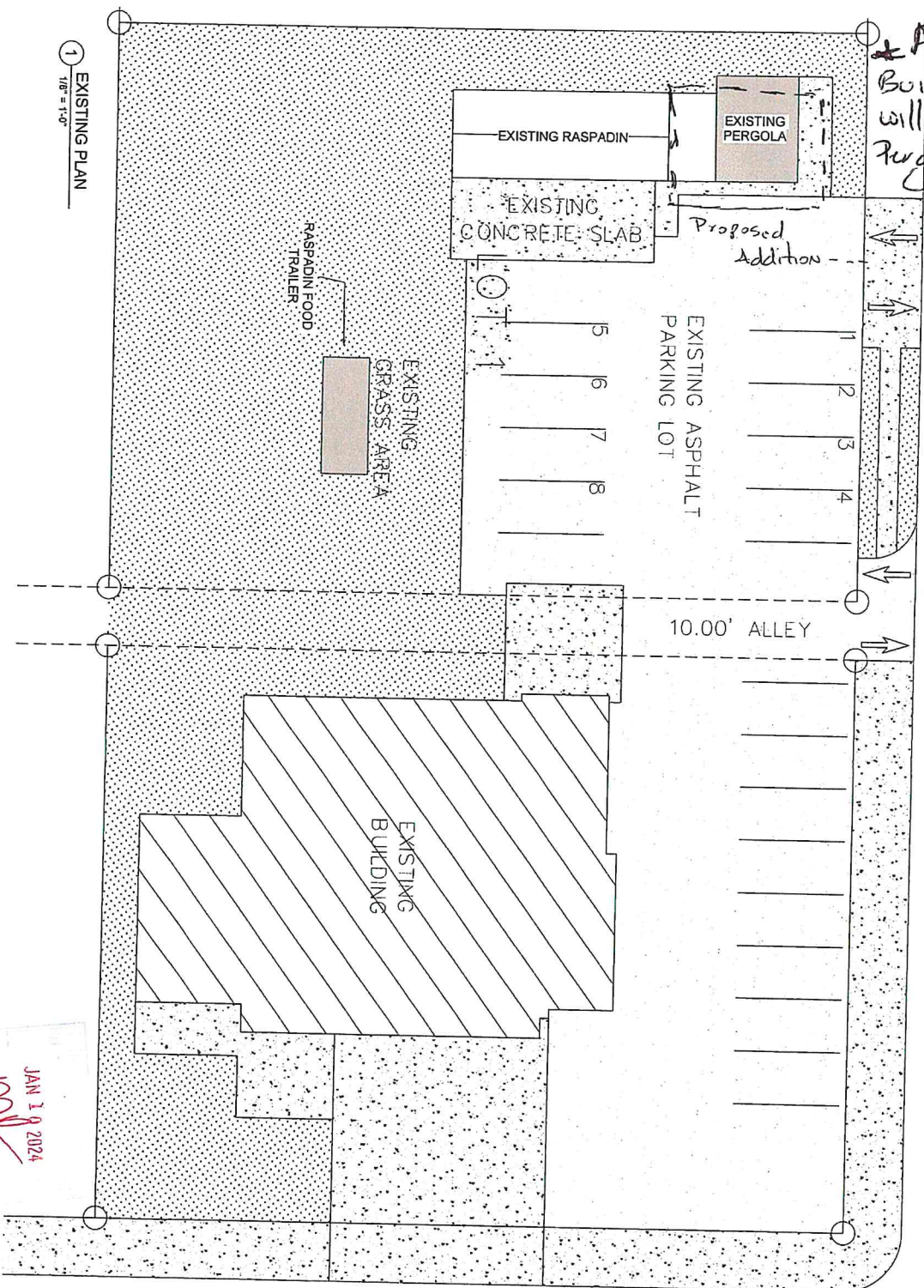
Section 138-118(3) of the Zoning Ordinance as follows:

- 1) The proposed use shall not be located in a residentially zoned area.
- 2) The proposed use shall be inspected by the Building inspector and comply with applicable building codes.
- 3) The proposed use and adjacent business shall comply with the Off-street Parking and Loading Ordinance.
- 4) A portable building or trailer used for the proposed use shall be properly anchored to the ground.
- 5) The proposed use shall comply with the zoning district setback requirements.
- 6) Water and sewer facilities shall be required to the tract and may be required to the proposed use.

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

**RECOMMENDATION:** Staff recommends approval of the Request for one year, subject to compliance with requirements from Section 138-118 (a)(9) of the Zoning Ordinance, Building permits, Health and Fire Department requirements.

1 EXISTING PLAN  
1/8" = 1'-0"



Proposed New Building Addition will be placed as Pergola structure is located

JAN 19 2024  
ML

SOUTH DEPOT ROAD (23RD ST.)

| SHEET:<br><b>A.00</b>                           | DATE:<br>1/9/2024 12:08:58 PM       | PROJECT:<br><b>RASPADIN</b>  | TITLE:<br><b>EXISTING PLAN</b> | AREAS<br><table border="1"><thead><tr><th>NO.</th><th>AREA</th><th>SQ. FT.</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table> | NO. | AREA | SQ. FT. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | REVISION:<br><b>HERE</b><br><small>Copyright 2021<br/>These plans and their use are the property of the designer. No part of these plans may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written permission of the designer. All other rights are reserved.</small> |
|---|-------------------------------------|--|--------------------------------|--|-----|------|---------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|   | NO.                                 | AREA   | SQ. FT.                        |  |     |      |         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                                     |  |                                |  |     |      |         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                                     |  |                                |  |     |      |         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                                     |  |                                |  |     |      |         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                                     |  |                                |  |     |      |         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |                                     |  |                                |  |     |      |         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| CHECKING:<br><b>REV.1</b>                       | CLIENT NAME:<br><b>ARMANDO RIOS</b> | BUILDER:<br><b>SOUTH TEXAS</b><br><small>DESIGN &amp; CONSTRUCTION</small> |                                |  |     |      |         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| ADDRESS:<br>2309 GALVESTON AVE, McLEN, TX 78501 |                                     |  |                                |  |     |      |         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |



De Leon  
Auto Sales  
687-7273

ESQUEDA

ESQUEDA



NOTICE  
PORTABLE FOOD  
FOR  
THIS PROPERTY  
CUP2024-0003  
CITY OF HOUSTON PLANNING DEPT  
2024-01-15  
WWW.HOUSTON.NET

## Memo

**TO:** Planning and Zoning Commission

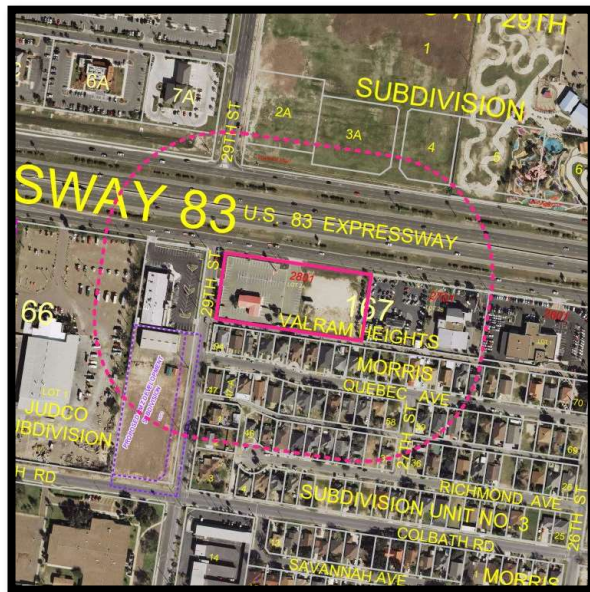
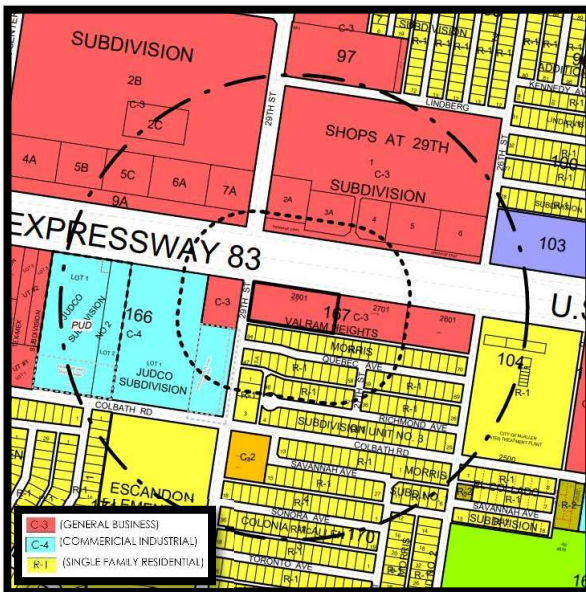
**FROM:** Planning Staff

**DATE:** January 29, 2024

**SUBJECT: REQUEST OF JORGE A. GONZALEZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR/CIGAR SHOP AT LOT 2-A, VALRAM HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS; 2801 WEST EXPRESSWAY 83, BUILDING 200, SUITES 280 - 290. (CUP2024-0002)**

### BRIEF DESCRIPTION:

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



### REQUEST/ANALYSIS:

The applicant is proposing to continue to operate a retail store for Cigars & Luxury Goods and a lounge (Elephant Bar and Cigar Lounge) out of an approximately 2,950 sq. ft. lease area, from an existing multi-tenant commercial building by the name of Kamila Plaza. The proposed days and hours of operation are Monday through Saturday from 12:00 p.m. to 2:00 a.m. There was a conditional use permit for IL Regalo Preferito approved initially on January 12, 2015. The establishment changed its name to Elephant Bar and Cigar Lounge in 2017.

The previous Conditional Use permit was submitted on January 2023. At the Planning and Zoning meeting of February 21, 2023, the Board recommended disapproval of the request with favorable recommendation. Later, at the City Commission meeting of March 13, 2023, the request was approved with a variance to the distance requirement.

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

- 1) The property line of the lot of the abovementioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 feet of a residential zone.
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The bar has access to U.S. Expressway 83 and South 29<sup>th</sup> Street and does not generate traffic into residential areas.
- 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. The 2,950 sq. ft. combined retail and lounge area requires a total of 16 parking spaces.
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review process.

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

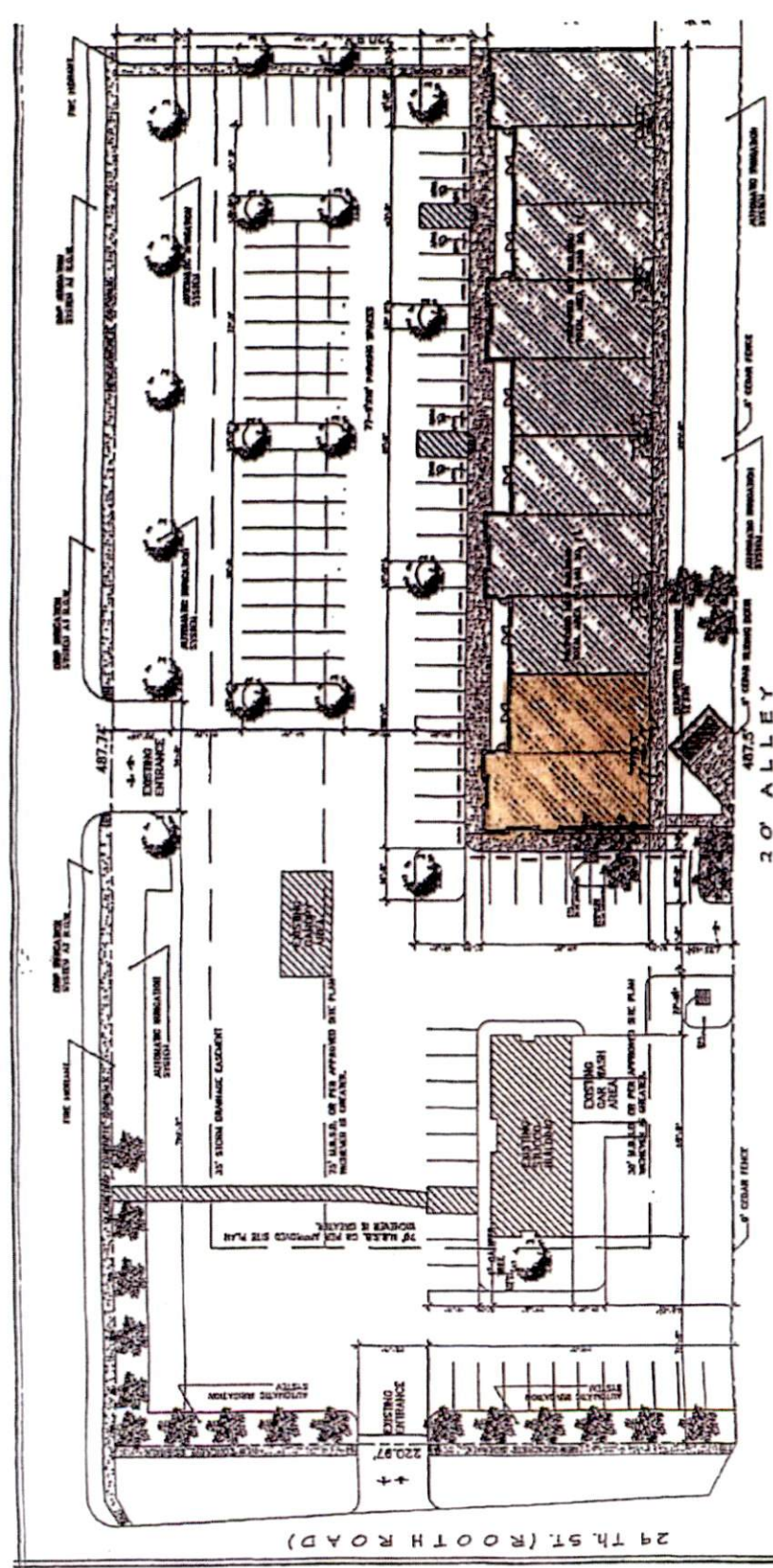
Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit.

The Planning Department has received no calls or concerns regarding the proposed use.

## **RECOMMENDATION TO P&Z:**

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

NO CHANGES  
*lfe* 12-15-21



EXISTING BUILDING 10,000 SQ. FT.  
 NEW BUILDING 10,000 SQ. FT.  
 TOTAL AREA 20,000 SQ. FT.  
 TOTAL AREA 20,000 SQ. FT.  
 TOTAL AREA 20,000 SQ. FT.  
 TOTAL AREA 20,000 SQ. FT.

**CAMILIA PLAZA**  
 CAMILLA PLAZA  
 1.1.0

NO CHANGES  
 1/13/23  
*lfe*

SITE PLAN  
 ALL LOT-A  
 VALLEY HEIGHTS SUBDIVISION  
 CITY OF DALLAS, TEXAS  
 ENTERED  
 JAN 14 2022  
 Initial: *all*

RECEIVED  
 JAN 13 2023  
 By *mm*

RECEIVED  
 DEC 08 2020  
 BY: *lfe*

Women's

Men's

Storage

Gift Shop

WALK-IN  
HUMIDOR

Office

No CHANGES  
1-5-24

NO CHANGES

1/13/23

*[Signature]*

BAR  
AREA

JAN 13 2023

NO CHANGES

12-15-21



ENTER

RECEIVED  
JAN 05 2024  
By *[Signature]*

3000 sqft

Initial: *AK*

CIGARS & LUXURY GOODS

WE ENGRAVE

280

Elephant  
Cigars & Gifts

  
ELEPHANT

E



Beauty ER

Yoga  
STUDIO + SHOP

Sol  
SOL BEAUTY AND CARE

CIGARS & LUXURY GOODS

ELEPHANT

ENGRAVE

NOTICE  
BAR  
FOR  
THIS PROPERTY  
CUP 2024 - 0002



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



## Memo

**TO:** Planning and Zoning Commission

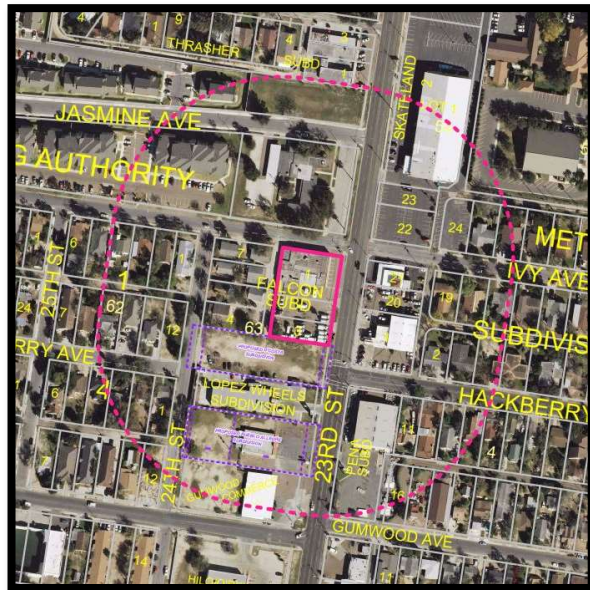
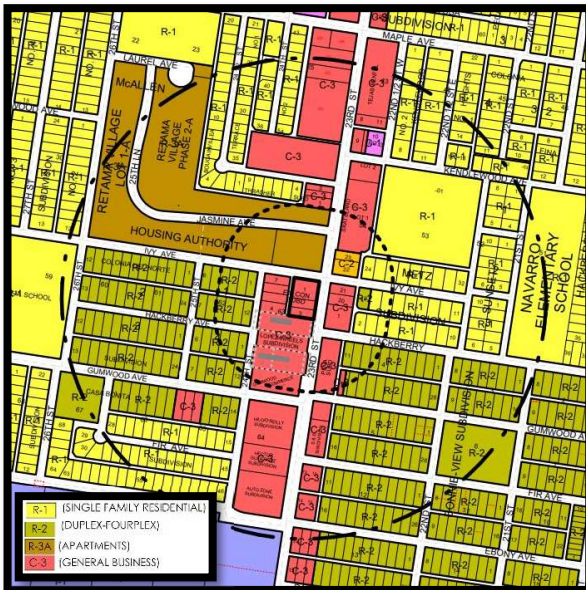
**FROM:** Planning Staff

**DATE:** January 29, 2024

**SUBJECT:** REQUEST OF RODOLFO FLORES III, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A SMOKE SHOP, AT LOTS 1, 2 & 3, FALCON ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS, 821 NORTH 23<sup>RD</sup> STREET, SUITE 160. (CUP2024-0004).

### BRIEF DESCRIPTION:

The subject property is located at the southwest corner of North 23<sup>rd</sup> Street and Ivy Avenue. The proposed smoke shop will be located within a commercial plaza under the name of Serenity Suites at Midtown. The subject property is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions except to the north which is R-3A (multifamily residential apartments) District. Smoke and vape shops are allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



### REQUEST/ANALYSIS:

The applicant is proposing to operate a retail vape and smoke shop, in a 1,228 sq. ft. suite, which is part of a multi-tenant commercial building by the name of Serenity Suites at Midtown. The proposed hours of operation are 11:00 a.m. – 12:00 a.m. Monday through Saturday and 12:00p.m. – 6:00p.m. on Sunday. Previously, the subject property was operating as a beauty salon. The commercial plaza is currently being used by other tenants as an event center, beauty salon other commercial uses.

The Fire Department has completed the inspection for the proposed business and the inspection was satisfactory. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must comply with requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

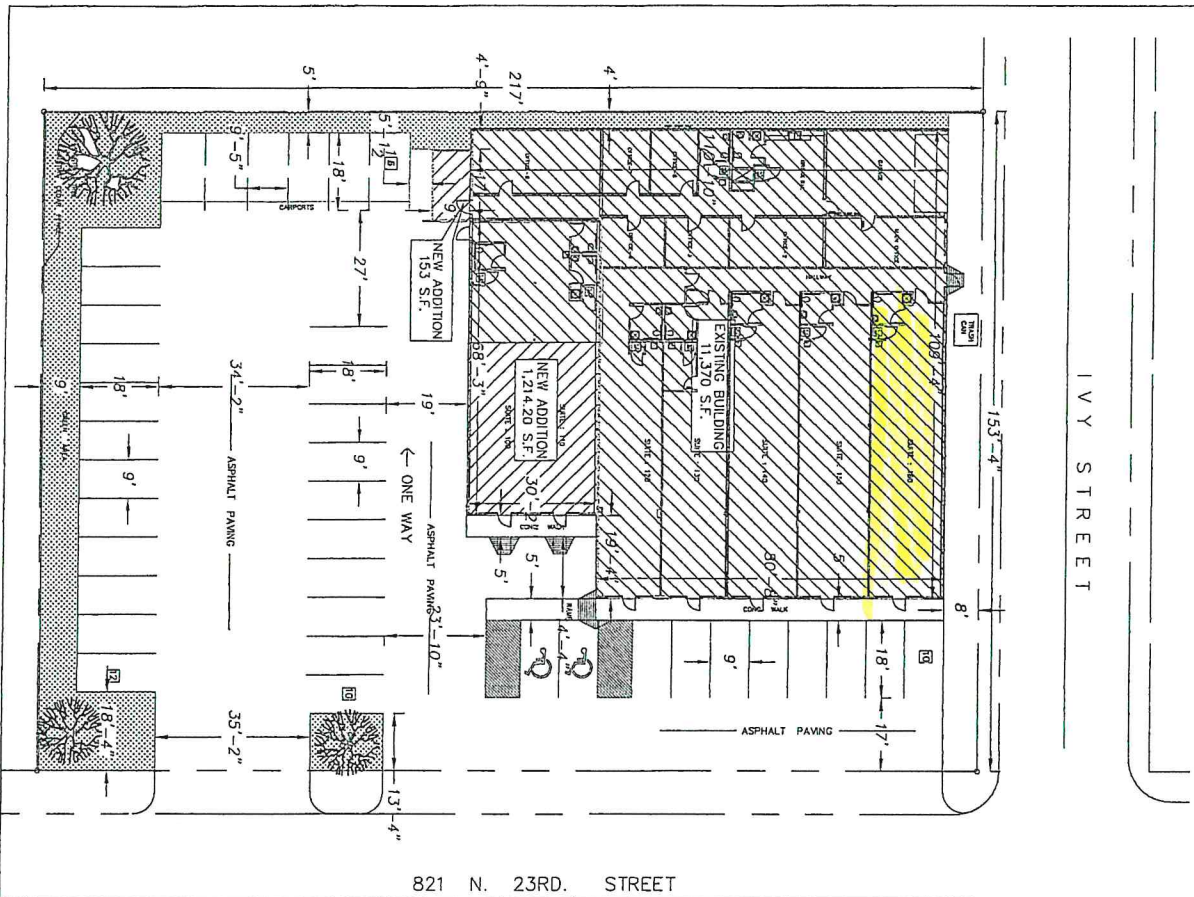
- 1) The property line of the lot of any of the abovementioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 feet of a residential district or user.
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along North 23<sup>rd</sup> Street.
- 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. The business will require six parking spaces.
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review process.

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

The Planning Department has received no calls or concerns regarding the proposed use.

### **RECOMMENDATION TO P&Z:**

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



821 N. 23RD. STREET

IVY STREET



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

|             |     |     |           |    |
|-------------|-----|-----|-----------|----|
| RETAIL      | 100 | 110 | 2,086.52  | FT |
| RETAIL      | 120 |     | 1,197.29  | FT |
| RETAIL      | 130 |     | 1,048.43  | FT |
| RETAIL      | 140 |     | 1,147.90  | FT |
| RETAIL      | 150 |     | 1,159.33  | FT |
| RETAIL      | 160 |     | 1,228.40  | FT |
| HALLWAY     |     |     | 403.07    | FT |
| MAIN OFFICE |     |     | 356.25    | FT |
| OFFICE 2    |     |     | 276.05    | FT |
| OFFICE 3    |     |     | 185.42    | FT |
| OFFICE 4    |     |     | 190.63    | FT |
| OFFICE 6    |     |     | 480.38    | FT |
| OFFICE 7    |     |     | 178.50    | FT |
| OFFICE 8    |     |     | 177.19    | FT |
| COMMON AREA |     |     | 837.72    | FT |
| GARAGE      |     |     | 581.47    | FT |
| PORCH       |     |     | 153.00    | FT |
| TOTAL       |     |     | 11,687.55 | FT |

NOTE:  
FOR RETAIL ONLY:  
9712.29 S.F./400 = 25+3=28

| PARKING  |    |
|----------|----|
| REQUIRED | 28 |
| PROVIDED | 38 |



**MAS ENGINEERING LLC.**  
CONSULTING ENGINEERING  
FIRM NO. F-15499

3911 N10TH STREET, SUITE H PH. (956) 537-1311  
MCALLEN, TEXAS, 78501 E-MAIL: MASALINAS6973@ATT.NET

THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO REUSE THIS DRAWING ON ANY OTHER PROJECT, OR TO COPY, TRACE OR IN ANY OTHER WAY, REPRODUCE ANY OR ALL PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

PROJECT NAME:  
SERENITY SUITES AT MIDTOWN

ADDRESS:  
821 N. 23RD. STREET  
MCALLEN, TX.

CLIENT INFORMATION:  
REBECA ACOSTA

|                     |            |
|---------------------|------------|
| PROJECT NO.         | AS1009     |
| DATE OF PREPARATION | 05-24-2021 |
| DESIGNER            | JB         |
| CHECKER             | MAS        |
| PROPOSED SITE PLAN  |            |



AT MIDTOWN

Suite 140

Suite 150

Suite 160

NOTICE  
SMOKE  
SHOP  
FOR  
THIS PROPERTY  
CUP 2024-0004

N 23rd St 900

12:30

## Memo

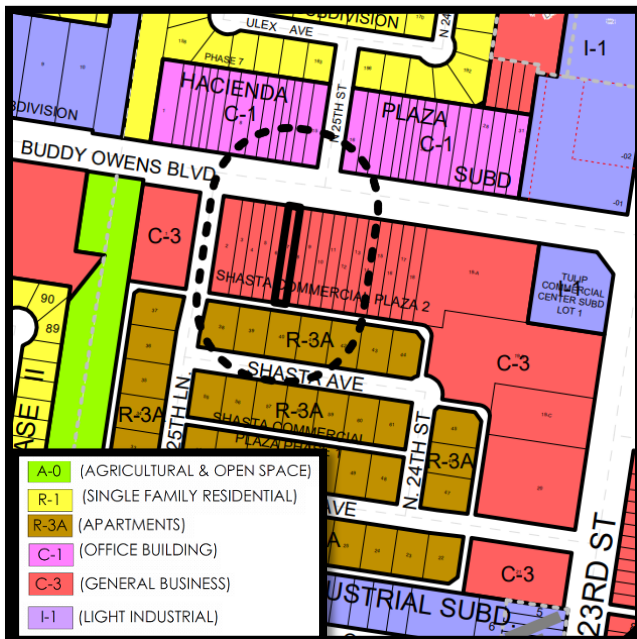
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** January 30, 2024

**SUBJECT:** Request of Mario Gamas on behalf of Iglesia Gente Con Proposito, for a Conditional Use Permit, for one year, for an Institutional Use (church) at Lot 7, Shasta Commercial Plaza Phase II Subdivision, Hidalgo County, Texas; 2509 Buddy Owens Boulevard. (CUP2024-0001)

**BRIEF DESCRIPTION:** The subject property is located along the south side of Buddy Owens Boulevard and east of North 25<sup>th</sup> Lane. The property is zoned C-3 (general business) District. The adjacent zoning is R-3A (multifamily residential apartments) District to the south, C-1 (office building) District to the north, C-3 District to the west and east of the subject property. Surrounding land uses include residential homes, apartments, and commercial plazas. An Institutional Use is permitted in a C-3 District with a Conditional Use Permit and in compliance with requirements.



**HISTORY:** This is the first Conditional Use Permit request for this property. The Conditional Use Permit request application was submitted on January 2, 2024.

**SUMMARY/ANALYSIS:** There is an existing 2,340 sq. ft. suite building within a commercial plaza for this subject property. The applicant is proposing to operate a church with a main sanctuary area, a room for infants and two areas that will be used as classrooms for the youth of different age groups. The proposed days and hours of the services of the church will

be on Sunday until 11:00 PM and Wednesday until 7:30 PM. Based on the 75 seats proposed in the sanctuary area, 19 parking spaces are required; 283 parking spaces are provided on site.

The Health Department has completed the inspection and approved to continue with the CUP process, a Fire Inspection is still pending. 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 business has frontage on Buddy Owens Boulevard with access onto North 23<sup>rd</sup> 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 75 seats in the sanctuary, 19 parking spaces are required; 283 parking spaces are provided on site.
- 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.

**RECOMMENDATION:** Staff recommends approval of the request, for one year, subject to compliance with requirements of the Zoning Ordinance, Building Department, and Fire Department requirements.

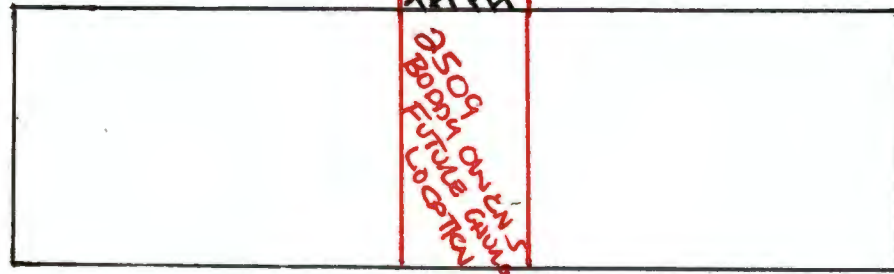
S

ZANAPE  
GOLDEN

BACK ALLEY

15  
ADDITIONAL  
SPACES

22 P. SPACES  
22 P. SPACES



BODDY OWENS  
BOOTH  
FUTURE GYMNASIUM  
LOCATION

APARTMENTS

N. 25TH LN

29TH

← 65 PARKING SPACES →



← 65 PARKING SPACES →

8 PARKING  
SPACES

FRAMBOYANT  
LEARNING CENTER

STRIPES

ENTRANCE

35 PARKING  
SPACES

ENTRANCE

35 PARKING SPACES

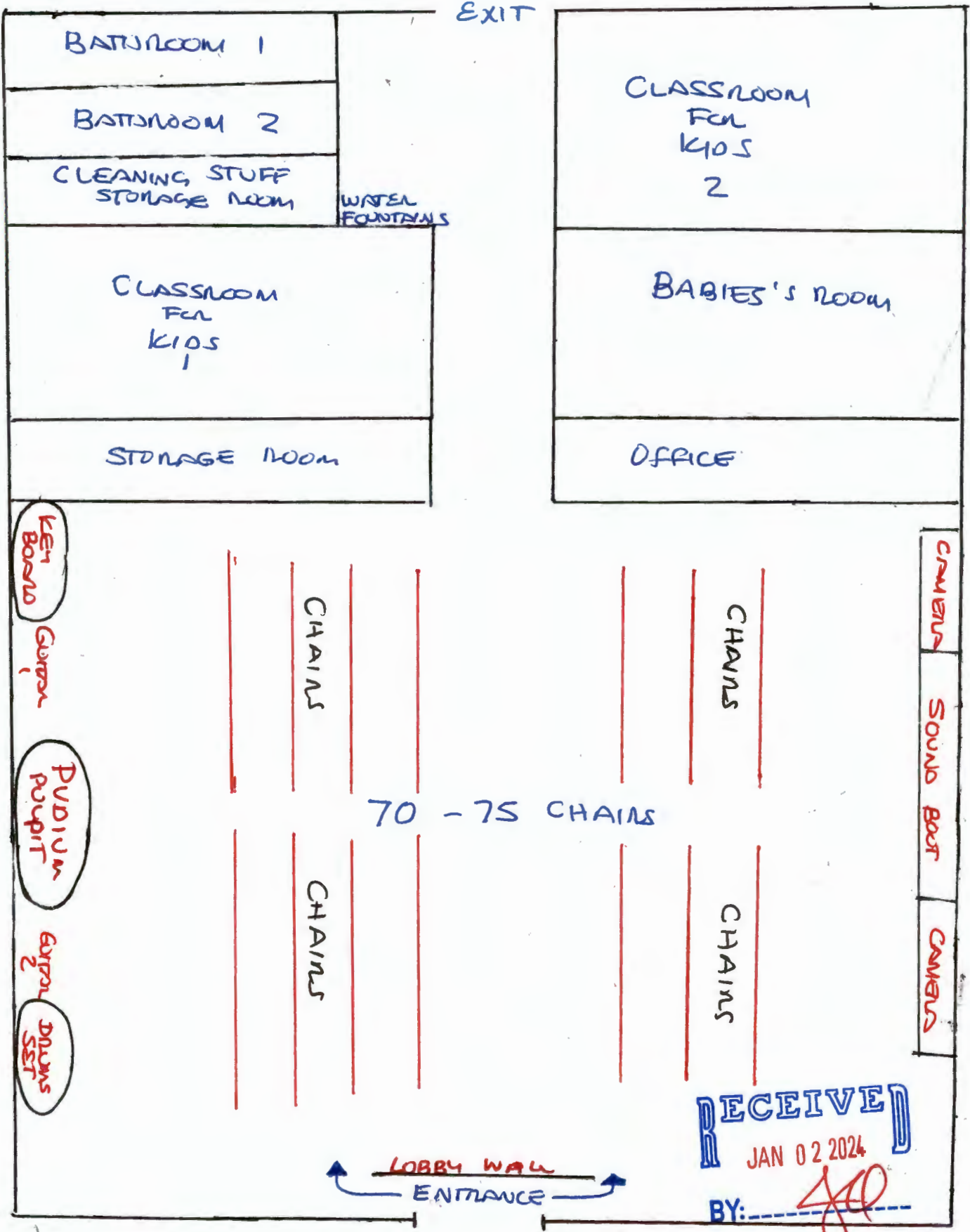
291 PARKING SPACES  
MARKED.

BODDY OWENS BLVD.

N

IGLESIA GENTE con PROPOSITO  
2503 BODDY OWENS BLVD  
McALLEN TX. 78504

(S)



23 Feb

← BODDY OWENS BLVD →

(N)

29 TH ST



MAP  
OF  
SHASTA COMMERCIAL PLAZA  
PHASE II SUBDIVISION

RENS A SUBDIVISION OF A 16.33 AC TRACT OF LAND  
OUT OF LOT 108 LA LOTTA IRRIGATION AND CONSTRUCTION  
COMPANY TRACT, BEING 61  
63 AND 65 HEDALGO COUNTY, TEXAS  
ACCORDING TO PLAT AS RECORDED IN VOL. 24, PG. 68 D.R.  
HEDALGO COUNTY, TEXAS

PREPARED BY  
JAMES H. WILSON, INC.  
COUNTY CLERK  
HEDALGO COUNTY, TEXAS

APPROVED BY  
JAMES H. WILSON, INC.  
COUNTY CLERK  
HEDALGO COUNTY, TEXAS

RECORDED BY  
JAMES H. WILSON, INC.  
COUNTY CLERK  
HEDALGO COUNTY, TEXAS

ALPHAMERICAN  
ENGINEERING  
P.L.L.C.  
1001 N. W. 10TH AVE.  
MIAMI, FL 33136

STATE OF TEXAS  
COUNTY OF HEDALGO

STATE OF TEXAS  
COUNTY OF HEDALGO

STATE OF TEXAS  
COUNTY OF HEDALGO

STATE OF TEXAS  
COUNTY OF HEDALGO

STATE OF TEXAS  
COUNTY OF HEDALGO

STATE OF TEXAS  
COUNTY OF HEDALGO

STATE OF TEXAS  
COUNTY OF HEDALGO

STATE OF TEXAS  
COUNTY OF HEDALGO

STATE OF TEXAS  
COUNTY OF HEDALGO

STATE OF TEXAS  
COUNTY OF HEDALGO

STATE OF TEXAS  
COUNTY OF HEDALGO

STATE OF TEXAS  
COUNTY OF HEDALGO

STATE OF TEXAS  
COUNTY OF HEDALGO

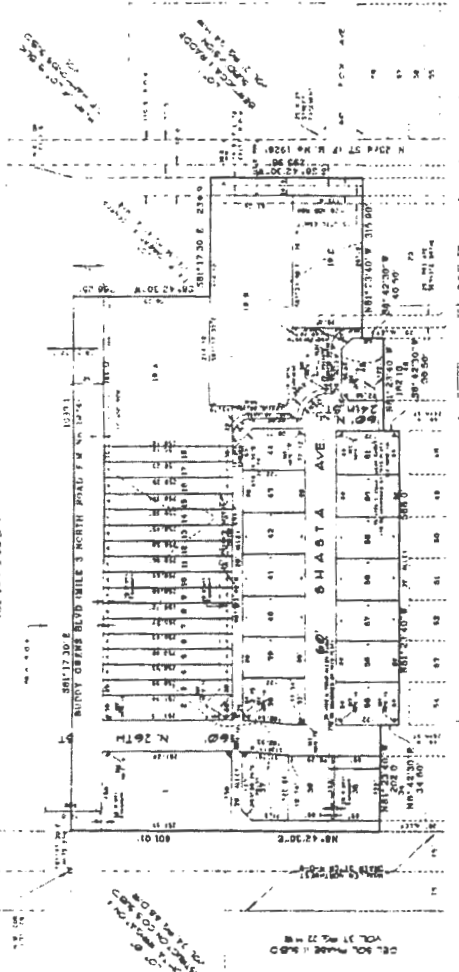
STATE OF TEXAS  
COUNTY OF HEDALGO

STATE OF TEXAS  
COUNTY OF HEDALGO

STATE OF TEXAS  
COUNTY OF HEDALGO

STATE OF TEXAS  
COUNTY OF HEDALGO

STATE OF TEXAS  
COUNTY OF HEDALGO



SHASTA COMMERCIAL PLAZA PHASE II SUBDIVISION  
VOL. 24, PG. 68 D.R.

RENS A SUBDIVISION OF A 16.33 AC TRACT OF LAND  
OUT OF LOT 108 LA LOTTA IRRIGATION AND CONSTRUCTION  
COMPANY TRACT, BEING 61  
63 AND 65 HEDALGO COUNTY, TEXAS  
ACCORDING TO PLAT AS RECORDED IN VOL. 24, PG. 68 D.R.  
HEDALGO COUNTY, TEXAS

PREPARED BY  
JAMES H. WILSON, INC.  
COUNTY CLERK  
HEDALGO COUNTY, TEXAS

APPROVED BY  
JAMES H. WILSON, INC.  
COUNTY CLERK  
HEDALGO COUNTY, TEXAS

RECORDED BY  
JAMES H. WILSON, INC.  
COUNTY CLERK  
HEDALGO COUNTY, TEXAS

ALPHAMERICAN  
ENGINEERING  
P.L.L.C.  
1001 N. W. 10TH AVE.  
MIAMI, FL 33136

STATE OF TEXAS  
COUNTY OF HEDALGO

STATE OF TEXAS  
COUNTY OF HEDALGO

STATE OF TEXAS  
COUNTY OF HEDALGO

STATE OF TEXAS  
COUNTY OF HEDALGO

STATE OF TEXAS  
COUNTY OF HEDALGO

STATE OF TEXAS  
COUNTY OF HEDALGO

STATE OF TEXAS  
COUNTY OF HEDALGO

STATE OF TEXAS  
COUNTY OF HEDALGO

STATE OF TEXAS  
COUNTY OF HEDALGO

STATE OF TEXAS  
COUNTY OF HEDALGO

STATE OF TEXAS  
COUNTY OF HEDALGO

STATE OF TEXAS  
COUNTY OF HEDALGO

STATE OF TEXAS  
COUNTY OF HEDALGO

STATE OF TEXAS  
COUNTY OF HEDALGO

RECEIVED  
JAN 02 2024  
BY: *[Signature]*





## Planning Department

### Memo

**TO:** Planning and Zoning Commission

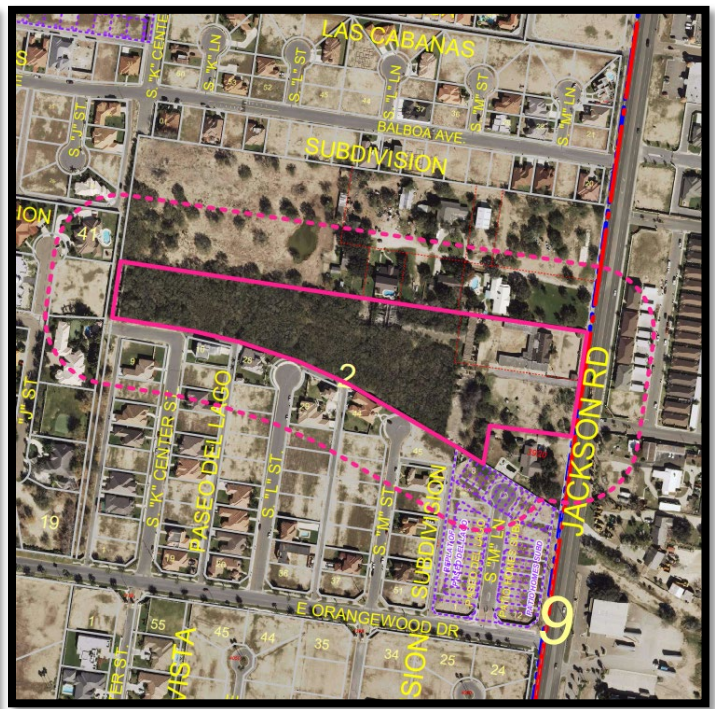
**FROM:** Planning Staff

**DATE:** January 19, 2024

**SUBJECT: REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-3C (MULTIFAMILY RESIDENTIAL CONDOMINIUMS) DISTRICT: 7.207 ACRES OUT OF LOT 2, BLOCK 9, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS; 3908 SOUTH JACKSON ROAD UNIT D. (REZ2023-0064)**

**LOCATION:** The subject property is located along the west side of South Jackson Road, north of East Orangewood Drive and consists of 7.207 acres.

**PROPOSAL:** The applicant is proposing to rezone the property to R-3C (multifamily residential condominiums) District in order to construct condominiums. A feasibility plan has not been submitted at this time.



**ADJACENT ZONING:** The adjacent zoning is R-1 (single-family residential) District in all directions and R-3T (multifamily residential townhouses) District to the southeast. The area to the east across South Jackson Road is in the Pharr city limits.

**LAND USE:** The subject property is currently vacant. Surrounding land uses include multifamily residences such as proposed townhomes and single family residential uses.

***FUTURE LAND USE PLAN:*** The Envision McAllen Future Land Use Plan categorizes the future land use for this property as Complete Communities. Single-family residences, multifamily residences such as townhome and mixed-use neighborhood-scale such as diverse housing options.

***DEVELOPMENT TRENDS:*** The development trend along South Jackson Road is single-family residential uses as well as commercial uses and multifamily residential uses.

***ANALYSIS:*** The requested zoning does conform to the Complete Communities use designation as indicated on the Envision McAllen Future Land Use Plan.

A recorded subdivision plat will be required prior to building permit issuance. An approved site plan may also be required prior to building permit issuance should a condominium dwelling complex of five units or more be proposed for individual lots. Compliance with off-street parking, landscaping, and various building and fire codes are required as part of the building permitting process.

The number of condominium units likely to be constructed would be limited based on parking and landscaping requirements.

Staff did receive a phone call in opposition to the zoning request.

***RECOMMENDATION:*** Staff recommends approval of the rezoning request to R-3C (multifamily residential condominiums) District since the zoning does conform to the Envision McAllen Future Land Use Plan.



- LEGEND**
- 1. BOUNDARY OF LOT 2
  - 2. BOUNDARY OF LOT 3
  - 3. BOUNDARY OF LOT 4
  - 4. BOUNDARY OF LOT 5
  - 5. BOUNDARY OF LOT 6
  - 6. BOUNDARY OF LOT 7
  - 7. BOUNDARY OF LOT 8
  - 8. BOUNDARY OF LOT 9
  - 9. BOUNDARY OF LOT 10
  - 10. BOUNDARY OF LOT 11
  - 11. BOUNDARY OF LOT 12
  - 12. BOUNDARY OF LOT 13
  - 13. BOUNDARY OF LOT 14
  - 14. BOUNDARY OF LOT 15
  - 15. BOUNDARY OF LOT 16
  - 16. BOUNDARY OF LOT 17
  - 17. BOUNDARY OF LOT 18
  - 18. BOUNDARY OF LOT 19
  - 19. BOUNDARY OF LOT 20
  - 20. BOUNDARY OF LOT 21
  - 21. BOUNDARY OF LOT 22
  - 22. BOUNDARY OF LOT 23
  - 23. BOUNDARY OF LOT 24
  - 24. BOUNDARY OF LOT 25
  - 25. BOUNDARY OF LOT 26
  - 26. BOUNDARY OF LOT 27
  - 27. BOUNDARY OF LOT 28
  - 28. BOUNDARY OF LOT 29
  - 29. BOUNDARY OF LOT 30
  - 30. BOUNDARY OF LOT 31
  - 31. BOUNDARY OF LOT 32
  - 32. BOUNDARY OF LOT 33
  - 33. BOUNDARY OF LOT 34
  - 34. BOUNDARY OF LOT 35
  - 35. BOUNDARY OF LOT 36
  - 36. BOUNDARY OF LOT 37
  - 37. BOUNDARY OF LOT 38
  - 38. BOUNDARY OF LOT 39
  - 39. BOUNDARY OF LOT 40
  - 40. BOUNDARY OF LOT 41
  - 41. BOUNDARY OF LOT 42
  - 42. BOUNDARY OF LOT 43
  - 43. BOUNDARY OF LOT 44
  - 44. BOUNDARY OF LOT 45
  - 45. BOUNDARY OF LOT 46
  - 46. BOUNDARY OF LOT 47
  - 47. BOUNDARY OF LOT 48
  - 48. BOUNDARY OF LOT 49
  - 49. BOUNDARY OF LOT 50
  - 50. BOUNDARY OF LOT 51
  - 51. BOUNDARY OF LOT 52
  - 52. BOUNDARY OF LOT 53
  - 53. BOUNDARY OF LOT 54
  - 54. BOUNDARY OF LOT 55
  - 55. BOUNDARY OF LOT 56
  - 56. BOUNDARY OF LOT 57
  - 57. BOUNDARY OF LOT 58
  - 58. BOUNDARY OF LOT 59
  - 59. BOUNDARY OF LOT 60
  - 60. BOUNDARY OF LOT 61
  - 61. BOUNDARY OF LOT 62
  - 62. BOUNDARY OF LOT 63
  - 63. BOUNDARY OF LOT 64
  - 64. BOUNDARY OF LOT 65
  - 65. BOUNDARY OF LOT 66
  - 66. BOUNDARY OF LOT 67
  - 67. BOUNDARY OF LOT 68
  - 68. BOUNDARY OF LOT 69
  - 69. BOUNDARY OF LOT 70
  - 70. BOUNDARY OF LOT 71
  - 71. BOUNDARY OF LOT 72
  - 72. BOUNDARY OF LOT 73
  - 73. BOUNDARY OF LOT 74
  - 74. BOUNDARY OF LOT 75
  - 75. BOUNDARY OF LOT 76
  - 76. BOUNDARY OF LOT 77
  - 77. BOUNDARY OF LOT 78
  - 78. BOUNDARY OF LOT 79
  - 79. BOUNDARY OF LOT 80
  - 80. BOUNDARY OF LOT 81
  - 81. BOUNDARY OF LOT 82
  - 82. BOUNDARY OF LOT 83
  - 83. BOUNDARY OF LOT 84
  - 84. BOUNDARY OF LOT 85
  - 85. BOUNDARY OF LOT 86
  - 86. BOUNDARY OF LOT 87
  - 87. BOUNDARY OF LOT 88
  - 88. BOUNDARY OF LOT 89
  - 89. BOUNDARY OF LOT 90
  - 90. BOUNDARY OF LOT 91
  - 91. BOUNDARY OF LOT 92
  - 92. BOUNDARY OF LOT 93
  - 93. BOUNDARY OF LOT 94
  - 94. BOUNDARY OF LOT 95
  - 95. BOUNDARY OF LOT 96
  - 96. BOUNDARY OF LOT 97
  - 97. BOUNDARY OF LOT 98
  - 98. BOUNDARY OF LOT 99
  - 99. BOUNDARY OF LOT 100

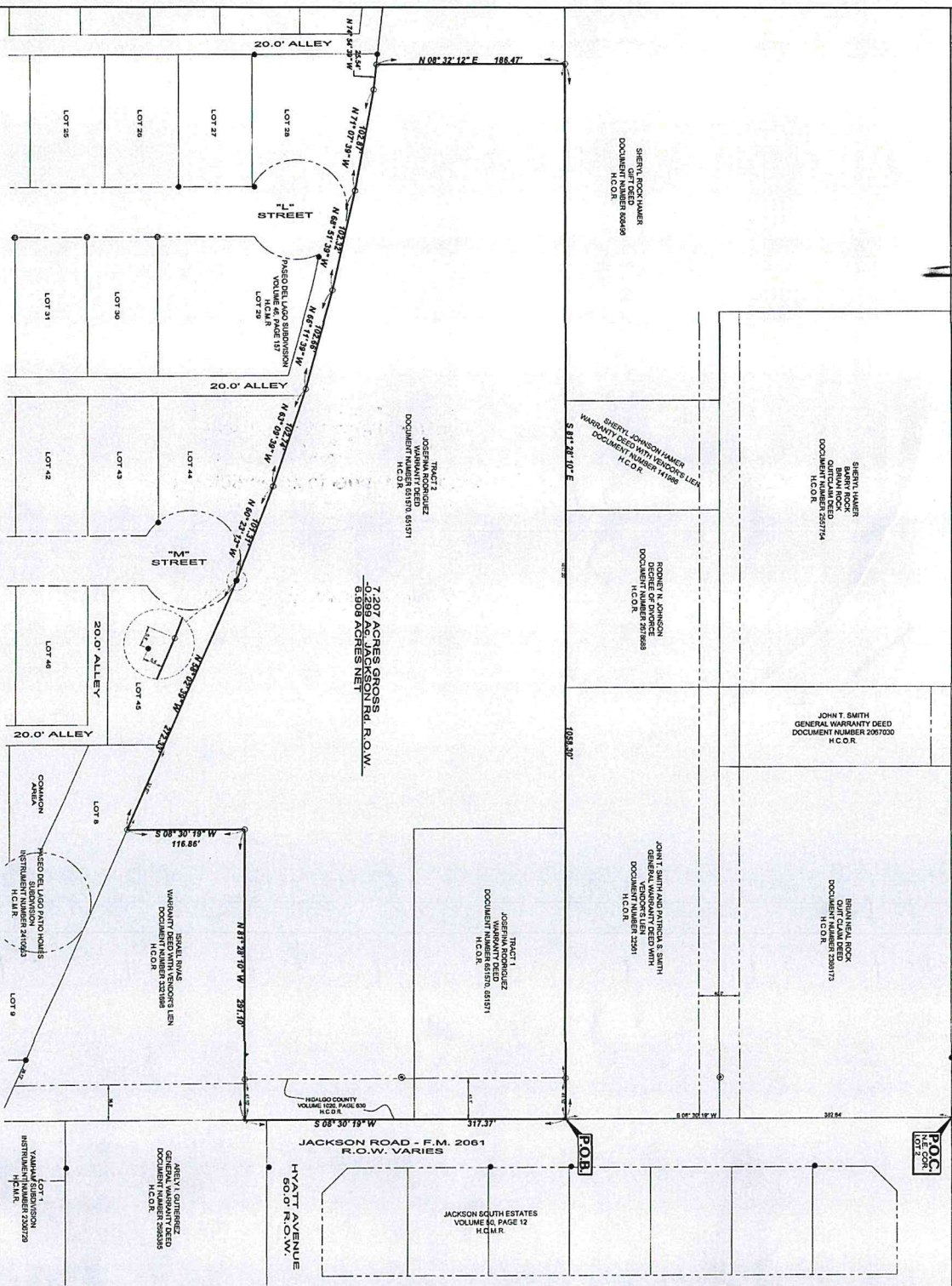
**PLAT SHOWING  
7.207 ACRES  
OUT OF LOT 2, BLOCK 9,  
A.J. McCOIL SUBDIVISION  
VOLUME 21, PAGE 598 H.C.D.R.  
BIDALGO COUNTY, TEXAS**

- NOTES**
1. LOT 2, BLOCK 9, A.J. McCOIL SUBDIVISION, VOLUME 21, PAGE 598 H.C.D.R., BIDALGO COUNTY, TEXAS, IS THE SUBJECT OF THIS PLAT.
  2. THE PLAT IS BASED ON THE SURVEY OF LOT 2, BLOCK 9, A.J. McCOIL SUBDIVISION, VOLUME 21, PAGE 598 H.C.D.R., BIDALGO COUNTY, TEXAS, BY JAMES H. McCOIL, JR., DATED 1987.
  3. THE PLAT IS BASED ON THE SURVEY OF LOT 2, BLOCK 9, A.J. McCOIL SUBDIVISION, VOLUME 21, PAGE 598 H.C.D.R., BIDALGO COUNTY, TEXAS, BY JAMES H. McCOIL, JR., DATED 1987.
  4. THE PLAT IS BASED ON THE SURVEY OF LOT 2, BLOCK 9, A.J. McCOIL SUBDIVISION, VOLUME 21, PAGE 598 H.C.D.R., BIDALGO COUNTY, TEXAS, BY JAMES H. McCOIL, JR., DATED 1987.

**PLAT NO. 29899.08**  
DOCUMENT NO. 29899.08  
DATE 12/22/2023  
DRAWN BY JLS/KLS  
CHECKED BY JLS/KLS  
COMPUTED BY JLS/KLS  
REVISION  
DATE  
BY

|   |                            |
|---|----------------------------|
| 15 N. MOUNTAIN, COLUMBIA, TX 76841<br>ESTABLISHED 1997 - www.mountainland.com | <b>MT</b><br>MOUNTAIN LAND |
|---|----------------------------|

**REGISTERED LAND SURVEYOR**  
LAND SURVEYOR, TO PREPARE CERTIFY THE  
RECORDATION OF A SURVEY MADE ON THE  
AND SUPERVISION  
**ROBERTO N. JAVIER, P.L.S. No. 2338 DATE**



December 21, 2023

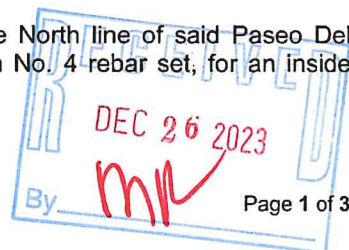
**METES AND BOUNDS DESCRIPTION  
7.207 ACRES  
OUT OF LOT 2, BLOCK 9,  
A.J. McCOLL SUBDIVISION  
CITY OF McALLEN  
HIDALGO COUNTY, TEXAS**

A tract of land containing 7.207 acres situated in the City of McAllen, Hidalgo County, Texas, being part or portion out of Lot 2, Block 9, A.J. McColl Subdivision, according to the plat thereof recorded in Volume 21, Page 598, Hidalgo County Deed Records, which said 7.207 acres are out of a certain tract conveyed to Josephina Rodriguez by virtue of a Warranty Deed, recorded under Document Numbers 651570 and 651571, Hidalgo County Official Records, said 7.207 acres also being more particularly described as follows:

COMMENCING at the Northeast corner of said Lot 2, Block 9 and within the existing right-of-way of Jackson Road;


THENCE, S 08° 30' 19" W along the East line of said Lot 2, Block 9 and within the existing right-of-way of Jackson Road, a distance of 382.64 feet to a Nail set, for the Northeast corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, S 08° 30' 19" W along the East line of said Lot 2, Block 9, and within the existing right-of-way of Jackson Road, a distance of 317.37 feet to a Nail set, for the Northernmost Southeast corner of this tract;
2. THENCE, N 81° 28' 10" W at a distance of 41.10 feet pass a No. 4 rebar set on the existing West right-of-way line of Jackson Road, continuing a total distance of 291.10 feet to a No. 4 rebar set, for an inside corner of this tract;
3. THENCE, S 08° 30' 19" W a distance of 116.86 feet to a No. 4 rebar set on the North line of Paseo Del Lago Patio Homes Subdivision according to the plat thereof recorded in Instrument Number 2410663, Hidalgo County Map Records, for the Southernmost Southeast corner of this tract;
4. THENCE, N 58° 02' 39" W along the North lines of said Paseo Del Lago Patio Homes Subdivision and Paseo Del Lago Subdivision according to the plat thereof recorded in Volume 46, Page 157, Hidalgo County Map Records, at a distance of 92.57 feet pass the Northwest corner of said Paseo Del Lago Patio Homes Subdivision and the Northeast corner of said Paseo Del Lago Subdivision, continuing a total distance of 272.33 feet to a No. 4 rebar set from which a No. 4 rebar found bears S 13° 28' 31" E a distance of 0.55 feet, for an inside corner of this tract;
5. THENCE, N 60° 23' 13" W continuing along the North line of said Paseo Del Lago Subdivision, a distance of 101.31 feet to a No. 4 rebar set, for an inside corner of this tract;
6. THENCE, N 63° 09' 39" W continuing along the North line of said Paseo Del Lago Subdivision, a distance of 102.74 feet to a No. 4 rebar set, for an inside corner of this tract;
7. THENCE, N 66° 11' 39" W continuing along the North line of said Paseo Del Lago Subdivision, a distance of 102.66 feet to a No. 4 rebar set, for an inside corner of this tract;
8. THENCE, N 68° 51' 39" W continuing along the North line of said Paseo Del Lago Subdivision, a distance of 102.32 feet to a No. 4 rebar set, for an inside corner of this tract;



9. THENCE, N 71° 07' 39" W continuing along the North line of said Paseo Del Lago Subdivision, a distance of 102.87 feet to a No. 4 rebar set, for an inside corner of this tract;
10. THENCE, N 74° 54' 39" W continuing along the North line of said Paseo Del Lago Subdivision, a distance of 25.54 feet to a No. 4 rebar set, for the Southwest corner of this tract;
11. THENCE, N 08° 32' 12" E a distance of 186.47 feet to the Northwest corner of this tract;
12. THENCE, S 81° 28' 10" E at a distance of 1,017.20 feet pass a No. 4 rebar set on the existing West right-of-way line of Jackson Road, continuing a total distance of 1,058.30 feet to the POINT OF BEGINNING and containing 7.207 acres, of which 0.299 of one acre which lies within the existing right-of-way of Jackson Road leaving a net of 6.908 acres of land, more or less.

I, ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 10/03/2023 UNDER MY DIRECTION AND SUPERVISION.



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

12/22/2023

DATE:







## Memo

**TO:** Planning and Zoning Commission

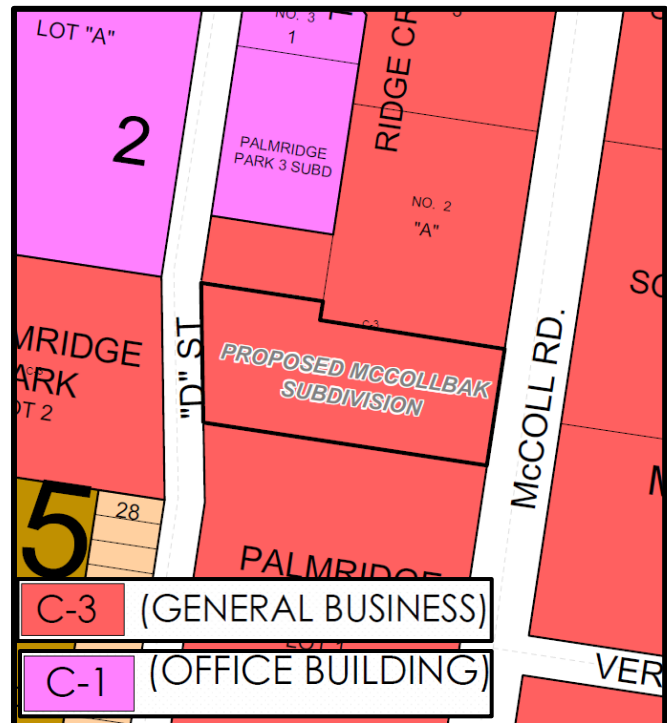
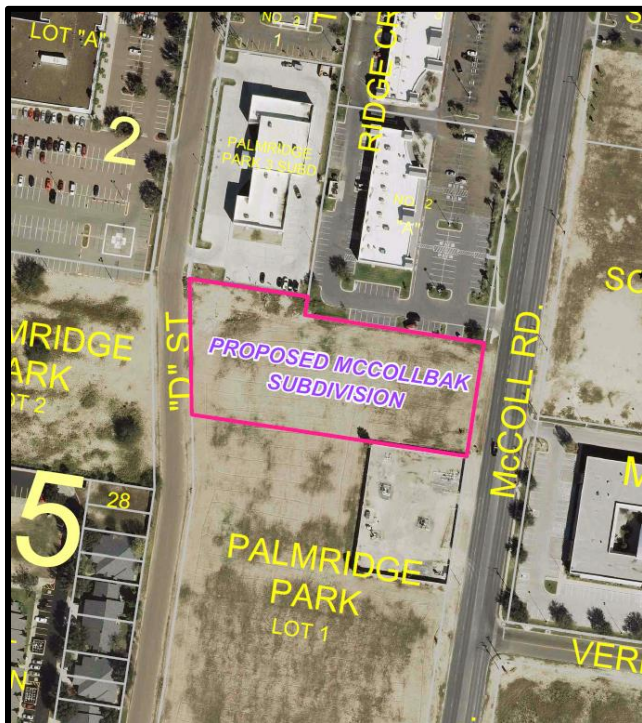
**FROM:** Planning Staff

**DATE:** January 30, 2024

**SUBJECT: SITE PLAN APPROVAL FOR LOT 1A, PALMRIDGE PARK LOT 1A SUBDIVISION, HIDALGO COUNTY, TEXAS; 2100 SOUTH MCCOLL ROAD. (SPR2023-0037)**

**LOCATION:** The subject property is located between South McColl Road and South "D" Street. The property is zoned C-3 (general business) District. Adjacent properties are zoned C-3 District in all directions. Surrounding land uses include commercial retail and office uses.

**PROPOSAL:** The applicant is proposing to construct a 3-story building with a total area of 110,064.83 square feet. This building will be used as a self-storage facility for individually rented units.



## **ANALYSIS:**

### Access:

Access to the site is from South McColl Road. No alley exists or is proposed.

### Parking Requirements:

A minimum of 3 parking spaces are required for self-storage facilities with 1 additional parking space for every 250 square feet of office area. 5 parking spaces are required and 1 of the proposed regular parking spaces must be accessible for van accessibility with an 8-foot-wide aisle. The applicant is meeting parking requirements for the new development.

### Landscape Requirements:

8,467 square feet of green area is required for the new development and 18,980 square feet is proposed. The tree requirement is as follows: 23 two-and-a half-inch-caliper trees, 12 four-inch caliper trees, 6 six-inch caliper trees, or 9 palm trees with 14 two-and-a-half-inch-caliper trees. A minimum 10 feet wide landscaped strip is required inside the front property line. Fifty percent of the required green area for the new development must be visible from the street or front property line, and each parking space must be within 100 feet of a landscaped area with a tree. Finally, a 6-foot buffer is required around dumpsters/compactors if visible from the street. The applicant is meeting landscaping requirements for green area and trees.

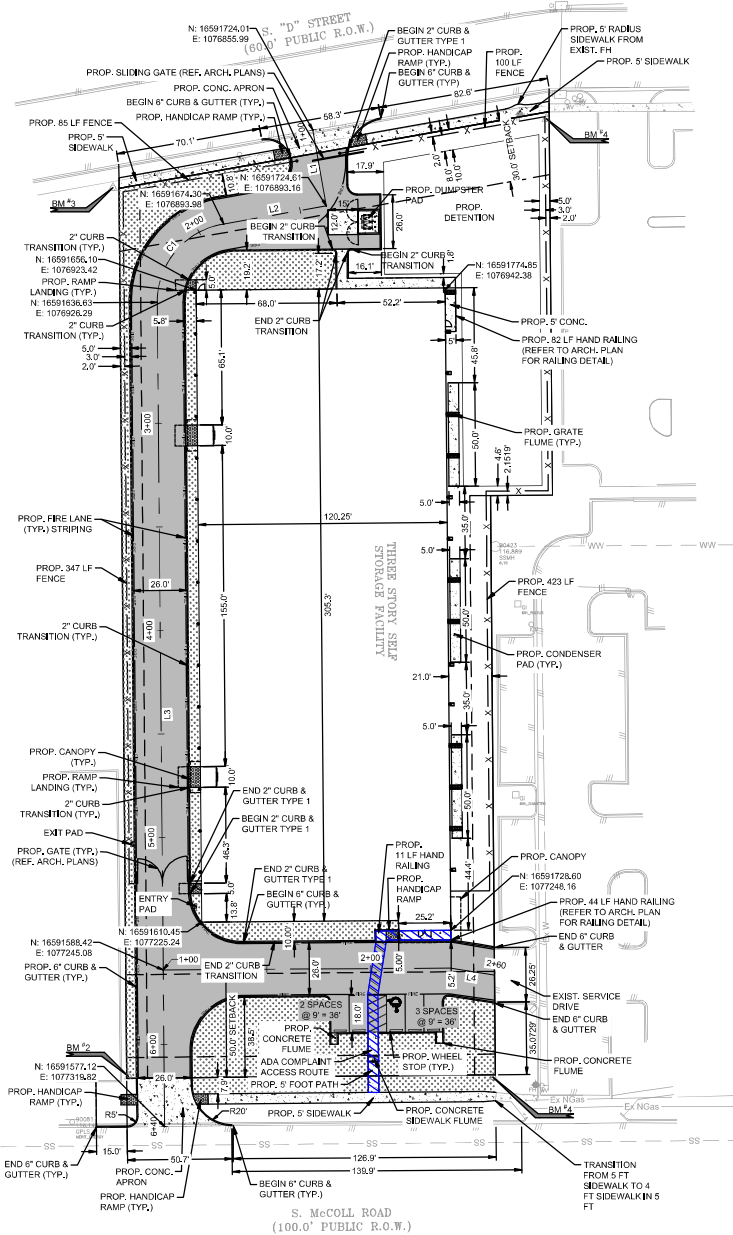
### Other Planning Requirements:

There is a 50-foot front yard setback along South McColl Road, a 30-foot rear yard setback along South "D" Street, and side yard setbacks are at 21 feet. No structures or roof overhangs are permitted over any easements. The new development will be complying with all required setbacks for the property.

A 5-foot-wide minimum sidewalk is required along South McColl Road and South "D" Street.

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

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



## NOTICE TO CONTRACTORS

1. PRIOR TO CONSTRUCTION OF ANY PROPOSED IMPROVEMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE HORIZONTAL AND VERTICAL LOCATION OF BURIED UTILITIES AND STRUCTURES, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
- TELEPHONE, STORMSEWER, WATER, GAS, CABLE TV, SANITARY SEWER, ELECTRIC,
2. IF DISCREPANCIES OCCUR BETWEEN THAT WHICH IS SHOWN ON THE PLANS AND CONDITIONS PRESENT IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING IMMEDIATELY. FAILURE TO DO SO SHALL ABSOLVE OWNER AND ENGINEER OF LIABILITY AND ASSOCIATED COST.

\*\*\* STOP! CALL BEFORE YOU DIG! \*\*\*

AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" TEXAS811 MUST BE CONTACTED AT LEAST 2 WORKING DAYS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM, THE CONTRACTOR SHALL ALSO CALL 811, AND ALL OTHER LOCATED COMPANIES PRIOR TO EXCAVATION ACTIVITIES.

INFORMATION ON EXISTING UTILITIES IS FROM BEST AVAILABLE INFORMATION OF RECORD AND SPOT FIELD LOCATIONS. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT ALL UTILITIES, NOT ALL (PUBLIC AND PRIVATE) MAY BE SHOWN. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND LOCATION OF THESE UNDERGROUND UTILITIES AS REQUIRED AT NO SEPARATE PAY, CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.

NOTES

2. BUILDING CORNERS ON THIS SHEET SHALL REFLECT GRIDLINES CREATED ON ARCHITECTURAL AND STRUCTURAL PLANS. NOTIFY CIVIL ENGINEER IF THERE ARE ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

## STRIPING NOTES

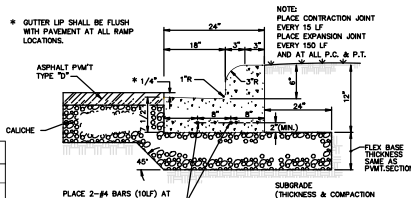
1. THE PAVEMENT SURFACE SHALL BE MADE FREE OF DELETERIOUS MATERIAL PRIOR TO APPLICATION OF PERMANENT MARKINGS.
2. ALL PROPOSED PARKING STRIPS & WHITE STRIPING SHALL BE AEXCEL WHITE HIGH-PERFORMANCE ACRYLIC ZONE MARKING PAINT (PRODUCT NO. 22VA4E008) OR APPROVED EQUIVALENT. CONTRACTOR SHALL APPLY ALL STRIPING PER MANUFACTURER'S RECOMMENDATIONS.
3. FIRE LANE STRIPING SHALL BE INSTALLED PER CITY OF MCALLEN FIRE DEPARTMENT

## FENCING NOTES:

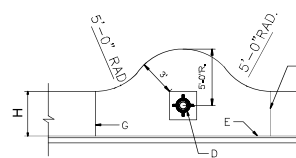
1. ALL FENCING AND GATES ARE FOR REFERENCE ONLY. CONTRACTOR TO REFER TO ARCHITECTURAL PLAN FOR ADDITIONAL INFORMATION.

| LINE DATA |             |          |
|-----------|-------------|----------|
| LINE No.  | BEARING     | DISTANCE |
| L1        | N89°04'11"E | 37.17'   |
| L2        | S0°55'49"E  | 50.31'   |
| L3        | S81°24'02"E | 398.00'  |
| L4        | S18°05'19"W | 21.68'   |

| CURVE DATA |        |        |           |            |               |
|------------|--------|--------|-----------|------------|---------------|
| CURVE No.  | LENGTH | RADIUS | $\Delta$  | CHD LENGTH | CHD BEARING   |
| C1         | 54.08' | 38.00' | 81°32'53" | 49.63'     | S40° 37' 36"E |



### TYPICAL CURB AND GUTTER SECTION



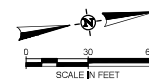
### TYPICAL SIDEWALK STRAIGHT STRETCH DETAIL OBSTRUCTIONS

NTS

CONSTRUCTION NOTES:

- A. POWER POLE OR OTHER OBSTRUCTION.
- B. LEAVE 6" CLEARANCE AROUND TREE TRUNKS.
- C. TOP OF CURB.
- D. FIRE HYDRANT.
- E. BACK OF CURB.
- F. EXTERIOR EDGE OF SIDEWALK TO BE TANGENT TO ARCS.
- G. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL WHERE SIDEWALK ABUTS POWER POLES, FIRE HYDRANTS, MAILBOXES OR OTHER IMMOVABLE OBJECTS.
- H. SIDEWALK WIDTH.
- I. CONTRACTION JOINT.
- J. EXPANSION JOINT.

|   |   |
|---|---|
| <b>BM #1</b><br><b>SET 5/8" RE-BAR WITH ALUMINUM DISC:</b><br><b>SET IN GROUND ON THE</b><br><b>NORTHEAST SIDE OF SITE</b><br><b>IMPROVEMENTS</b><br><b>ELEVATION = 117.0(NAVD88)</b><br><b>N=16591737.44</b><br><b>E=1077527.39</b><br><b>(NAD83)</b>  | <b>BM #3</b><br><b>SET 5/8" RE-BAR WITH ALUMINUM DISC:</b><br><b>SET IN GROUND ON THE</b><br><b>SOUTHWEST SIDE OF SITE</b><br><b>IMPROVEMENTS</b><br><b>ELEVATION = 116.73(NAVD88)</b><br><b>N=16591632.44</b><br><b>E=1077686.20</b><br><b>(NAD83)</b> |
| <b>BM #2</b><br><b>SET 5/8" RE-BAR WITH ALUMINUM DISC:</b><br><b>SET IN GROUND ON THE</b><br><b>SOUTHEAST SIDE OF SITE</b><br><b>IMPROVEMENTS</b><br><b>ELEVATION = 116.47(NAVD88)</b><br><b>N=16591563.75</b><br><b>E=1077293.24</b><br><b>(NAD83)</b> | <b>BM #4</b><br><b>SET 5/8" RE-BAR WITH ALUMINUM DISC:</b><br><b>SET IN GROUND ON THE</b><br><b>NORTHEAST SIDE OF SITE</b><br><b>IMPROVEMENTS</b><br><b>ELEVATION = 116.48(NAVD88)</b><br><b>N=16591838.18</b><br><b>E=1075668.39</b><br><b>(NAD83)</b> |



### LEGEND

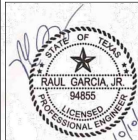
| PROPOSED    | EXISTING       |                          |
|-------------|----------------|--------------------------|
|             | CI             | INLET                    |
|             | GI             | GRATE INLET              |
|             | MH             | MANHOLE                  |
|             | WV             | GATE VALVE & BOX         |
|             | WM             | WATER METER              |
|             | FH             | FIRE HYDRANT             |
|             | ICV            | IRRIGATION CONTROL VALVE |
| CO          | SSCO           | SANITARY CLEAN OUT       |
|             | LP             | LIGHT POLE               |
|             | TRIS           | TELEPHONE RISER          |
|             | CPLS "D"       | TRAFFIC SIGN             |
|             |                | INLET PROTECTION         |
| — X —       | — X —          | FENCE                    |
| — SF —      |                | SILT FENCE               |
| — FIRE —    |                | FIRE LINE                |
| — WM —      | — Ex WM —      | GAS LINE                 |
| — WV —      | — — WV — —     | WATER LINE               |
| — SS —      | — — SS — —     | WASTEWATER LINE          |
| — III —     | — — III — —    | STORM SEWER LINE         |
| — 100.00 —  | — 100.00 —     | ASPHALT PAVEMENT         |
| — 100.00 —  | — — 100.00 — — | 2" CONCRETE CURB         |
|             |                | MAJOR CONTOUR LINE       |
| + TPT100.00 |                | MINOR CONTOUR LINE       |
| + TPT100.00 |                | DRAINAGE FLOW ARROW      |
| + TPT100.00 |                | TOP OF PAVEMENT          |
| + TPT100.00 |                | TOP OF POND              |
| + TPT100.00 |                | TOP OF CURB              |
| + TPT100.00 |                | TOP OF INLET RIM         |
| + TPT100.00 |                | GUTTER                   |
| + TPT100.00 |                | TOP OF SIDEWALK          |
| + TPT100.00 |                | FINISHED GRADE           |
| + TPT100.00 |                | EXISTING GRADE           |
| + TPT100.00 |                | FLOW LINE                |
|             |                | AREA OF DEMOLITION       |
|             |                | ASPHALT PAVEMENT         |
|             |                | CONCRETE PAVEMENT        |
|             |                | ADA CURB RAMP            |

**PREMIER  
STORAGE McCOLLBAK**  
S. McCOLL ROAD TO S. D STREET  
MCALLEN, TEXAS



5000 WEST MARY HWY., SUITE 100  
MCCALLEN, TEXAS 78503-2740  
TEL: (956) 664-0298

| REVISION |      |             |
|----------|------|-------------|
| NO.      | DATE | DESCRIPTION |



THE SEAL APPEARING ON THIS DOCUMENT  
WAS AUTHORIZED BY:  
RAUL GARCIA JR.  
P.E. # 94855 ON 10/10/21

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

HALFF ASSOCIATES, INC.  
5000 WEST MILITARY HWY., SUITE 100  
MCALLEN, TEXAS 78503-7446  
TBP&S ENGINEERING FIRM #5-312

|                        |
|------------------------|
| PROJECT NO.: 54749.001 |
| ISSUED: 09-2023        |

|             |          |
|-------------|----------|
| DRAWN BY:   | RB,AR    |
| CHECKED BY: | RG       |
| SCALE:      | AS NOTED |

|             |
|-------------|
| SHEET TITLE |
| PAVING AND  |

## DIMENSION CONTROL PLAN

C3.0

# LANDSCAPE ORDINANCE

**SITE LANDSCAPE:** A MINIMUM OF TEN PERCENT OF THE AREA OF ANY LOT OR PARCEL SHALL BE DEVOTED TO LANDSCAPE MATERIAL, AND 50 PERCENT OF SUCH LANDSCAPE AREA SHALL BE VISIBLE FROM THE STREET FRONTING THE DEVELOPED PROPERTY.

**SITE AREA:** 94,671 SF X 10% = 9,367.1 SF LANDSCAPE AREA REQ. ~ 23,443 SF FRONTAGE LANDSCAPE

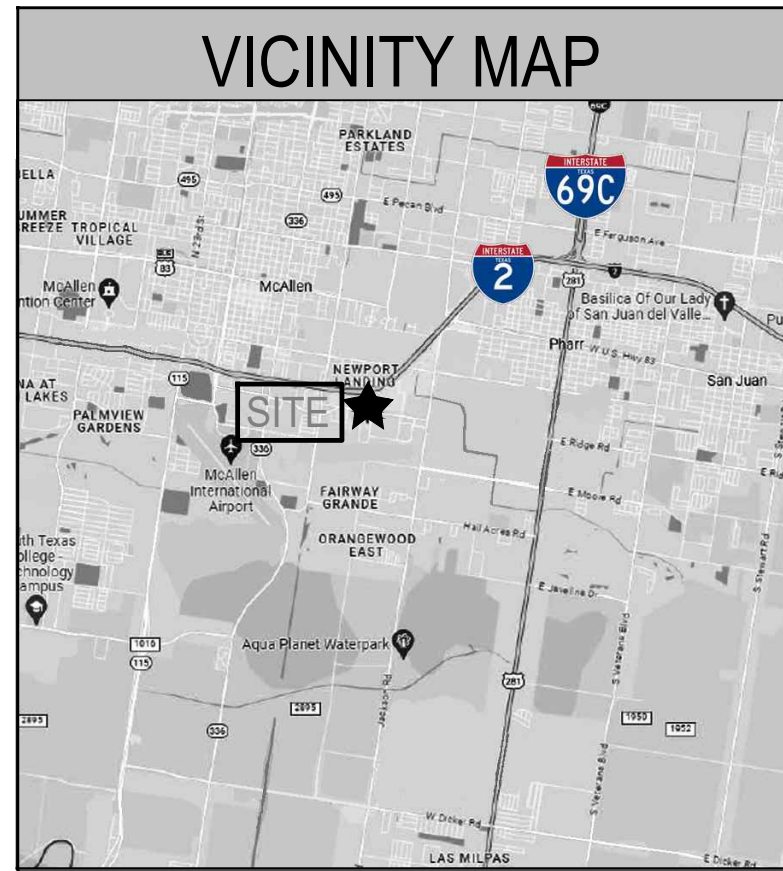
**CREDIT FOR TREES:** FOR ALL NON-SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, A MINIMUM OF ONE TREE OF AT LEAST TWO AND ONE-HALF-INCH CALIPER IN SIZE AND TEN FEET IN HEIGHT SHALL BE INCLUDED AND REPLACED AS NECESSARY-AS PER THE FOLLOWING RATIOS. WHEN THE REQUIRED AREA BEING LANDSCAPED IS FROM 10,001 OR GREATER SQUARE FEET A MINIMUM OF 26 TREES FOR THE FIRST 10,000 SQUARE FEET AND ONE TREE FOR EVERY 800 SQUARE FEET OVER 10,000 SQUARE FEET OF LANDSCAPE AREA SHALL BE REQUIRED. PER ORDINANCE, TWO PALM TREES WITH A MINIMUM OF SIX FEET CLEAR TRUNK IS EQUIVALENT TO ONE TWO-INCH CALIPER TREE

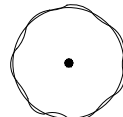
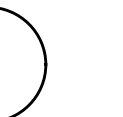
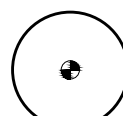



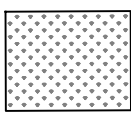

**4.671 SF LANDSCAPE AREA REQ. = 23 TREES REQ.**

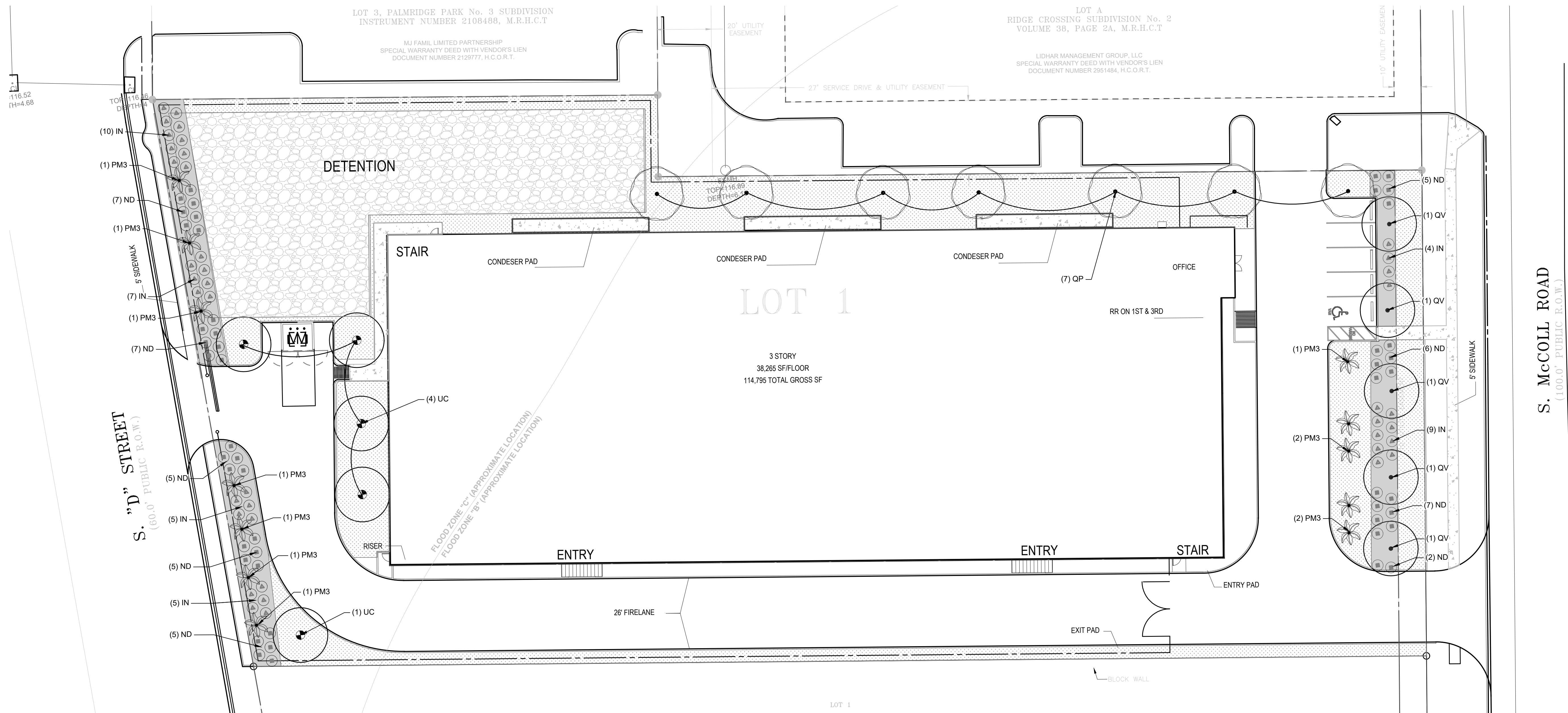
**PROVIDED 16 SHADE TREES + 7 TREES SUBSTITUTED WITH 14 PALM TREES + 30 TREES PROVIDED IN LANDSCAPE DESIGN**

**LANDSCAPE BUFFERS:** A LANDSCAPE STRIP AREA WITH A MINIMUM WIDTH OF TEN FEET SHALL BE PROVIDED ALONG AND WITHIN THE PROPERTY LINES OF ALL NON-RESIDENTIAL AND MULTIFAMILY USES CONTIGUOUS TO A PUBLIC STREET, EXCLUDING DRIVEWAY ENTRANCES AND EXITS.

**10 FOOT LANDSCAPE BUFFER PROVIDED ALONG S. McCOLL ROAD & SOUTH D. STREET**



| TREES   | CODE        | QTY        | BOTANICAL NAME   | COMMON NAME        | SIZE        | REMARKS  |
|---|-------------|------------|--|--------------------|-------------|--|
|  | QP          | 7          | QUERCUS POLYMORPHA   | MONTEREY OAK       | 4" CAL.     | SINGLE TRUNK CONTAINER GROWN; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE |
|  | QV          | 5          | QUERCUS VIRGINIANA   | SOUTHERN LIVE OAK  | 4" CAL.     | SINGLE TRUNK CONTAINER GROWN; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE |
|  | UC          | 5          | ULMUS CRASSIFOLIA  | CEDAR ELM          | 4" CAL.     | SINGLE TRUNK B&B; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE             |
| <u>PALM TREES</u>   | <u>CODE</u> | <u>QTY</u> | <u>BOTANICAL NAME</u>  | <u>COMMON NAME</u> | <u>SIZE</u> | <u>REMARKS</u>   |
|  | PM3         | 12         | PHOENIX DACTYLIFERA 'MEDJOO'                                 | MEDJOO DATE PALM   | 20' HT.     | SINGLE TRUNK B&B; STRAIGHT TRUNK WITH FULL & UNIFORM CANOPY  |
| <u>SHRUBS</u>   | <u>CODE</u> | <u>QTY</u> | <u>BOTANICAL NAME</u>  | <u>COMMON NAME</u> | <u>SIZE</u> | <u>REMARKS</u>   |
|  | IN          | 40         | ILEX VOMITORIA 'NANA'  | DWARF YAUPON HOLLY | 5 GAL.      | DARK GREEN; FULL; PLANT 60" O.C.   |
|  | ND          | 49         | NERIUM OLEANDER 'DWARF'                                      | DWARF OLEANDER     | 5 GAL.      | DARK GREEN; FULL; PLANT 70" O.C.   |
| <u>TURF</u>   | <u>CODE</u> |            | <u>BOTANICAL NAME</u>  |                    |             | <u>REMARKS</u>   |
|  | SOD         |            | TIFF 419 BERMUDA GRASS - CYNODON DACTYLON                    |                    |             | LOCAL SOURCE   |
|  | HYDROSEED   |            | COMMON BERMUDA - CYNODON DACTYLON; SEEDS 2 LBS/ 1,000 SQ FT. |                    |             | LOCAL SOURCE   |



# 1 LANDSCAPE

---

## PLAN

0 5' 10' 20' 40'

SCALE: 1"=20'

↑



1512 South Flores Street  
San Antonio, Texas 78204  
P. 210.227.2612 / F. 210.227.9457

**GENERAL CONTRACTOR**  
**Independent Contractors**

207 Roosevelt Ave  
San Antonio, TX 78210  
P. 210.821.6300

CIVIL ENGINEER  
HALFF Associates, Inc.

5000 West Military, Suite 100  
McAllen, TX 78503  
P. 956.664.0286

Landscape Architect  
MP Studio Landscap

**Architecture**  
201 Groveton St  
San Antonio, TX 78210

Structural Engineer  
**Blake Wilson Engineer**

**PLLC**  
1848 Norwood Plaza #114  
Houston, TX 77054

P. 817.268.2345

---

Code Consultnat

**Fire Protection  
Consulting Group, LLC**  
339 Sandalwood Lane

San Antonio, TX 78216  
P. 210.835.6300

---

MEP Engineer

**James T. Rodriguez**  
**Consulting Engineers, Inc.**

| NUM: | DATE: | ISSUE DESCRIPTION: |
|------|-------|--------------------|
|------|-------|--------------------|

**CLIENT**

Bakke Development

PROJECT NUMBER: 2023-25

PROJECT NAME

Premier Storage  
McColBak

Hwy 83 Frontage  
McAllen, Tx

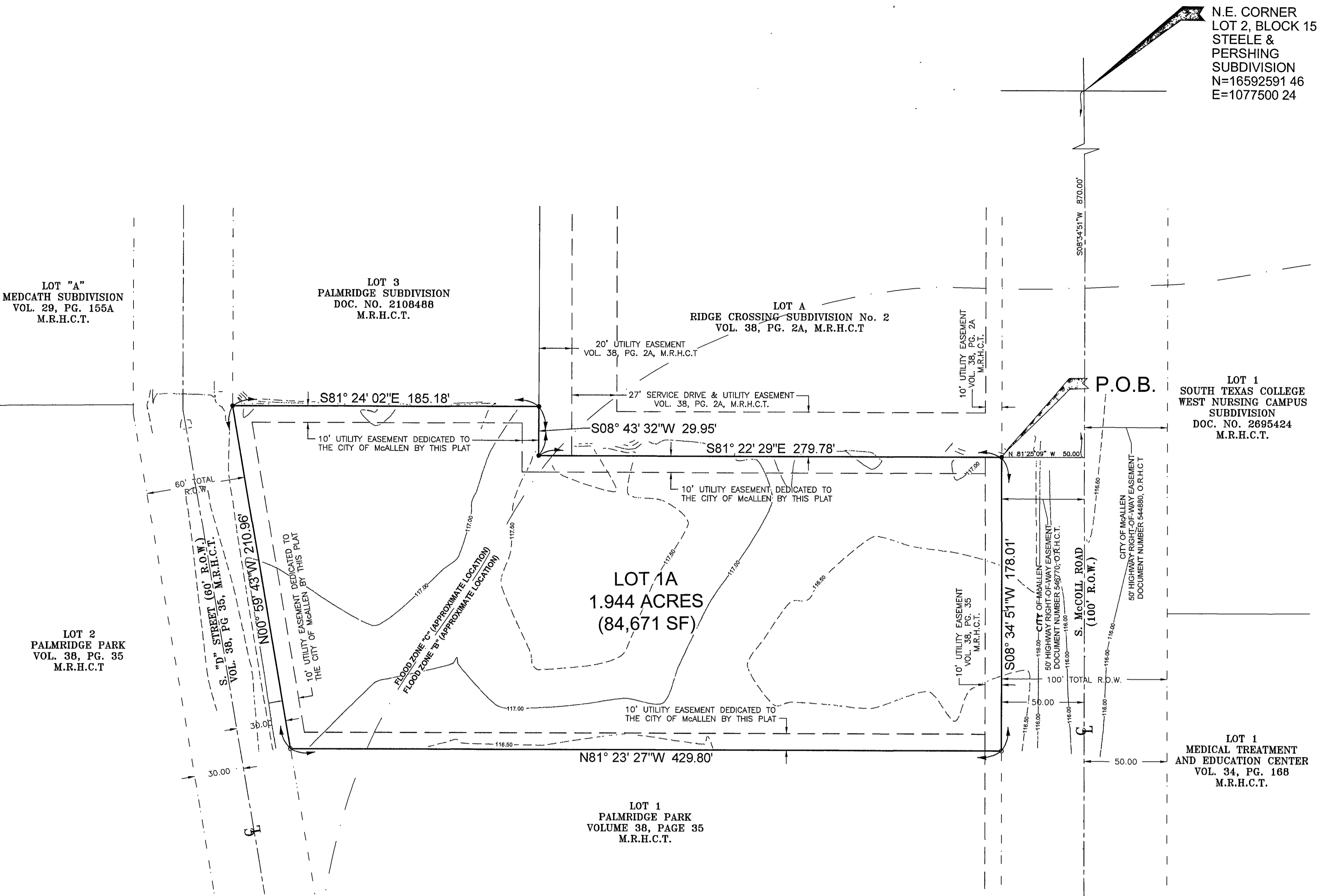


07-25-2023

30% CDs

**SHEET TITLE**





- GENERAL NOTES:
- THE BASIS OF BEARING IS BEING REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205) AS DERIVED FROM THE WESTERN DATA SYSTEM VRS RIO GRANDE VALLEY COOPERATIVE NETWORK. ALL DISTANCES ARE SHOWN IN SURFACE.
  - BENCHMARK INFORMATION: MC83 LOCATED AT THE EAST BOUND OF THE EXPRESSWAY 83 OVERPASS [ELEV=134.54 FT (NAVD88) (NAD 83)] ON 2ND STREET N165°36'02.34235", E 107°41'54.70420"  
101 - 5/8" ROD WITH ALUMINUM DISC LOCATED NEAR THE NE CORNER OF THE PROPERTY ELEV. 116.86  
102 - 5/8" ROD WITH ALUMINUM DISC LOCATED NEAR THE SE CORNER OF THE PROPERTY ELEV. 116.31  
103 - 5/8" ROD WITH ALUMINUM DISC LOCATED NEAR THE SW CORNER OF THE PROPERTY ELEV. 116.65  
104 - 5/8" ROD WITH ALUMINUM DISC LOCATED NEAR THE NW CORNER OF THE PROPERTY ELEV. 116.68
  - ACCORDING TO THE COMMUNITY PANEL NO. (480334 0425 C) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP OR FLOOD HAZARD BOUNDARY MAP DATED (11/16/1982). THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE B & C. ZONE B (DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500 YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, (MEDIUM SHADING) ZONE C (DEFINED AS AREAS OF MINIMAL FLOODING. (NO SHADING)
  - MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES MEASURED ABOVE TOP OF CURB AT FRONT CENTER OF LOT.
  - STORM WATER DETENTION REQUIRED FOR THIS DEVELOPMENT IS 0.32 AC-FT TO BE DETAINED WITHIN THE REGIONAL DETENTION SYSTEM. DETENTION AREAS SHALL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
  - MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:  
FRONT : SOUTH McCOLL ROAD - 50.0' OR GREATER PER APPROVED SITE PLAN OR EASEMENT.  
REAR: SOUTH "D" STREET - 30.0' OR GREATER PER APPROVED SITE PLAN.  
SIDES: 21.0' OR GREATER PER APPROVED SITE PLAN OR EASEMENT.
  - 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON S. McCOLL ROAD AND S. "D" STREET

STATE OF TEXAS:  
COUNTY OF HIDALGO:

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

*James W. Russell*  
JAMES W. RUSSELL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 4230

12/6/23  
DATE:

STATE OF TEXAS:  
COUNTY OF HIDALGO:

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

*Raul Garcia, Jr.*  
RAUL GARCIA, JR.  
LICENSED PROFESSIONAL ENGINEER  
P.E. REGISTRATION NO. 94855

12/6/23  
DATE:

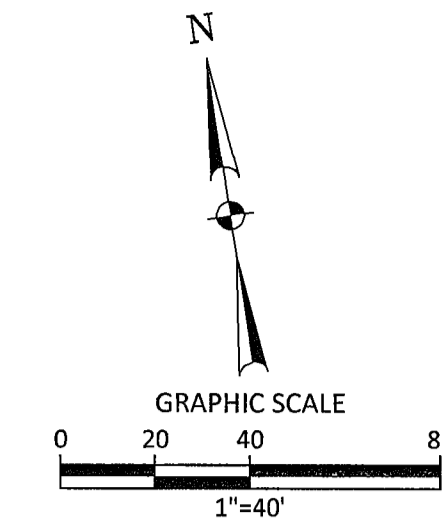
STATE OF TEXAS:  
COUNTY OF HIDALGO:

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

*Raul Garcia, Jr.*  
RAUL GARCIA, JR.  
LICENSED PROFESSIONAL ENGINEER  
P.E. REGISTRATION NO. 94855

12/6/23  
DATE:

N.E. CORNER  
LOT 2, BLOCK 15  
STEELE &  
PERSHING  
SUBDIVISION  
N=16592591 46  
E=1077500 24



LEGEND

- O - SET 1/2" IRON ROD WITH CAP STAMPED "HALFF"
- FIR4 - FOUND 1/2" IRON ROD
- FIRCA - FOUND 1/2" IRON ROD W/CAP (AS NOTED)
- M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
- D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY TEXAS
- O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- R.O.W. - RIGHT OF WAY
- VOL. - VOLUME
- PG. - PAGE
- DOC. NO. - DOCUMENT NUMBER
- CL - CENTERLINE



STATE OF TEXAS:  
COUNTY OF HIDALGO:

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

THIS THE 10th DAY OF Jan 2024  
*M. J. J. J.*  
CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS:  
COUNTY OF HIDALGO:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 11 DAY OF Jan 2024  
*Carl Aza*  
ATTESTED: SECRETARY, CITY OF McALLEN

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE §211(C) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

*Debra J. J. J.*  
RAUL GARCIA, JR., C.F.M.  
GENERAL MANAGER  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

DATE 01-11-24

APPROVAL BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE 11th DAY OF January 2024

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

*Raul Garcia, Jr.* ATTEST: *M. J. J. J.*  
PRESIDENT SECRETARY

THENCE, SOUTH 08DEG 34' 51" WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF S. McCol Road, A DISTANCE OF 178.01 FEET, TO A SET 1/2" IRON ROD WITH "HALFF" CAP;

THENCE, NORTH 81DEG 23' 27" WEST, CROSSING SAID LOT 1, A DISTANCE OF 429.80 FEET, TO A SET 1/2" IRON ROD WITH "HALFF" CAP LOCATED IN THE EASTERLY RIGHT OF WAY LINE OF S. D STREET;

THENCE, NORTH 00DEG 59' 43" WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF S. D STREET, A DISTANCE OF 210.96 FEET, TO A FOUND 1/2" IRON ROD WITH "RIO DELTA" CAP MARKING THE SOUTHWESTERLY CORNER OF LOT 3, PALM RIDGE PARK NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2108488, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

THENCE, ALONG THE SOUTHERLY LINE OF SAID LOT 3 AND THE WESTERLY AND SOUTHERLY LINES OF SAID LOT A, THE FOLLOWING COURSES:

SOUTH 81DEG 24' 02" EAST, A DISTANCE OF 185.18 FEET, TO A FOUND 1/2" IRON ROD;  
SOUTH 08DEG 43' 32" WEST, A DISTANCE OF 29.95 FEET, TO A FOUND 1/2" IRON ROD;  
SOUTH 81DEG 22' 24" EAST, A DISTANCE OF 279.78 FEET, TO THE POINT OF BEGINNING AND CONTAINING 1.944 ACRES (84,671 SQUARE FEET) OF LAND, MORE OR LESS.

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

ON: 1-12-2024 AT 4:59 AM  
INSTRUMENT NUMBER 3513987  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: *Raul Garcia, Jr.* DEPUTY

STATE OF TEXAS:  
COUNTY OF HIDALGO:

I (WE), THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS PALM RIDGE PARK LOT 1A SUBDIVISION TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEVOTED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR 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.

*Marcia R. Bonnell*  
MARCIA R. BONNELL  
CO-TRUSTEE OF MEYERHOFF  
FAMILY TRUST  
1335 CHRISTMAS VALLEY DR.  
WILDWOOD MO 63005

*Ernest Ray Meyerhoff*  
ERNEST RAY MEYERHOFF  
CO-TRUSTEE OF MEYERHOFF  
FAMILY TRUST  
1335 CHRISTMAS VALLEY DR.  
WILDWOOD MO 63005

*Donal Steven Meyerhoff*  
DON STEVEN MEYERHOFF  
CO-TRUSTEE OF MEYERHOFF  
FAMILY TRUST  
1335 CHRISTMAS VALLEY DR.  
WILDWOOD MO 63005

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY APPEARED MARCIA R. BONNELL AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

DATED THIS 12th DAY OF December A.D. 2023

STATE OF MISSOURI  
COUNTY OF JEFFERSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY APPEARED ERNEST RAY MEYERHOFF AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

DATED THIS 11 DAY OF December A.D. 2023

STATE OF FLORIDA  
COUNTY OF COLLIER

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY APPEARED DON STEVEN MEYERHOFF AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

DATED THIS 13 DAY OF December A.D. 2023

## PALM RIDGE PARK LOT 1A SUBDIVISION

A SUBDIVISION OF 1.944 ACRES  
SITUATED IN THE CITY OF McALLEN  
HIDALGO COUNTY, TEXAS  
OUT OF LOT 1  
PALM RIDGE PARK SUBDIVISION

AVO: 54749.001  
DATE OF PREPARATION: JUNE 2023  
DATE OF REVISION: DECEMBER 2023  
BY

**halff**

5500 WEST MILITARY, SUITE 100  
McALLEN, TX 78503-7448  
TEL: (956) 664-0286  
TPELS SURVEYING FIRM #150444

PRINCIPAL CONTACTS  
OWNER: MEYERHOFF FAMILY TRUST  
ENGINEER: HALFF & ASSOCIATES  
SURVEYOR: HALFF & ASSOCIATES

1335 CHRISTMAS VALLEY DRIVE  
5000 W. MILITARY STE. 100  
5000 W. MILITARY STE. 100

WILDWOOD, MO 63005  
McALLEN, TX 78503  
McALLEN, TX 78503

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

## Memo

**TO:** Planning and Zoning Commission

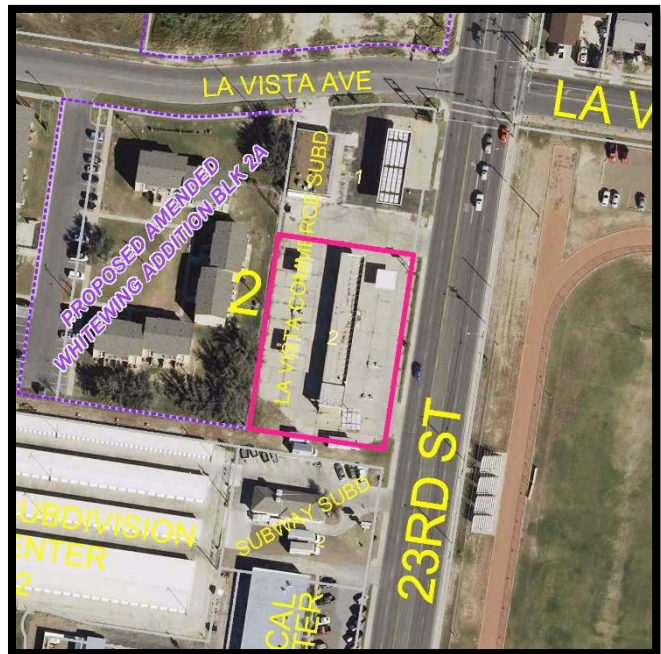
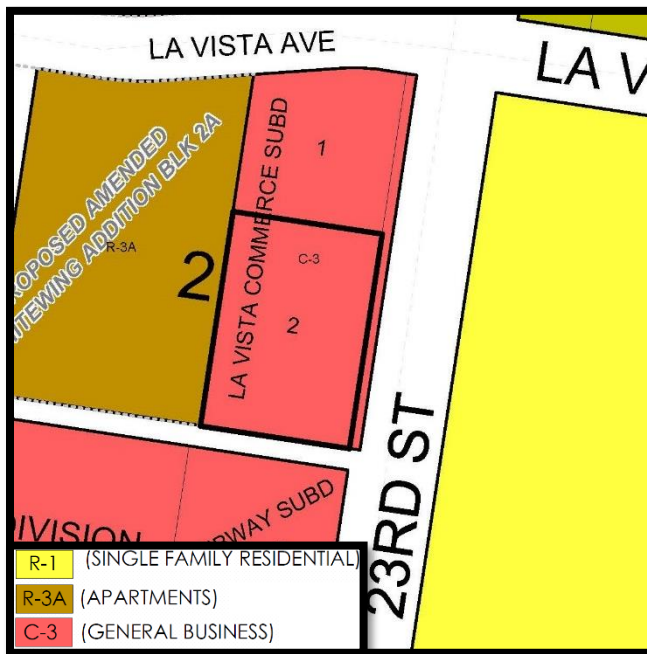
**FROM:** Planning Staff

**DATE:** January 30, 2024

**SUBJECT: SITE PLAN APPROVAL FOR LOT 2, LA VISTA COMMERCE SUBDIVISION, HIDALGO COUNTY, TEXAS; 2301 NORTH 23RD STREET. (SPR2023-0046)**

**LOCATION:** The subject property is located along the west side of North 23<sup>rd</sup> Street, approximately 150 feet south of La Vista Avenue. The property is zoned C-3 (general business) District. Adjacent properties are zoned C-3 (general business) District to the north and south, R-1 (single-family residential) District to the east across North 23<sup>rd</sup> Street, and R-3A (multifamily residential apartment) District to the west. Surrounding land uses include McAllen High School, commercial retail, and apartments.

**PROPOSAL:** The applicant is proposing to construct a 9,289 square-foot building to operate as a retail plaza with one restaurant.



### ANALYSIS:

#### Access:

Access to the site is from North 23<sup>rd</sup> Street and an alley to the south of the property.

#### Parking Requirements:

Based on the 7,776 square feet of retail area and 1,513 square feet of restaurant use, 35 parking

spaces are required and 35 parking spaces are proposed. One of the proposed regular parking spaces must be accessible for van accessibility with an 8-foot-wide aisle. The applicant is meeting parking requirements for the new development.

Landscape Requirements:

2,830.8 square feet of green area is required for the new development and 5,378 square feet is proposed. The tree requirement is as follows: 12 two-and-a-half-inch-caliper trees, 6 four-inch caliper trees, 3 six-inch caliper trees, or 5 palm trees with 10 two-and-a-half-inch-caliper trees. A minimum 10 feet wide landscaped strip is required inside the front property line. Fifty percent of the required green area for the new development must be visible from the street or front property line, and each parking space must be within 100 feet of a landscaped area with a tree. Finally, a 6-foot buffer is required around dumpsters/compactors if visible from the street. The applicant is meeting landscaping requirements for green area and trees.

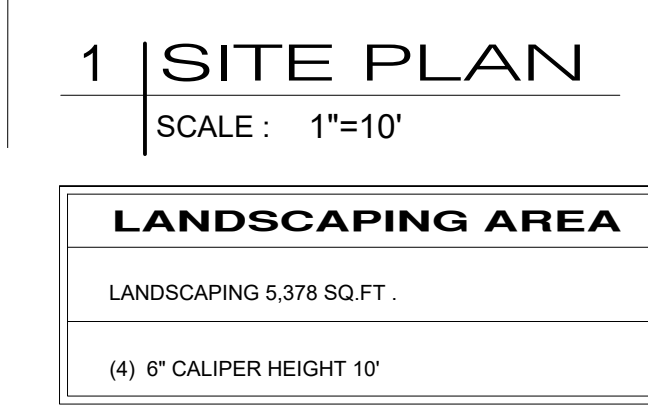
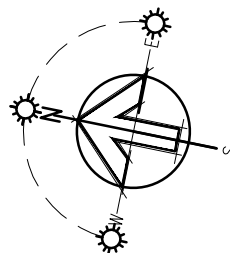
Other Planning Requirements:

There is a 50-foot front yard setback along North 23<sup>rd</sup> Street and other setbacks are in accordance with Zoning Ordinance, easements, or approved site plan, whichever is greater. No structures or roof overhangs are permitted over any easements. The new development will be complying with all required setbacks for the property.

A 4-foot-wide minimum sidewalk is required along North 23<sup>rd</sup> Street.

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

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



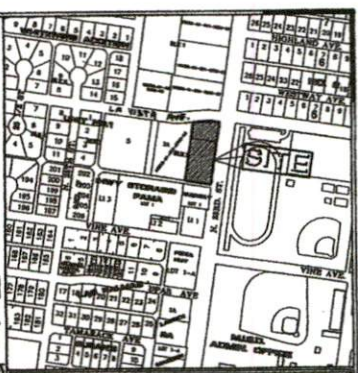
|             |     |
|-------------|-----|
| SHEET COUNT | 1-3 |
|-------------|-----|



# MAP OF LA VISTA COMMERCE

BEING A SUBDIVISION OF A 1.19 ACRE TRACT OF LAND BEING THE EAST 150.0 FEET OF BLOCK 2, WHITEWING ADDITION, UNIT NO. 1, AMENDED, CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 17, PAGE 2, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOCATION MAP



Prepared by:  
**Spoor Engineering Consultants, Inc.**  
Consulting Engineers - Civil Land Planning  
202 South 4th Street  
McALLEN, TEXAS 78501  
TEL. (956) 683-1000 FAX (956) 683-1002

BASIS OF BEARING: WHITEWING ADDITION, UNIT NO. 1, AMENDED, VOL. 17, PG. 2, M/R.  
SURVEY MONUMENT LEGEND:  
S-SET 1/2" STEEL ROD  
S-SET 7/8" MARK ON CONCRETE  
F-FOUND 1/2" STEEL ROD  
F-FOUND STEEL SPINDLE

## METES & BOUNDS

A 1.19 ACRE TRACT OF LAND BEING THE EAST 150.0 FEET OF BLOCK 2, WHITEWING ADDITION, UNIT NO. 1, AMENDED, CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 17, PAGE 2, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the Northwest corner of Block 2, for the Northwest corner of the following described tract of land, said point being the intersection of the West line of North 23rd Street (44'-00" wide) and the South line of La Vista Avenue.

THENCE with the East line of Block 2, and the West line of North 23rd Street, South 08 Deg. 45 Min. 00 Sec. West, 552.1 feet to the Southwest corner of Block 2, for the Southwest corner hereof.

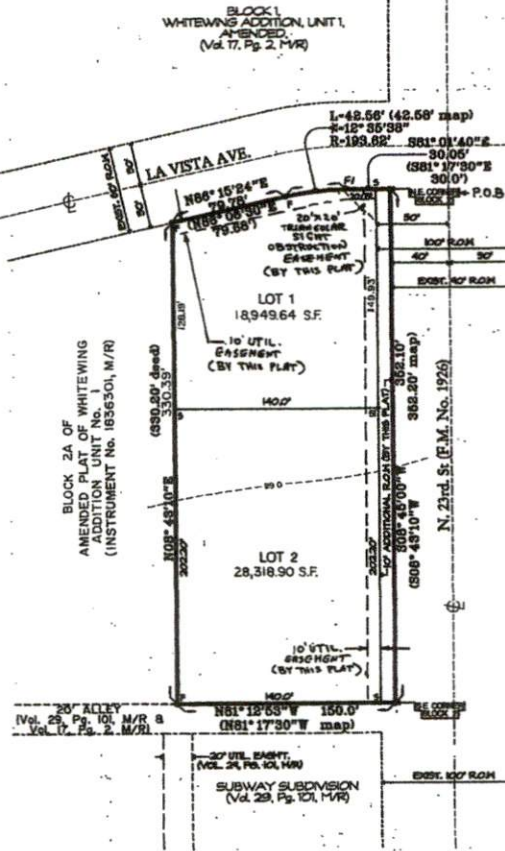
THENCE with the South line of Block 2, North 01 Deg. 12 Min. 58 Sec. West, 150.0 feet to the Southwest corner of the East 150.0 feet of Block 2, for the Southwest corner hereof.

THENCE with the West line of the East 150.0 feet of Block 2, North 05 Deg. 45 Min. 10 Sec. East, 550.59 feet to the Northwest corner of the East 150.0 feet of Block 2, for the Northwest corner hereof, said point being on the South line of La Vista Avenue.

THENCE with the North line of Block 2, and the South line of La Vista Avenue, North 05 Deg. 15 Min. 24 Sec. East, 757.6 feet to the point of beginning of a curve to the right, for a point on the North line hereof.

THENCE, continue with the North line of Block 2, and the South line of La Vista Avenue, with said curve to the right, on a radius of 183.62 feet, through an arc of 12 Deg. 05 Min. 39 Sec., and a distance of 42.85 feet to end of curve for a point on the North line hereof.

THENCE, continue with the North line of Block 2, and the South line of La Vista Avenue, South 51 Deg. 01 Min. 40 Sec. East, 50.05 feet to the POINT OF BEGINNING, Containing 1.19 acres of land, more or less.



STATE OF TEXAS  
County of Hidalgo  
I, THE UNDERSIGNED, JURY AUTHORIZED OFFICER OF THE BOARD OF COUNTY CLERKS IN THE COUNTY OF HIDALGO, TEXAS, DO HEREBY CERTIFY TO THE VALIDITY OF THE PLAT AS FURNISHED FOR THE RECORD, AND DO HEREBY CERTIFY THAT THE PLAT IS IN ACCORDANCE WITH THE PLATTING ACT OF THE STATE OF TEXAS, AND THAT THE PLATTING ACT OF THE STATE OF TEXAS IS IN FULL FORCE AND EFFECT.

STATE OF TEXAS  
County of Hidalgo  
BEFORE ME, THE UNDERSIGNED, AUTHORITY, ON THIS DAY PERSONALLY APPEARED JON GILLESPIE, known to me to be the person whose name is subscribed to the foregoing instrument, AND ACKNOWLEDGED TO ME THAT HE SUBMITTED THE SAME FOR THE PURPOSE OF CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 22nd DAY OF APRIL, 2012.

NOTARY PUBLIC

RENEE MARIE FLORES  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 05-12-2016

## NOTES:

1. MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:  
a. FRONT - N. 23rd St. - 50 FT. OR APPROVED SITE PLAN, WHICHEVER IS GREATER.  
b. INTERIOR SIDES & REAR IN ACCORDANCE WITH ZONING ORDINANCE, EASEMENTS, OR APPROVED SITE PLAN, WHICHEVER IS GREATER.  
c. CORNER LA VISTA AVE. - 30 FT. OR APPROVED SITE PLAN, WHICHEVER IS GREATER.
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
3. THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 490 343 0005 C., REVISED NOVEMBER 2, 1982.
4. A 6 FT. OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/USES. AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE/USES.
5. STORM WATER DETENTION OF 0.05 AC-FT IS REQUIRED FOR THIS SUBDIVISION.
6. AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY'S ENGINEERING DEPT. IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
7. SIDEWALK IS REQUIRED ALONG N. 23rd ST. AND ALONG LA VISTA AVE. TO BE MINIMUM 4 FT. WIDE.
8. BENCHMARK - STATION NAME: MC 65 NORTHWEST CORNER OF 23rd ST. AND DAPFOIL - ELEVATION 120.15.
9. SITE PLAN APPROVAL FROM THE PLANNING & ZONING COMMISSION IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.



FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK  
ON: 5/14/12 AT 8:41 AM PM  
INSTRUMENT NUMBER 2307510  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: *[Signature]* 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 TEX. WATER CODE 49.03. THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

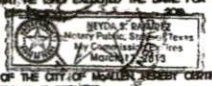
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
BY: *[Signature]* 05/11/12

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE LA VISTA COMMERCE SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY CERTIFY TO THE USE OF THE PUBLIC ALIEN RIGHTS AND EASEMENTS WHICH ARE INSTALLED OR WHICH I OWN, WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN IF SECURED 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 MAPS OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, AUTHORITY, ON THIS DAY PERSONALLY APPEARED *[Signature]*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he is the owner of the same for the purposes and consideration therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 22nd DAY OF APRIL, 2012.



RICHARD A. GARCIA  
300 W. FREEDOM GONZALEZ  
EDINBURG, TX 78929

*[Signature]*  
NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, 4856 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.



ALVARO QUINTANILLA, RPLS # 4856  
QUINTANILLA LEADLEY & ASSOCIATES, INC.  
604 E. STUBBS ST.  
EDINBURG, TEXAS 78909

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.



SPoor ENGINEERING CONSULTANTS, INC.  
Registration # F-5003

*[Signature]* 03-26-12  
REGISTERED PROFESSIONAL ENGINEER  
P. E. REGISTRATION No. 56922

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



*[Signature]*  
MAYOR, CITY OF McALLEN

5/10/12  
DATE

RECEIVED  
CCT 03 2023  
GTMM



# City of McAllen

## Planning Department

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

|  |   |  |
|--|---|--|
| Project Information  | LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION/<br>Subdivision Name <u>PROPOSED PARKE AT NOLANA SUBDIVISION</u>                            |  |
|  | Location <u>On the north side Nolana Avenue between N. 29th and N. 34th Street</u>  |  |
|  | City Address or Block Number <u>3200 NOLANA AVE</u>   |  |
|  | Number of Lots <u>4</u> Gross Acres <u>23.741</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No                          |  |
|  | Existing Zoning <u>C3</u> Proposed Zoning <u>C3</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ |  |
|  | Existing Land Use <u>Vacant</u> Proposed Land Use <u>Commercial</u> Irrigation District # <u>HCID#1</u>   |  |
|  | Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential _____   |  |
|  | Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>yes</u>                        |  |
|  | Parcel # <u>210823 &amp; 210827</u> Tax Dept. Review <u>g</u>   |  |
|  | Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____   |  |
| Legal Description <u>23.741 acres, out of Lot 111, La Lomita Irrigation and Construction Company's Subdivision</u><br>according to the plat thereof recorded in Volume 24, Page 68, Hidalgo County Deed Records, Hidalgo County, Texas |   |  |
| Owner  | Name <u>Parke at Nolana LLC</u> Phone <u>c/o (956) 381-0981</u>   |  |
|  | Address <u>105 Sequoia Drive</u> E-mail <u>craig@corporateassetpartners.com</u>   |  |
|  | City <u>San Antonio</u> State <u>TX</u> Zip <u>78232</u>  |  |
| Developer  | Name <u>Corporate Asset Partners LLC</u> Phone <u>(210) 667-6466</u>  |  |
|  | Address <u>105 Sequoia Drive</u> E-mail <u>craig@corporateassetpartners.com</u>   |  |
|  | City <u>San Antonio</u> State <u>Texas</u> Zip <u>78232</u>   |  |
|  | Contact Person <u>Craig J Garansuay, Managing Member</u>  |  |
| Engineer   | Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>   |  |
|  | Address <u>115 West McIntyre Street</u> E-mail <u>mario@meldenandhunt.com</u>   |  |
|  | City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>  |  |
|  | Contact Person <u>Mario A. Reyna, P.E.</u>  |  |
| Surveyor   | Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>   |  |
|  | Address <u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>  |  |
|  | City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>  |  |

JUL 01 2022

BY: CW

## Proposed Plat Submittal

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

### PLAT TO SHOW:

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

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

Minimum Developer's Requirements Submitted with Application

Owners Signature

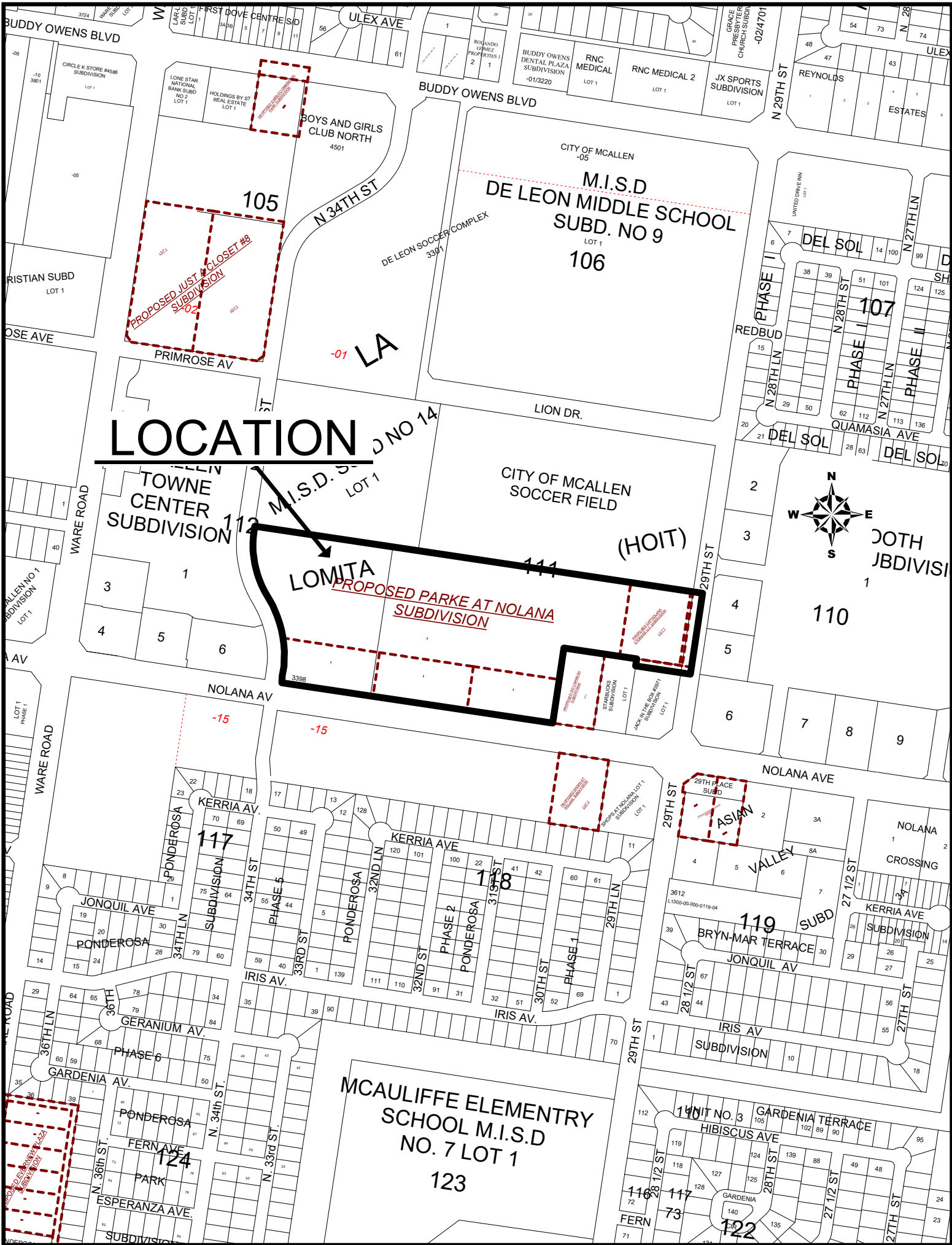
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 06.13.2022

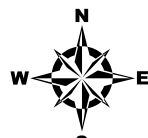
Print Name Mario A. Reyna, P.E.

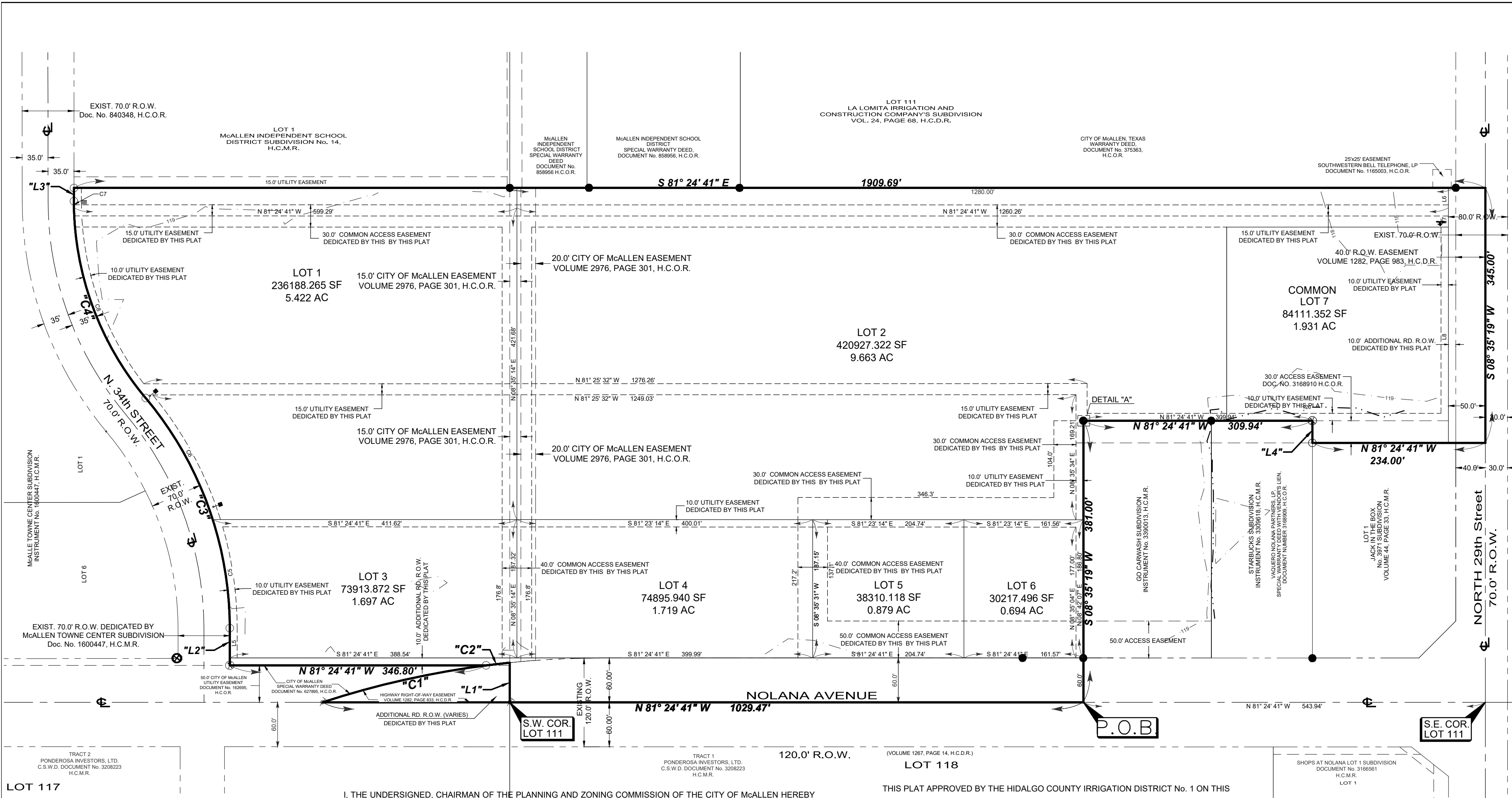
Owner ☐

Authorized Agent ☒



LOCATION





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

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

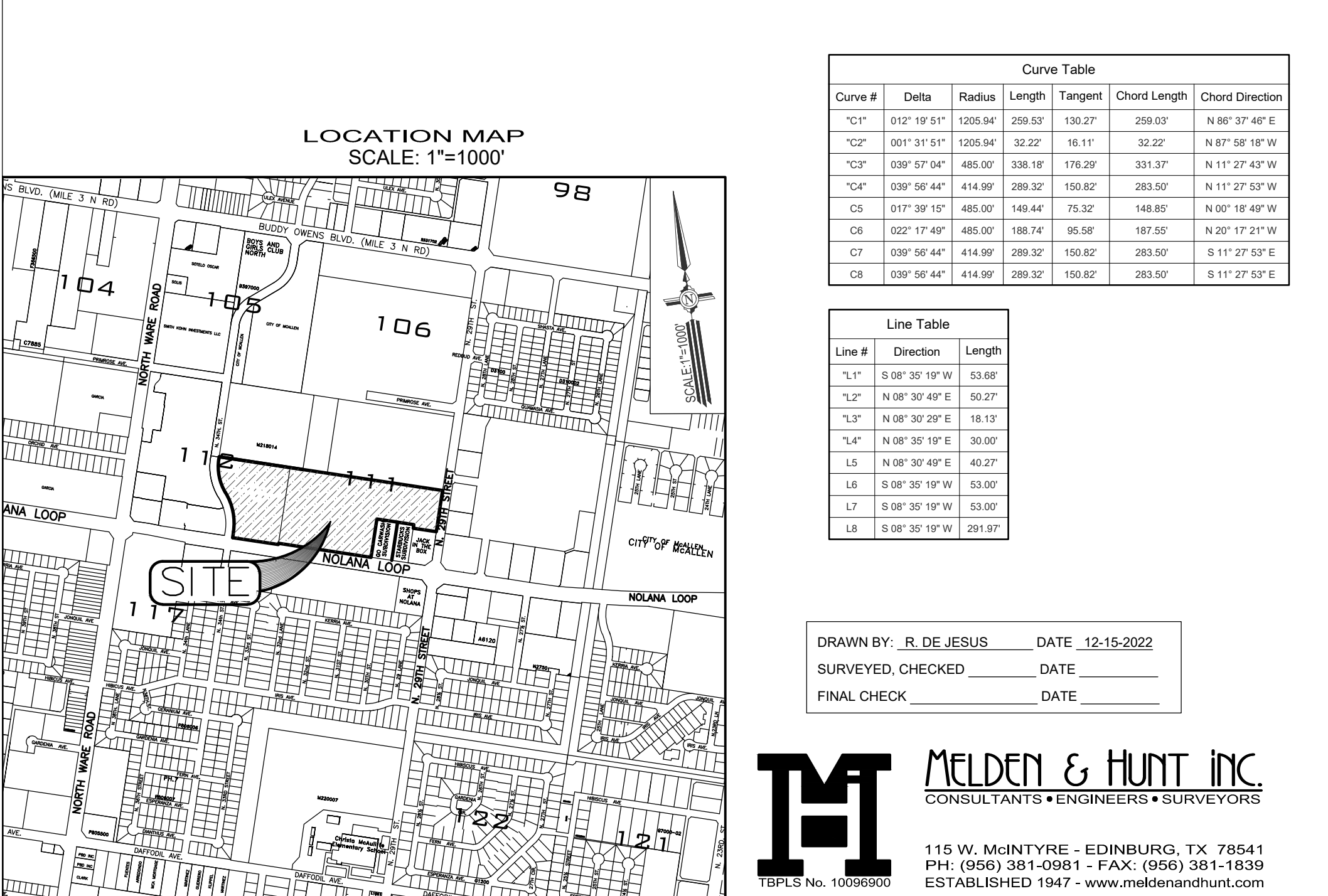
I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN

DATE

CITY SECRETARY

DATE



# SUBDIVISION MAP OF PARKE AT NOLANA SUBDIVISION

BEING A SUBDIVISION OF 23.741 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 111 AND 112, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, HIDALGO COUNTY DEED RECORDS.

**METES AND BOUNDS DESCRIPTION:**

A TRACT OF LAND CONTAINING 23.741 ACRES SITUATED IN THE CITY OF McALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 111 AND 112, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, HIDALGO COUNTY MAP RECORDS, SAID 23.741 ACRES BEING IN PART OUT OF A TRACT OF LAND CONVEYED TO SAID SHUAIB & HASAN H. MOHAMMED BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 818528, AND OUT OF A TRACT OF LAND CONVEYED TO SUSAN HINDMAN BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 2675576, HIDALGO COUNTY OFFICIAL RECORDS, SAID 23.741 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 111;

THENCE, N 81° 24' 41" W ALONG THE SOUTH LINE OF SAID LOT 111, A DISTANCE OF 543.94 FEET TO A NAIL SET, FOR THE SOUTHERMOST SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, N 81° 24' 41" W ALONG THE SOUTH LINE OF SAID LOT 111, AT A DISTANCE OF 776.06 FEET PASS A NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 111, CONTINUING A TOTAL DISTANCE OF 1,029.47 TO A NAIL SET FOR THE SOUTHERMOST SOUTHWEST CORNER OF THIS TRACT;
- THENCE, IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 10° 48' 05", A RADIUS OF 1,205.94 FEET, AN ARC LENGTH OF 227.35 FEET, A TANGENT OF 114.01 FEET, AND A CHORD THAT BEARS N 85° 51' 53" E A DISTANCE OF 227.01 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 81° 24' 41" W A DISTANCE OF 346.80 FEET TO AN "X" MARK SET ON CONCRETE FOR THE NORTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 30' 49" E A DISTANCE OF 50.27 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 39° 57' 04", A RADIUS OF 485.00 FEET, AN ARC LENGTH OF 338.18 FEET, A TANGENT OF 176.29 FEET, AND A CHORD THAT BEARS N 11° 27' 43" W A DISTANCE OF 331.37 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 39° 59' 44", A RADIUS OF 414.99 FEET, AN ARC LENGTH OF 289.32 FEET, A TANGENT OF 150.82 FEET, AND A CHORD THAT BEARS N 11° 27' 53" E A DISTANCE OF 283.50 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, N 08° 30' 29" E A DISTANCE OF 18.13 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 24' 41" E AT A DISTANCE OF 589.69 FEET PASS A NO. 4 REBAR FOUND ON THE EAST LINE OF SAID LOT 112 AND THE WEST LINE OF SAID LOT 111, AT A DISTANCE OF 1,869.69 FEET PASS A NO. 4 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF NORTH 29<sup>TH</sup> STREET, CONTINUING A TOTAL DISTANCE OF 1,908.69 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 35' 19" W WITHIN THE EXISTING RIGHT-OF-WAY OF NORTH 29<sup>TH</sup> STREET, A DISTANCE OF 345.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 24' 41" W AT A DISTANCE OF 40.00 FEET PASS THE WEST RIGHT-OF-WAY LINE OF NORTH 29<sup>TH</sup> STREET, CONTINUING A TOTAL DISTANCE OF 234.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 08° 35' 19" E A DISTANCE OF 30.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 81° 24' 41" W A DISTANCE OF 309.94 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 08° 35' 19" W AT A DISTANCE OF 321.00 FEET PASS A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF NOLANA AVENUE, CONTINUING A TOTAL DISTANCE OF 381.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.741 ACRES OF WHICH 0.317 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF NORTH 29<sup>TH</sup> STREET AND 1.247 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF NOLANA AVENUE, LEAVING A NET OF 22.177 ACRES OF LAND, MORE OR LESS.

## GENERAL NOTES :

- THIS SUBDIVISION IS IN FLOOD ZONE "B" DESCRIBED AS AREAS BETWEEN LIMLITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY PANEL NUMBER: 460343 0005 C MAP REVISED: NOVEMBER 2, 1982
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:  
IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED N.  
29TH STREET, N. 34TH STREET: SITE PLAN, OR IN LINE WITH THE AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.  
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR APPROVED SITE PLAN, OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.  
SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR APPROVED SITE PLAN, OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.  
CORNER: SEE FRONT SETBACK NOTE.
- CITY OF McALLEN BENCHMARK: NUMBER MC 58, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP THE SOUTHEAST CORNER OF THE INTERSECTION OF WARE ROAD & MILES 3 LINE ROAD. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16161606.945, E=1064821.697, ELEV=119.91 BENCHMARK: SQUARE CUT ON TOP OF CURB INLET ON THE SOUTH SIDE OF PROPERTY WITH AN ELEVATION OF: 117.51  
REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 318.271 C.F. - 7.307 AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREAS.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 5 R. WIDE MINIMUM SIDEWALK REQUIRED ON NOLANA AVENUE, N. 29th STREET, AND N. 34th STREET.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- THE 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.
- 25 X 25 SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- COMMON AREAS, ANY PRIVATE STREETS/DRIVE, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- LOT 7 WILL BE USED FOR DETENTION.
- PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISH AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF McALLEN.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NOLANA AVENUE FOR LOTS 3, 4, 5 & 6.

THE STATE OF TEXAS  
COUNTY OF HIDALGO

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

CRAIG J. GARANSWAY  
PARKE AT NOLANA, L.L.C.  
A TEXAS LIMITED LIABILITY COMPANY  
105 SQUIROA DRIVE  
SAN ANTONIO, TX 78232

DATE

THE STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

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

STATE OF TEXAS  
COUNTY OF HIDALGO

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

MERTON B. GOLDMAN, TRUSTEE  
FLTX INVESTMENTS, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
1800 LEE TREVINO  
EL PASO, TEXAS, 79936

DATE

THE STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

STATE OF TEXAS  
COUNTY OF HIDALGO

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

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435

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

DATE PREPARED: 12/15/2022 DATE REVISED: 06/29/2023  
ENGINEERING JOB # 22021.00

STATE OF TEXAS  
COUNTY OF HIDALGO

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

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238  
STATE OF TEXAS

DATE SURVEYED: 10/27/21& 04/25/22  
T-1137 PG. 9 & 52, SURVEY JOB # 22311.08-21804.08

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

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

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

INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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



# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 2/2/2024

### SUBDIVISION NAME: PARKE AT NOLANA SUBDIVISION

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

North 29th Street: Dedication as required for 50 ft. from centerline for 100 ft. ROW

Paving: 65 ft. Curb & gutter: Both sides

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Applied

Nolana Avenue: Dedication as required for 60 ft. from centerline for 120 ft. total ROW.

Paving: 65 ft. Curb & gutter: Both sides

Revisions Needed:

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Applied

N. 34th Street: 70 ft. total ROW

Paving: approximately 40 ft. - 44 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

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

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Applied

\* 1,200 ft. Block Length.

Revisions Needed:

- Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 1200 ft. maximum block length requirement.

\*\*Subdivision Ordinance: Section 134-118

Applied

\* A variance application to the 1,200 block length requirement and N/S quarter mile collector has been submitted by the engineer on December 1, 2023, and approved administratively by staff.

The engineer has mentioned that there is no stub out on the north side to connect; therefore, a N/S collector is not feasible. The latest submitted plat shows common access easements on the plat, including a 40 ft. N/S common access easement running between lots 1&2 and Lots 3&4. The property's depth will be approximately 1,859 ft. at its deepest point, after ROW dedication. None of the development departments opposed the requested variance(s).

The variance request was reviewed and approved administratively by staff for the following reasons:

1. 35 ft. ROW for a N/S Collector (N. 33rd St.) and 70 ft. E/W Collector (Primrose Ave.) which was dedicated by McAllen Independent School District Subdivision No.9 was abandoned by the City Commission on August 14, 2000 (Ordinance No.2000-62). Therefore, there is no other N/S Collector on the north side for connection.

2. N. 34th Street on the west side of the subdivision has become the new N/S Collector in this area. It also aligns more to the east side, as it goes to the north.

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

|   |          |
|---|----------|
| * 900 ft. Block Length for R-3 Zone Districts _____<br>**Subdivision Ordinance: Section 134-118   | NA       |
| * 600 ft. Maximum Cul-de-Sac _____<br>**Subdivision Ordinance: Section 134-105  | NA       |
| <b>ALLEYS</b>   |          |
| ROW: 20 ft. Paving: 16 ft.<br>*Alley/service drive easement required for commercial properties and multi-family properties.<br>Revisions Needed:<br>- Revise the intersection of common access easements to include 25 ft. x 25 ft. corner clip prior to final/recording.<br>- Ensure that access points regarding any access/service drive easements are in compliance with Traffic & Fire Department requirements, finalize prior to final/recording.<br>- Ensure all existing dedications for surrounding plats are included, prior to final. Ex. Go Carwash, Starbucks, etc. finalize prior to final/recording.<br>**Subdivision Ordinance: Section 134-106 | Required |
| <b>SETBACKS</b>   |          |
| * Front: Nolana Avenue/ N. 29th Street/ N. 34th Street :In accordance with the zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies.<br>***Zoning Ordinance: Section 138-356,138-367   | Applied  |
| Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.<br>Revisions Needed:<br>- Revise wording for note as noted above, prior to final/recording.<br>**5 ft. minimum setback is required from any proposed service drives.<br>**Zoning Ordinance: Section 138-356   | Required |
| * Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.<br>Revisions Needed:<br>- Revise wording for note as noted above, prior to final.<br>**Zoning Ordinance: Section 138-356   | Required |
| * Corner: See front setback note.<br>**Zoning Ordinance: Section 138-356  | Applied  |
| * Garage _____<br>**Zoning Ordinance: Section 138-356   | NA       |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN   | Applied  |
| <b>SIDEWALKS</b>  |          |
| * 4 ft. wide minimum sidewalk required on Nolana Avenue, N. 29th Street, and N. 34th Street<br>**5 ft. sidewalk may be required as per Engineering Department/<br>- Proposing: 5 ft. wide minimum sidewalk required on Nolana Avenue, N. 29th Street, and N. 34th Street<br>**Subdivision Ordinance: Section 134-120  | Applied  |
| * Perimeter sidewalks must be built or money escrowed if not built at this time.  | Required |
| <b>BUFFERS</b>  |          |
| * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses<br>**Landscaping Ordinance: Section 110-46  | Applied  |

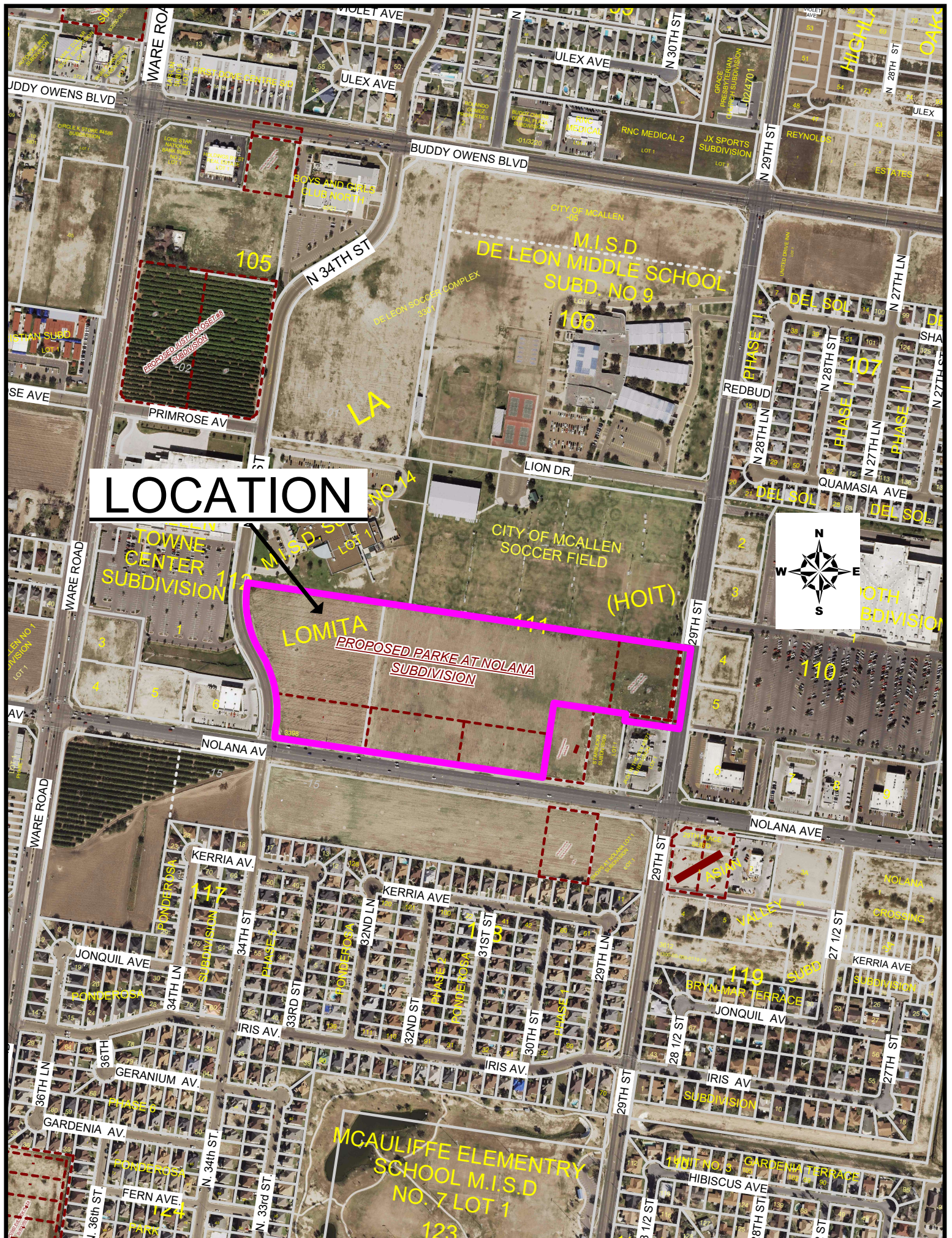
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**

|  |          |
|--|----------|
| <ul style="list-style-type: none"> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses</li> <li>**Landscaping Ordinance: Section 110-46</li> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>   | Applied  |
|  | Required |
| <b>NOTES</b>   |          |
| <ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along Nolana Ave. for Lots 3,4, 5, and 6, except for the common access easement between lots 3 and 4.</li> <li>- Plat note must comply with Traffic Department requirements and must be finalized prior to recording.</li> <li>**Must comply with City Access Management Policy</li> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>* Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>- Clarify if there are any gates proposed OR Revise plat note #12 as shown above prior to final.</li> <li>- Proposing: Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul> | Required |
|  | Required |
|  | Required |
|  | Applied  |
|  | NA       |
|  | NA       |
| <b>LOT REQUIREMENTS</b>  |          |
| <ul style="list-style-type: none"> <li>* Minimum lot width and lot area</li> <li>**Zoning Ordinance: Section 138-356</li> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>  | Applied  |
|  | Applied  |
| <b>ZONING/CUP</b>  |          |
| <ul style="list-style-type: none"> <li>* Existing: C-3 Proposed: C-3</li> <li>***Zoning Ordinance: Article V</li> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>   | Applied  |
|  | NA       |
| <b>PARKS</b>   |          |
| <ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> <li>- Submitted application dated July 1, 2022, proposes a commercial development. Park Land dedication does not apply to commercial subdivisions.</li> </ul>  | NA       |

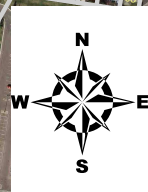
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**

|  |          |
|--|----------|
| <ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</li> <li>- Submitted application dated July 1, 2022, proposes a commercial development. Park Land dedication does not apply to commercial subdivisions.</li> <li>* Pending review by the City Manager's Office.</li> <li>- Submitted application dated July 1, 2022, proposes a commercial development. Park Land dedication does not apply to commercial subdivisions.</li> </ul>  | NA       |
|  | NA       |
| <b>TRAFFIC</b>   |          |
| *** As per Traffic Department, TIA approved with conditions, please refer to conditions noted in Traffic Review.   | Applied  |
| ** As per Traffic Department, TIA approved with conditions, please refer to conditions noted in Traffic Review.  | Required |
| <b>COMMENTS</b>  |          |
| <p>Comments/Revisions needed:</p> <ul style="list-style-type: none"> <li>- Based on plat note No. 13, Lot 7 is for detention. Reword plat note #13 to read "Common Lot 7" prior to final/recording.</li> <li>- Some labels are illegible as they have been hindered by other labels. Review and revise as applicable prior to final/recording.</li> <li>- All signature blocks must comply with Sec 134-61 of the subdivision ordinance prior to recording.</li> <li>* Must comply with City's Access Management Policy.</li> </ul> <p>** A variance application to the 1,200 block length requirement and N/S quarter mile collector has been submitted by the engineer on December 1, 2023, and approved administratively by staff.</p> <p>The engineer has mentioned that there is no stub out on the north side to connect; therefore, a N/S collector is not feasible. The latest submitted plat shows common access easements on the plat, including a 40 ft. N/S common access easement running between lots 1&amp;2 and Lots 3&amp;4. The property's depth will be approximately 1,859 ft. at its deepest point, after ROW dedication. None of the development departments opposed the requested variance(s). The variance request was reviewed and approved administratively by staff for the following reasons:</p> <ol style="list-style-type: none"> <li>1. 35 ft. ROW for a N/S Collector (N. 33rd St.) and 70 ft. E/W Collector (Primrose Ave.) which was dedicated by McAllen Independent School District Subdivision No.9 was abandoned by the City Commission on August 14, 2000 (Ordinance No.2000-62). Therefore, there is no other N/S Collector on the north side for connection.</li> <li>2. N. 34th Street on the west side of the subdivision has become the new N/S Collector in this area. It also aligns more to the east side, as it goes to the north.</li> </ol> | Required |
| <b>RECOMMENDATION</b>  |          |
| 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





City of McAllen

# Planning Department

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

## SUBDIVISION PLAT REVIEW APPLICATION

Sub2022-0053

|   |  |  |
|---|--|--|
| Project Information   | Subdivision Name <u>Mayberry Hills Subdivision</u>   |  |
|   | Location <u>20.003 Acres out of Lot 47-9, West addition to Sharyland, Hidalgo County, Texas</u>  |  |
|   | City Address or Block Number <u>10400 N. MAYBERRY RD</u>   |  |
|   | Number of Lots <u>57</u> Gross Acres <u>20.003</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No               |  |
|   | Existing Zoning <u>Ag</u> Proposed Zoning <u>R3A</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____ |  |
|   | Existing Land Use <u>Vacant</u> Proposed Land Use <u>Multi Family</u> Irrigation District # <u>1</u>   |  |
|   | Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential _____  |  |
|   | Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due _____                              |  |
|   | Parcel # <u>318770</u> Tax Dept. Review _____  |  |
|   | Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____  |  |
| Legal Description <u>20.003 Acres out of Lot 47-9, West addition to Sharyland Hidalgo County, Texas, Recorded in Vol 1 Pg 56 Map Records, Hidalgo County, Texas</u> |  |  |
| Owner   | Name <u>Alejandro Moreno</u> Phone <u>(956) 877-1901</u>   |  |
|   | Address <u>7315 N 16<sup>th</sup> Lane</u> E-mail <u>moa231974@gmail.com</u>   |  |
|   | City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>   |  |
|   |  |  |
| Developer   | Name <u>22 Real Estate, LLC</u> Phone <u>(214) 532-6059</u>  |  |
|   | Address <u>4902 Trailhead Bend Way</u> E-mail <u>roger@era.capitalpartners.com</u>   |  |
|   | City <u>Port Worth</u> State <u>TX</u> Zip <u>76109</u>  |  |
|   | Contact Person <u>Roger Maese</u>  |  |
| Engineer  | Name <u>MAS Engineering, LLC</u> Phone <u>(956) 537-1311</u>   |  |
|   | Address <u>3911 N 10<sup>th</sup> St Suite H</u> E-mail <u>msalinas6973@att.net</u>  |  |
|   | City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>   |  |
|   | Contact Person <u>Mario Salinas</u>  |  |
| Surveyor  | Name <u>Manuel Carrizales</u> Phone <u>(956) 567-2167</u>  |  |
|   | Address <u>4807 bondola Ave</u> E-mail <u>mannyrpls@CLS.LAND</u>   |  |
|   | City <u>Edinburg</u> State <u>TX</u> Zip <u>78542</u>  |  |

ENTERED

MAY 05 2022

Initial: AM

L.G.

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

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

### **PLAT TO SHOW:**

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

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

Owners Signature

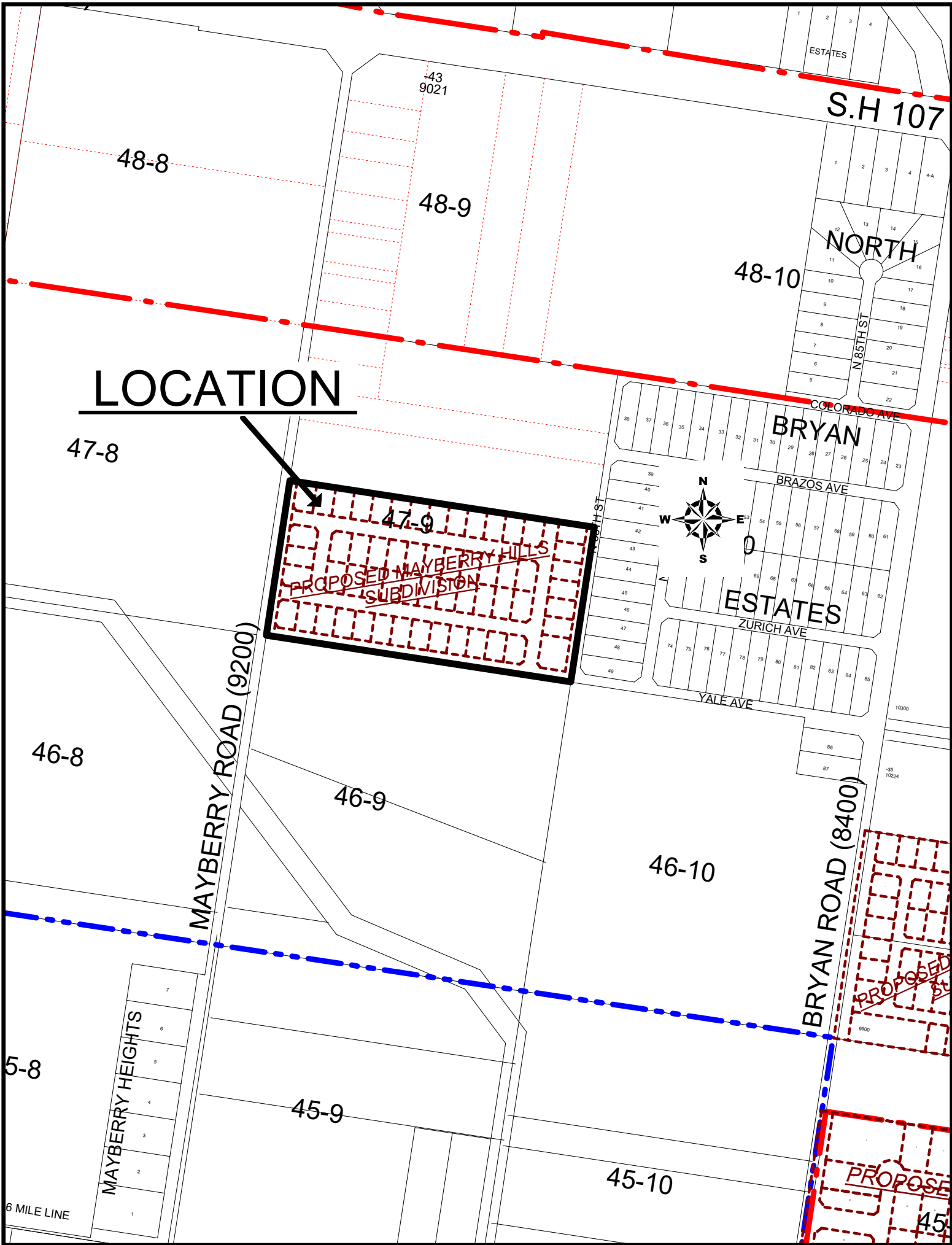
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Mario A. Salinas Date 4-20-21

Print Name Mario A. Salinas

Owner ☐ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application



**LOCATION**

S.H 107

NORTH

COLORADO AVE

BRYAN

BRAZOS AVE

ESTATES

ZURICH AVE

YALE AVE

MAYBERRY ROAD (9200)

BRYAN ROAD (8400)

MAYBERRY HEIGHTS

6 MILE LINE





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 2/1/2024

### SUBDIVISION NAME: MAYBERRY HILLS SUBDIVISION

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

North Mayberry Road: \*Dedication required for 40 ft. from centerline for 80 ft. total ROW  
Paving: 52 ft. Curb & gutter: both sides

Revisions Needed:

- Revise name as shown above were applicable, prior to recording.
- Provide existing ROW dimension from centerline on both sides to determine ROW dedication required and any existing document number as applicable prior to final. If document number is referenced please include a copy for staff review prior to recording.
- Provide total ROW dimension after accounting for dedication, prior to recording.
- Provide document reference on survey prior to recording.

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

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

North 88th Street: 30 ft. dedication from centerline for 60 ft. total ROW

Paving: 40 ft. Curb & gutter: both sides

Revisions Needed:

- Provide existing ROW dimension on both sides of centerline and total ROW and any existing document number as applicable prior to final. If document number is referenced please include a copy for staff review prior to recording.
- Include additional labeling of ROW dedicated by this plat along plat boundary, prior to recording.
- Provide document referenced on survey prior to recording.

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

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

Yale Avenue: 40 ft. dedication from centerline for future 80 ft. total ROW

Paving: 52 ft. Curb & gutter: both sides

\*Clarify status of previously mentioned proposed half street. As per updated Variance request letter dated December 11th, 2023, Engineer requesting a variance to allow a half street for the proposed Yale Avenue, proposing 40 ft. with a 25 ft. pavement cross section with curb and gutter for one side. Development staff reviewed the request and did not have any objection to the request. At the City Commission meeting of January 22nd, 2024 the request was approved as recommended by staff and the Planning and Zoning Commission.

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

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

Required

Required

Applied

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

|   |            |
|---|------------|
| <p>Internal Streets: 60 ft. ROW<br/> Paving: 40 ft. Curb &amp; gutter: both sides<br/> Revisions Needed:<br/> -City assigned street names will be established prior to recording, get with staff before Mylar printing.<br/> *Engineer submitted updated Variance request letter dated December 11th,2023, requesting that the ROW be reduced from 60 ft. to 50 ft., the Engineer has indicated that the paving width will remain at 40 ft., and will have an additional 10 ft. Utility Easement on either side.<br/> Development staff has reviewed the request and indicated that if approved that a 10 ft. U.E and Sidewalk Easement be dedicated along the front of the lots as applicable. At the Planning and Zoning Commission meeting of December 19th,2023, the request was approved as recommended by staff with a 10 ft. U.E and S.W easement being dedicated along the front of the lots.(50 ft. with 40 ft. of paving with a 10 ft. U.E and S.W Easement.)<br/> ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan<br/> ***Monies must be escrowed if improvements are not constructed prior to recording.</p> | Required   |
| <p>Paving _____ Curb &amp; gutter _____<br/> ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan<br/> ***Monies must be escrowed if improvements are not constructed prior to recording.</p>   | NA         |
| <p>* 1,200 ft. Block Length.<br/> **Subdivision Ordinance: Section 134-118</p>  | NA         |
| <p>* 900 ft. Block Length for R-3 Zone Districts.<br/> **Subdivision Ordinance: Section 134-118</p>   | Compliance |
| <p>* 600 ft. Maximum Cul-de-Sac.<br/> **Subdivision Ordinance: Section 134-105</p>  | NA         |
| <b>ALLEYS</b>   |            |
| <p>ROW: 20 ft. Paving: 16 ft.<br/> **Alley/service drive easement required for commercial and multi-family properties.<br/> **Subdivision layout is being processed with public works centralized locations.<br/> ***Subdivision Ordinance: Section 134-106</p>   | Applied    |
| <b>SETBACKS</b>   |            |
| <p>* Front: 20ft., except 15 feet for unenclosed carports or greater for easements<br/> Revisions needed:<br/> -Revise front setback as noted above prior to recording.<br/> **Engineer submitted updated Variance request letter dated December 11th,2023, requesting a front setback of 20 feet except 15 feet for unclosed carports only. At the Planning and Zoning Commission meeting of December 19th,2023, the request was approved.<br/> ***Zoning Ordinance: Section 138-356<br/> * Rear: 10 ft. or greater for easements<br/> **Zoning Ordinance: Section 138-356<br/> * Sides: 6 ft. or greater for easements<br/> **Zoning Ordinance: Section 138-356<br/> * Corner: 10 ft. or greater for easements<br/> **Zoning Ordinance: Section 138-356<br/> * Garage: 18 ft. except where greater setback is required, greater setback applies.<br/> **Zoning Ordinance: Section 138-356<br/> *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>  | Required   |
|   | Applied    |
|   | Applied    |
|   | Applied    |
|   | Applied    |
|   | Applied    |

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

| SIDEWALKS   |          |
|---|----------|
| <p>* 4 ft. wide minimum sidewalk required along North Mayberry Road, N. 88th Street, Yale Avenue, and both sides of all interior streets</p> <p>**Sidewalk width requirements might increase to 5 ft. per Engineering Department requirements, finalize wording for note prior to recording.</p> <p>***Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>   | Applied  |
|   | Required |
| BUFFERS   |          |
| <p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Mayberry Road, North 88th Street, and Yale Avenue</p> <p>**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.</p> <p>**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 Mayberry Road, N. 88th Street, and Yale Avenue.</p> <p>**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 for 5 or more dwelling units on each lot if applicable.</p> <p>**Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development.</p> <p>***Zoning Ordinance: Section 138-210.</p>  | Applied  |
| <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>   | NA       |
| <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>   | Applied  |
| <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>Revisions required:</p> <p>-Revise note# 26 &amp; 27 to show the correct section reference, please see below, finalize prior to recording.</p> <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>***Section 110-72 applies if public subdivision is proposed.</p> <p>****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</p> <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Section 110-72 applies if public subdivision is proposed.</p> <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p> | Required |

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

| LOT REQUIREMENTS   |            |
|--|------------|
| * Lots fronting public streets<br>**Subdivision Ordinance: Section 134-1   | Compliance |
| * Minimum lot width and lot area.<br>**Zoning Ordinance: Section 138-356   | Compliance |
| ZONING/CUP   |            |
| * Existing: R-3A Proposed:R-3A<br>**Initial Zoning to R-3A was approved by Planning and Zoning Commission on May 14, 2022.<br>***Annexation and Initial Zoning to R-3A was approved by City Commission on June 13, 2022.<br>****Zoning Ordinance: Article V  | Compliance |
| * Rezoning Needed Before Final Approval<br>***Initial Zoning to R-3A was approved by Planning and Zoning Commission on May 14, 2022.<br>***Annexation and Initial Zoning to R-3A was approved by City Commission on June 13, 2022.<br>***Zoning Ordinance: Article V   | Complete   |
| PARKS  |            |
| * Land dedication in lieu of fee. Property received annexation approval at the City Commission of June 13, 2022.As per letter dated July 12, 2022,park fees waived as part of annexation.  | Applied    |
| * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per letter dated July 12, 2022,park fees waived as part of annexation.   | Applied    |
| * Pending review by the City Manager's Office. Property received annexation approval at the City Commission of June 13, 2022.As per letter dated July 12, 2022,park fees waived as part of annexation.   | Applied    |
| TRAFFIC  |            |
| * As per Traffic Department, Trip Generation approved, TIA waived.   | Complete   |
| * Traffic Impact Analysis (TIA) required prior to final plat.<br>*** As per Traffic Department, Trip Generation approved, TIA waived.  | NA         |
| COMMENTS   |            |
| Comments:<br>*Must comply with City's Access Management Policy.<br>*As per conversation with Engineer of record on December 13th,2023, subdivision will be public.<br>*As per updated information ownership has changed Engineer must update submitted documentation to the City as applicable prior to recording.<br>*Revise note 12 as follows: A 25 ft. x 25 ft. sight obstruction easement required at all street intersections.<br>* Remove note #18,19, and 25, prior to recording.<br>* Clarify note #20, as it may be applicable to HOA requirements finalize prior to recording.<br>*Clarify note #21 prior to recording<br>*Annexation and Initial Zoning to R-3A was approved by City Commission on June 13, 2022.<br>*Please remove plat notes/signature blocks related to the county as applicable prior recording. | Applied    |
| RECOMMENDATION   |            |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.  | Applied    |

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

# LOCATION



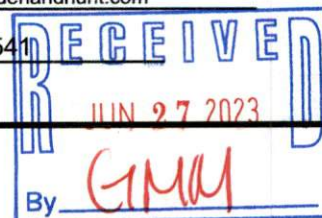


## Planning Department

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

SUB2023-0063

|  |  |   |
|--|--|---|
| Project Information  | Subdivision Name <u>Villas at Ware</u>   |   |
|  | Location <u>Approximately 1,090.5 feet north of Buddy Owens Blvd, on the east side of North Ware Rd.</u>   |   |
|  | City Address or Block Number <u>4900 N WARE RD REAR</u>  |   |
|  | Number of Lots <u>87</u> Gross Acres <u>9.333</u> Net Acres <u>9.333</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No           |   |
|  | Existing Zoning <u>C-3</u> Proposed Zoning <u>R-3T</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ |   |
|  | Existing Land Use <u>Vacant</u> Proposed Land Use <u>Patio Homes</u> Irrigation District # <u>HCID#1</u>   |   |
|  | Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential <u>X</u>   |   |
|  | Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>1313264</u>                       |   |
|  | Parcel # <u>1313264</u> Tax Dept. Review   |   |
|  | Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____  |   |
| Legal Description <u>9.333 acres, more or less, out of Lot 100, La Lomita Irrigation &amp; Construction Company Subdivision,</u><br>according to the plat thereof recorded in Volume 24, Page 67, Hidalgo County Deed Records. |  |   |
| Owner  | Name <u>Rhodes Enterprises, Inc.</u>   | Phone <u>c/o (956) 381-0981</u>   |
|  | Address <u>200 South 10th Street, Suite 1700</u>   | E-mail <u>c/o mario@meldenandhunt.com</u><br><u>and drobles@meldenandhunt.com</u> |
|  | City <u>McAllen,</u>   | State <u>Tx</u> Zip <u>78501</u>  |
|  |  |   |
| Developer  | Name <u>Rhodes Enterprises, Inc.</u>   | Phone <u>(956) 287-2800</u>   |
|  | Address <u>200 South 10th Street, Suite 1700</u>   | E-mail <u>c/o robert@meldenandhunt.com</u><br><u>drobles@meldenandhunt.com</u>    |
|  | City <u>McAllen</u>  | State <u>Texas</u> Zip <u>78501</u>   |
|  | Contact Person <u>Nick Rhodes, President</u>   |   |
| Engineer   | Name <u>Melden &amp; Hunt, Inc.</u>  | Phone <u>(956) 381-0981</u>   |
|  | Address <u>115 West McIntyre Street</u>  | E-mail <u>c/o robert@meldenandhunt.com</u><br><u>drobles@meldenandhunt.com</u>    |
|  | City <u>Edinburg</u>   | State <u>Texas</u> Zip <u>78541</u>   |
|  | Contact Person <u>Mario A. Reyna, P.E. and/or Della Robles</u>   |   |
| Surveyor   | Name <u>Melden &amp; Hunt, Inc.</u>  | Phone <u>(956) 381-0981</u>   |
|  | Address <u>115 West McIntyre Street</u>  | E-mail <u>c/o robert@meldenandhunt.com</u><br><u>drobles@meldenandhunt.com</u>    |
|  | City <u>Edinburg</u>   | State <u>Texas</u> Zip <u>78541</u>   |
|  |  |   |



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- ✓ \$225 Preliminary Review Fee and \$75 Final Approval Fee
- ✓ Title Report
- ✓ 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 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

### PLAT TO SHOW:

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

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

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 June 20, 2023

Print Name Mario A. Reyna, P.E.

Owner ☐

Authorized Agent ☒



**City of McAllen**  
**Planning Department**  
**VARIANCE TO SUBDIVISION**  
**PROCESS APPLICATION**

311 North 15<sup>th</sup> Street  
McAllen, TX 78501  
P. O. Box 220

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

VAB2024-0001

|                      |   |
|----------------------|---|
| <b>Project</b>       | <p>Legal Description <u>9.333 acres, more or less, out of Lot 100, La Lomita Irrigation &amp; Construction Company Subdivision,</u><br/><u>according to the plat thereof recorded in Volume 24, Page 67, Hidalgo County Deed Records.</u></p> <p>Proposed Subdivision (if applicable) <u>Villas at Ware</u></p> <p>Street Address <u>4920 North Ware Road, McAllen, Texas 78504</u></p> <p>Number of lots <u>86</u> Gross acres <u>9.333</u></p> <p>Existing Zoning <u>R-1 Single Family Residential</u> Existing Land Use <u>Vacant</u></p> <p><input checked="" type="checkbox"/> Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)</p>   |
| <b>Applicant</b>     | <p>Name <u>Melden &amp; Hunt Inc. (Mario A Reyna, P.E.)</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 West McIntyre Street</u> E-mail <u>c/o mario@meldenandhunt.com; beto@meldenandhunt.com; and drobles@meldenandhunt.com</u></p> <p>City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u></p>   |
| <b>Owner</b>         | <p><u>Rhodes Development Inc. formerly known as Rhodes</u><br/>Name <u>Enterprises, Inc.</u> Phone <u>(956) 287-2800</u></p> <p>Address <u>200 South 10th Street, Suite 1700</u> E-mail <u>Brad Frisby &lt;bfrisby@rhodes.com&gt;</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p>  |
| <b>Authorization</b> | <p>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?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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)<br/>OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.</p> <p>Signature <u>[Signature]</u> Date <u>January 04, 2024</u></p> <p>Print Name <u>Mario A. Reyna, P.E.</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent</p> |
| <b>Office</b>        | <p>*FOR OFFICE USE ONLY*</p> <p>APPLICATION FILING FEE: <input checked="" type="checkbox"/> \$250.00</p> <p>Accepted by <u>Ki</u> Payment received by _____</p> <p>Rev 06/21</p> <div style="border: 2px solid blue; padding: 5px; display: inline-block;"><p>RECEIVED</p><p>JAN 05 2024</p><p>By <u>AF</u></p></div>   |



# 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.

Please view attached letter from Melden & Hunt, Inc.

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

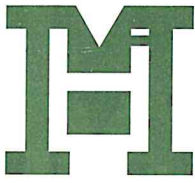
Please view attached letter from Melden & Hunt, Inc.

3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

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

4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

The variance will not have any negative effect or prevent the orderly subdivision of other lands within the area in accordance with the provisions of this chapter and the City of McAllen, as all surrounding areas have already been developed.



TBPELS Firm # F-1435  
TBPELS # 10096900

# MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

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

January 2, 2024

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

**Re: VILLAS AT WARE (PRIVATE SUBDIVISION)– Variance Request to City of McAllen**

Dear Mr. Garcia:

On behalf of the developer, Rhodes Development, Inc., and in reference to Villas at Ware Subdivision we respectfully request a variance for the following items.

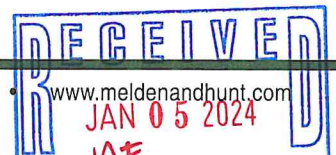
1. **No extension of N. 34th Street to Ware Heights Subdivision (adjacent north):** The developer is proposing not to extend 34th Street to connect Ware Heights Subdivision and Wisteria Estates Subdivision. Villas on Ware is a proposed private subdivision with single-family homes. As part of the development, Rhodes Development, Inc., Melden & Hunt, Inc., and Councilman Joaquin "J.J." Zamora held a meeting with the residents of the surrounding community to inform and obtain a consensus of the proposed development. For the most part, members of the community did not express opposition to the proposed project but did request that 34th Street not be extended due to concerns with traffic. The request is in line with the intent of the project and was previously approved by McAllen City Commission on August 09, 2021.

Also, North 33rd Street serves as a quarter mile collector (north and south) connecting Buddy Owens Boulevard to Dove Avenue thus alleviating the need to extend 34th Street.

An emergency sliding gate is proposed by the developer at the south connection of S. 34th Street that will provide a 2nd access to Fire Department and Public Works Department. This will also improve the maneuverability within the subdivision for City services.

The developer is also proposing to build cul-de-sac within the existing ROW that Ware Heights Subdivision (adjacent south) and Ware Heights Subdivision (adjacent north) dedicated.

2. **Internal ROW:** 30 ft. of ROW instead of the required 60 ft. for multi-family developments. This type of street design was successfully adopted at The Villas on Freddy Subdivision. We are trying replicate an almost identical product and design for this proposed private community. We are proposing to add a "10 ft. utility and sidewalk easement" on both sides of all internal streets.



3. **Internal Paving:** 30 ft. of paving instead of the required 40 ft. for multi-family developments. This paving width is being used at The Villas on Freddy Subdivision. We are trying replicate an almost identical product and design for this proposed private community. We are proposing to add a "10 ft. utility and sidewalk easement" on both sides of all internal streets. The developer is also proposing to mark "fire lane-parking prohibited" on both sides of all internal roads, and this will be enforced by the subdivision's HOA.
4. **Cul-de-Sac ROW:** 100 ft. Instead of the required 116 ft. of ROW for residential developments. We are proposing to add a "10 ft. utility and sidewalk easement" on both sides of all streets. Paving proposed is 96 ft. to comply with Fire Dept. minimum requirements.
5. **Dead-end streets at the south end of N. 35th Street and N. 36th Street:** We are proposing to install a "20.5 Emergency Access Easement" that will function as a connection to N. 34th Street, N. 35th Street and N. 36th Street. The developer is also proposing to "fire lane-parking prohibited" on both sides of this proposed road, and this will be enforced by the subdivision's HOA.
6. **E/W ¼ Mile Collector (Northern boundary):** The developer is requesting to not dedicate ROW nor escrow for this road. All surrounding properties have been developed without accounting for any future roads at this location.
7. **Street Offset with Common Access Easement on Ware Road and Wisteria Avenue:** There is a 10 ft. offset between both accesses instead of the minimum allowed 150 ft. The median along N. Ware Road would eliminate any left turn conflicts. This entrance on Ware Road would be a right-in and right-out only.
8. **Block Length:** The north E/W block length is 929 ft. instead of the maximum allowed 900 ft. The layout of this private subdivision precludes us to comply with this requirement.
9. **Alley Requirement for multi-family subdivisions:** The Public Works Department has approved individual trash bins for each townhome and 1 centralized recycling location.

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

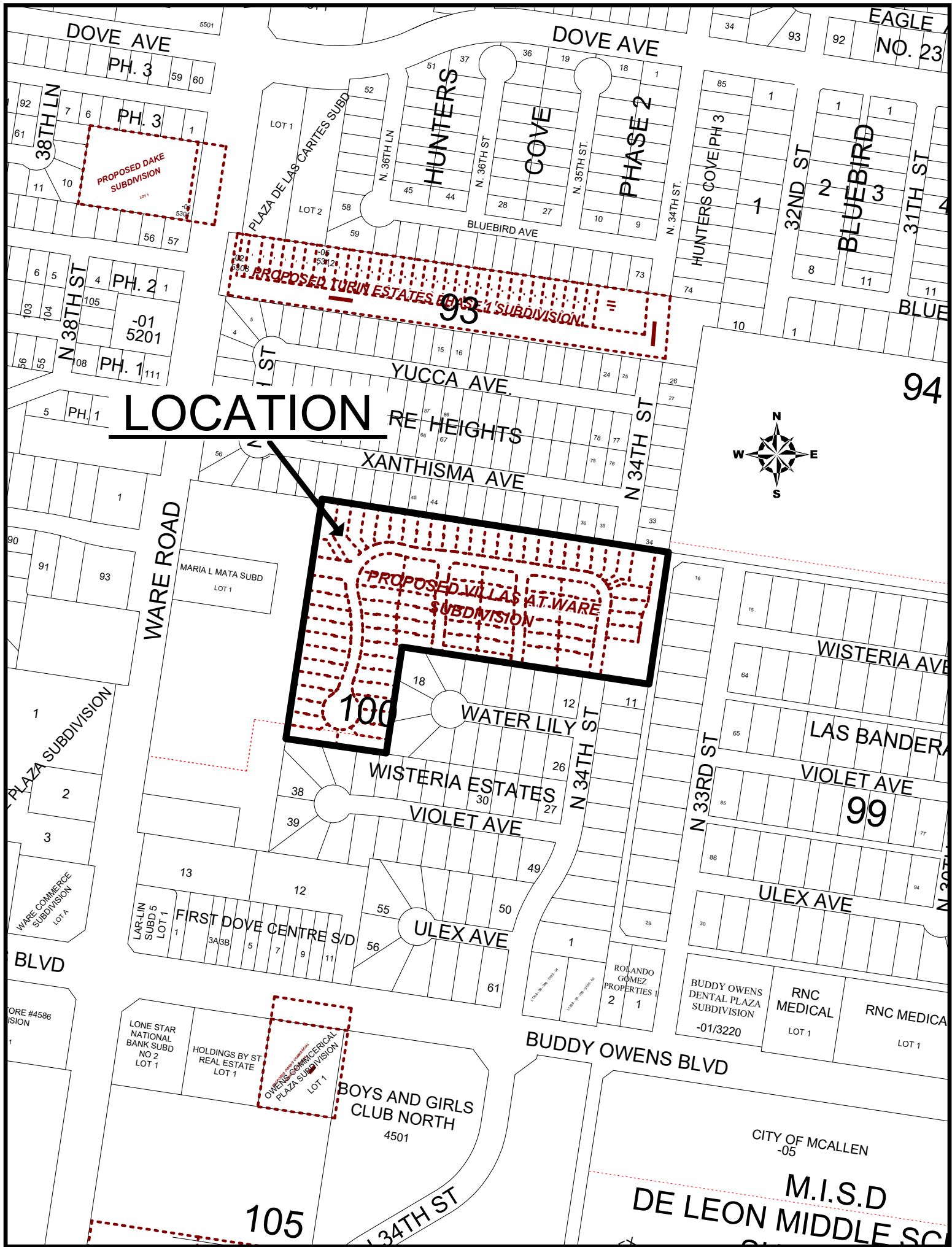
Respectfully,

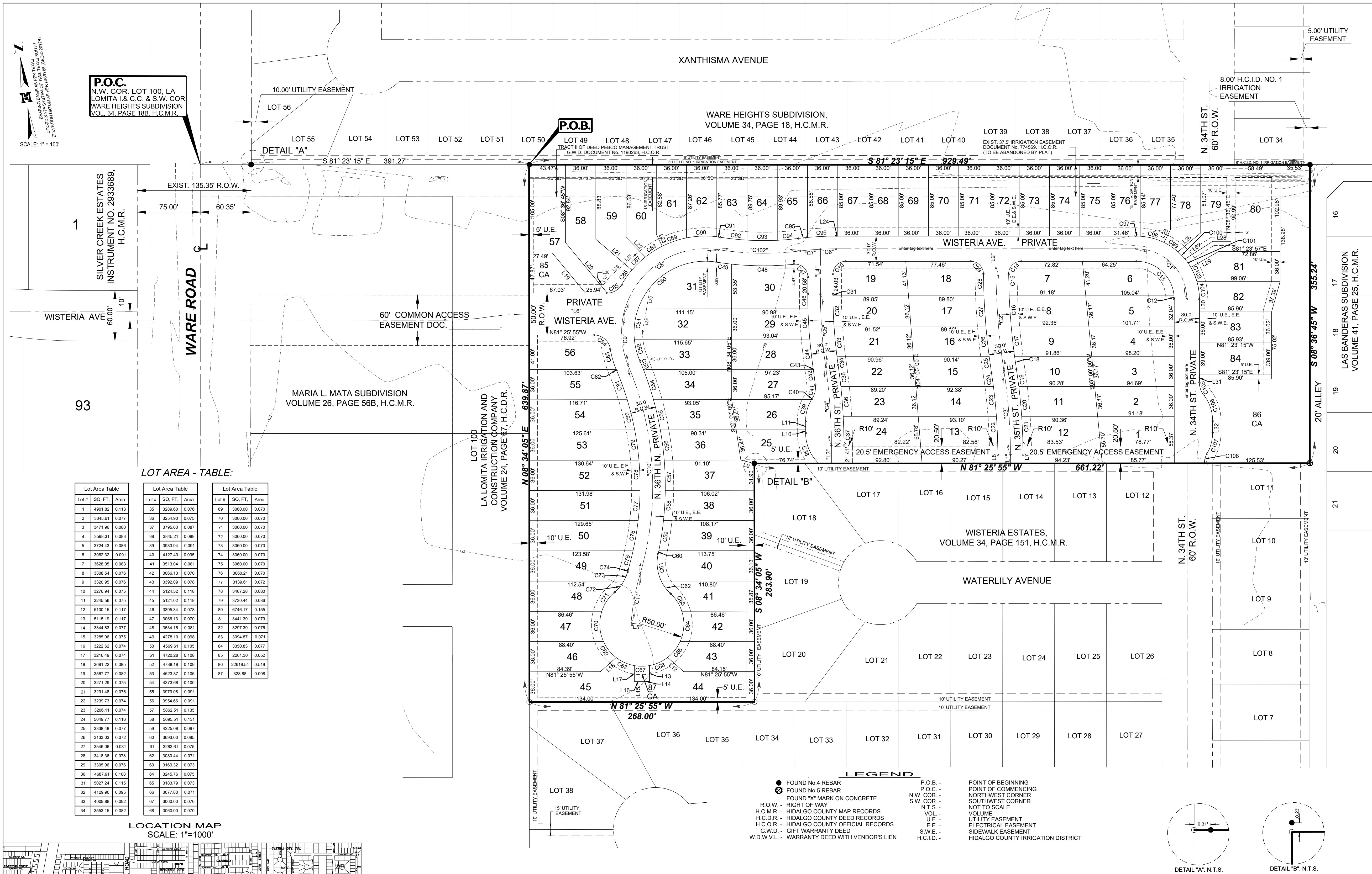


---

Mario A. Reyna, P.E.  
President

cc: Rhodes Development, Inc.





SUBDIVISION MAP OF  
**VILLAS AT WARE**  
SUBDIVISION  
(PRIVATE SUBDIVISION)  
BEING A SUBDIVISION OF A 9.333 ACRES SITUATED IN THE CITY  
OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR  
PORTION OUT OF LOT 100, LA LOMITA IRRIGATION &  
CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE  
PLAT THEREOF RECORDED IN VOLUME 24, PAGE 67, HIDALGO  
COUNTY DEED RECORDS.

**METES AND BOUNDS DESCRIPTION:**

A TRACT OF LAND CONTAINING 9.333 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 100, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 67, HIDALGO COUNTY DEED RECORDS, SAID 9.333 ACRES BEING A PART OR PORTION OUT OF A CERTAIN TRACT CONVEYED TO RHODES ENTERPRISES, INC. BY VIRTUE OF A DEED WITHOUT WARRANTY RECORDED UNDER DOCUMENT NUMBER 3426750, HIDALGO COUNTY OFFICIAL RECORDS, SAID 9.333 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 100:

THENCE, S 81° 23' 15" E ALONG THE NORTH LINE OF SAID LOT 100, A DISTANCE OF 391.27 FEET TO A NO. 4 REBAR FOUND, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 81° 23' 15" E ALONG THE NORTH LINE OF SAID LOT 100, A DISTANCE OF 929.49 FEET TO A NO. 4 REBAR FOUND, FOR THE NORTHEAST CORNER OF THIS TRACT;

2. THENCE, S 08° 36' 45" W A DISTANCE OF 355.24 FEET TO AN "X" CUT IN CONCRETE FOUND FOR THE NORTHERMOST SOUTHEAST CORNER OF THIS TRACT;

3. THENCE, N 81° 25' 55" W ALONG A NORTH LINE OF WISTERIA ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34, PAGE 151, HIDALGO COUNTY MAP RECORDS, A DISTANCE OF 661.22 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS N 08° 34' 05" E, A DISTANCE OF 0.23 FEET, FOR AN INSIDE CORNER OF THIS TRACT;

4. THENCE, S 08° 34' 05" W ALONG A WEST LINE OF WISTERIA ESTATES, A DISTANCE OF 283.90 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHERMOST SOUTHEAST CORNER OF THIS TRACT;

5. THENCE, N 81° 25' 55" W ALONG A NORTH LINE OF WISTERIA ESTATES, A DISTANCE OF 268.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

6. THENCE, N 08° 34' 05" E A DISTANCE OF 639.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.333 ACRES OF LAND, MORE OR LESS.


| LOT LINE - LINE TABLE: |        |                | SETBACK LINE - LINE TABLE: |        |                |
|------------------------|--------|----------------|----------------------------|--------|----------------|
| Line #                 | Length | Direction      | Line #                     | Length | Direction      |
| L7                     | 10.36  | N08° 34' 05" E | L33                        | 27.92  | S10° 34' 05" W |
| L8                     | 10.36  | N08° 34' 05" E | L34                        | 24.88  | S10° 34' 05" W |
| L9                     | 16.68  | N07° 11' 21" W | L35                        | 16.17  | N08° 05' 24" E |
| L10                    | 3.83   | S08° 34' 05" W | L36                        | 22.51  | N08° 05' 24" E |
| L11                    | 10.11  | N08° 34' 22" E | L37                        | 12.93  | N08° 05' 24" E |
| L12                    | 25.81  | N40° 00' 00" W | L38                        | 3.85   | N08° 25' 55" W |
| L13                    | 18.82  | S08° 30' 00" W |                            |        |                |
| L14                    | 9.00   | N08° 25' 55" W |                            |        |                |
| L15                    | 24.52  | N08° 33' 18" E |                            |        |                |
| L16                    | 9.00   | N08° 25' 55" W |                            |        |                |
| L17                    | 18.82  | N08° 30' 00" E |                            |        |                |
| L18                    | 25.51  | N07° 00' 00" E |                            |        |                |
| L19                    | 62.08  | N01° 00' 00" W |                            |        |                |
| L20                    | 77.82  | N01° 00' 00" W |                            |        |                |
| L21                    | 96.51  | N41° 00' 00" W |                            |        |                |
| L22                    | 32.95  | N08° 00' 00" W |                            |        |                |
| L23                    | 16.05  | S10° 30' 00" E |                            |        |                |
| L24                    | 2.11   | S08° 23' 15" E |                            |        |                |
| L25                    | 17.02  | N08° 00' 00" E |                            |        |                |
| L26                    | 35.25  | N08° 00' 00" E |                            |        |                |
| L27                    | 39.31  | N08° 00' 00" E |                            |        |                |
| L28                    | 21.65  | S08° 23' 15" E |                            |        |                |
| L29                    | 38.54  | N08° 00' 00" E |                            |        |                |
| L30                    | 15.08  | S08° 34' 05" W |                            |        |                |
| L31                    | 9.03   | N08° 34' 05" E |                            |        |                |
| L32                    | 13.91  | S08° 33' 53" W |                            |        |                |

| CENTERLINE - LINE TABLE: |        |                |
|--------------------------|--------|----------------|
| Line #                   | Length | Direction      |
| L1                       | 10.36  | N08° 34' 05" E |
| L2                       | 22.68  | N08° 36' 45" E |
| L3                       | 21.41  | N08° 34' 05" E |
| L4                       | 53.54  | N08° 36' 45" E |
| L5                       | 13.00  | N70° 38' 42" W |
| L6                       | 112.82 | N01° 25' 55" W |

*CENTERLINE - LINE TABLE:*

| Lot Line Table |         |               |  |
|----------------|---------|---------------|--|
| Line #         | Length  | Direction     |  |
| "1"            | 10.36'  | N08° 34' 05"E |  |
| "2"            | 22.68'  | N08° 36' 45"E |  |
| "3"            | 21.41'  | N08° 34' 05"E |  |
| "4"            | 53.54'  | N08° 36' 45"E |  |
| "5"            | 13.00'  | N76° 58' 42"W |  |
| "6"            | 112.52' | N81° 29' 55"W |  |

| CENTERLINE - CURVE TABLE: |        |        |              |                 |              |         |
|---------------------------|--------|--------|--------------|-----------------|--------------|---------|
| Curve Table               |        |        |              |                 |              |         |
| Curve #                   | Length | Radius | Delta        | Chord Direction | Chord Length | Tangent |
| "C1"                      | 34.20  | 60.00  | 009° 07' 20" | N30° 24' 39" W  | 34.62        | 59.85   |
| "C2"                      | 123.52 | 600.00 | 009° 07' 20" | S41° 12' 39" W  | 123.30       | 61.88   |
| "C3"                      | 39.85  | 650.00 | 008° 48' 06" | N41° 10' 02" E  | 39.75        | 50.02   |
| "C4"                      | 53.82  | 650.00 | 009° 16' 10" | N4° 20' 59" E   | 53.73        | 48.99   |
| "C5"                      | 37.07  | 600.00 | 008° 18' 51" | S42° 27' 20" E  | 36.99        | 43.81   |
| "C6"                      | 18.51  | 350.00 | 003° 01' 48" | N82° 54' 10" W  | 18.51        | 9.26    |
| "C7"                      | 24.69  | 350.00 | 004° 02' 30" | N88° 59' 19" W  | 24.68        | 12.36   |
| "C8"                      | 150.07 | 100.00 | 085° 59' 02" | S84° 28' 30" W  | 136.38       | 53.23   |
| "C9"                      | 62.44  | 100.00 | 035° 49' 27" | S3° 35' 54" W   | 61.43        | 32.27   |
| "C10"                     | 253.24 | 370.00 | 039° 12' 52" | N0° 17' 07" E   | 248.32       | 131.80  |
| "C11"                     | 60.41  | 300.00 | 011° 32' 14" | S19° 07' 20" W  | 60.31        | 30.31   |
| "C102"                    | 97.10  | 350.00 | 015° 53' 44" | S80° 30' 42" E  | 96.79        | 48.86   |



DRAWN BY: R. DE JESUS

DATE 12-04-23

SURVEYED, CHECKED

DATE

FINAL CHECK

DATE

DRAWN BY: R. DE JESUS DATE 12-04-23  
SURVEYED, CHECKED DATE  
FINAL CHECK DATE



# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 2/2/2024

### SUBDIVISION NAME: VILLAS AT WARE

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

North Ware Road: 75 ft. from centerline for 150 ft. of total ROW

Paving: by the state Curb & gutter: by the state

Revisions Needed:

-Show document # on plat for the common access easement connecting to North Ware Road and provide a copy of the document for staff review, prior to recording.

-Provide Wisteria Avenue across North Ware Road with dimensions from centerline to centerline of proposed Common Access Easement to verify compliance with offset requirements, prior to final.

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

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

Non-compliance

North 34th Street: Dedication as needed for 60 ft. Total ROW.

Paving: 40 ft. Curb & gutter: Both sides

Revisions Needed:

-Subdivision layout must provide for street extension and must match existing ROW and Pavement to the North and South, please review and revise accordingly prior to final. Should a alternate layout be proposed and a variance is submitted and approved it would be subject to providing required Cul-De Sac's at the North and South ends of the existing streets within this plat boundary. \*\* Engineer submitted a variance request on January 5th,2024 requesting to not extend the future N.34th Street and proposing to build a cul-de-sac within the existing ROW's of the adjacent subdivisions to the North and South. \*\*

-Subdivision proposed Interior dedication is 30 ft. of ROW, ROW must be revised to provide for minimum ROW requirements as noted above, review and revise as applicable prior to final. \*\*Engineer submitted a variance request on January 5th,2024 requesting that the internal ROW's be reduced to 30 ft. instead of the required 60 ft., as well as requesting that the internal paving be reduced to 30 ft. instead of the required 40 ft. and proposing to add a 10 ft. Utility and Sidewalk Easement on both sides of the internal streets with fire lane parking prohibited striping, which will be enforced by the HOA. \*\*

\*If subdivision is proposed to be private as gate details are required and ROW are subject to increase for gate areas, finalize prior to final and submit gate details as applicable.

\*Engineer must clarify if subdivision is proposed to be public or private, as it may trigger changes to ROW requirements and subdivision layout may have to be revised, clarify prior to final. As per updated plat submitted on December 5th,2023 subdivision proposed to be private.

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

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

Non-compliance

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

|  |                |
|--|----------------|
| <p>Entrance Street Proposed Wisteria Avenue: Dedication as needed for 60 ft. Total ROW.<br/>Paving: 40 ft. Curb &amp; gutter: Both sides<br/>Revisions Needed:</p> <ul style="list-style-type: none"> <li>-Interior street names will be established, prior to final.</li> <li>-Provide Wisteria Avenue across North Ware Road with dimensions from centerline to centerline of proposed Common Access Easement to verify compliance with offset requirements, prior to final**.Engineer submitted a variance request on January 5th,2024 for the Street jog requirements to allow a offset of 10 ft., the engineer has stated that their is a median along North Ware Road that would eliminate left turn conflicts.</li> <li>-Subdivision proposed Interior dedication is 50ft. of ROW, ROW must be revised to provide for minimum ROW requirements as noted above and may increase for gate areas, review and revise as applicable prior to final.</li> </ul> <p>**Engineer submitted a variance request on January 5th,2024 requesting that the internal ROW's be reduced to 30 ft. instead of the required 60 ft., as well as requesting that the internal paving be reduced to 30 ft. instead of the required 40 ft. and proposing to add a 10 ft. Utility and Sidewalk Easement on both sides of the internal streets with fire lane parking prohibited striping, which will be enforced by the HOA.**</p> <p>*Engineer must clarify if subdivision is proposed to be public or private, as it may trigger changes to ROW requirements and subdivision layout may have to be revised, clarify prior to final. As per updated plat submitted on December 5th,2023 subdivision proposed to be private.</p> <p>**f subdivision is proposed to be private as gate details are required and ROW are subject to increase for gate areas, finalize prior to final and submit gate details as applicable.</p> <p>***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan</p> <p>****Monies must be escrowed if improvements are not constructed prior to recording</p>   | Non-compliance |
| <p>Interior Streets: Dedication as needed for 60 ft. Total ROW.<br/>Paving 40 ft. Curb &amp; gutter: Both Sides.<br/>Revisions Needed:</p> <ul style="list-style-type: none"> <li>-Interior street names will be established, prior to final.</li> <li>-Subdivision proposed Interior dedication is 30 ft. of ROW with 30 ft. of paving, ROW/Pavement must be revised to provide for minimum ROW/Pavement requirements as noted above and may increase for gate areas, review and revise as applicable prior to final.</li> </ul> <p>Engineer submitted a variance request on January 5th,2024 requesting that the internal ROW's be reduced to 30 ft. instead of the required 60 ft., as well as requesting that the internal paving be reduced to 30 ft. instead of the required 40 ft. and proposing to add a 10 ft. Utility and Sidewalk Easement on both sides of the internal streets with fire lane parking prohibited striping, which will be enforced by the HOA.</p> <ul style="list-style-type: none"> <li>-Engineer must clarify if subdivision is proposed to be public or private, as it may trigger changes to ROW requirements and subdivision layout may have to be revised, clarify prior to final. As per updated plat submitted on December 5th,2023 subdivision proposed to be private.</li> <li>-Provide for "Cul-De Sac" at interior street ends as dead end streets are not allowed, revise as applicable prior to final. ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to final. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. If proposing to loop the streets in lieu of Cul-De-Sacs's, street layout must comply with minimum maneuverability requirements for Fire and Public Works Department in compliance with City Standards, as the easement shown on the south side of lots 1,12,13 and 24 does not meet requirements. Engineer submitted a variance request on January 5th,2024 requesting to allow a 20.5 Emergency Access Easement that will function as a connection to N.34th, N.35th and N.36th Street with fire lane parking prohibited striping, which will be enforced by the HOA.</li> </ul> <p>*If subdivision is proposed to be private as gate details are required and ROW are subject to increase for gate areas, finalize prior to final and submit gate details as applicable.</p> <p>**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan</p> <p>**Monies must be escrowed if improvements are not constructed prior to recording</p> | Non-compliance |

|   |                |
|---|----------------|
| <p>E/W Quarter Mile Collector (northern boundary):Dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb &amp; gutter: Both sides</p> <p>*Engineer submitted a variance request on January 5th,2024 requesting to not dedicate or escrow for this future E/W collector. The engineer has indicated that the street would not be able to extend east or west as there are existing established developments around this subdivision. After review of the area, due to the developed surrounding properties, the E/W collector street along the northern boundary is not feasible.</p> <p>*Street alignment ,R.O.W, and dedication requirements being reviewed by staff and plat would need to be revised accordingly.</p> <p>**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan</p> <p>**Monies must be escrowed if improvements are not constructed prior to recording.</p>   | Applied        |
| <p>* 1,200 ft. Block Length.</p> <p>**Subdivision Ordinance: Section 134-118</p>  | NA             |
| <p>* 900 ft. Block Length for R-3 Zone Districts.</p> <p>Pending Items:</p> <p>-Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 900 ft. maximum block length requirement. Engineer submitted a variance application on January 5th,2024,requesting a variance to the 900ft. Block Length requirement.</p> <p>**Subdivision Ordinance: Section 134-118</p>  | Non-compliance |
| <p>* 600 ft. Maximum Cul-de-Sac.</p> <p>Revisions Needed:</p> <p>-Engineer submitted a variance request on January 5th,2024 requesting that ROW for cul-de-sacs be reduced to 100ft. from the required 116 ft. and proposes to maintain the 96 ft. of paving as per fire department requirements as well as dedicate a 10 ft. Utility and Sidewalk easement on both sides of all internal streets.</p> <p>-Provide distance from proposed Wisteria Avenue ROW to the back of "Cul-De-Sac's" to verify compliance with 600 ft. block length requirements for Cul-de-Sacs, finalize prior to final.</p> <p>-Provide for "Cul-De Sac" at interior street ends as dead end streets are not allowed, revise as applicable prior to final. ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to final.</p> <p>As per Fire Department requirements, 96 ft. of paving face-to-face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. If proposing to loop the streets in lieu of Cul-De-Sacs's, street layout must comply with minimum maneuverability requirements for Fire and Public Works Department in compliance with City Standards, as the easement shown on the south side of lots 1,12,13 and 24 does not meet requirements.</p> <p>-Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 600 ft. maximum block length requirement.</p> <p>-Provide "Cul-De Sac" details prior to final. Auto Turn Study may be required to verify compliance with maneuvering space needed at "Cul-De Sac", "Knuckle's", and curvatures, prior to final.</p> <p>**Subdivision Ordinance: Section 134-105</p> | Non-compliance |
| <b>ALLEYS</b>   |                |
| <p>ROW: 20 ft. Paving: 16 ft.</p> <p>*Engineer submitted a variance application on January 5th,2024 stating that the development is being processed with individual trash bins for each lot and one centralized location, engineer must continue to finalize collection requirements prior to final.</p> <p>*Alley/service drive easement required for commercial and multi-family properties.</p> <p>*Finalize alley/service drive requirements prior to final.</p> <p>***Subdivision Ordinance: Section 134-106</p>   | Applied        |

| SETBACKS   |                |
|--|----------------|
| <p>* Front:10 ft. or greater for easements, whichever is greater applies.<br/>Revisions needed:<br/>**Setback requirements will be established once CUP for Planned Unit Development has been finalized.<br/>***Zoning Ordinance: Section 138-356</p>  | Non-compliance |
| <p>* Rear: In accordance with the zoning ordinance or greater for easements, whichever is greater applies.<br/>-Revise the note as shown above prior to final.<br/>**Setback requirements will be established once CUP for Planned Unit Development has been finalized.<br/>***Zoning Ordinance: Section 138-356</p>   | Non-compliance |
| <p>* Sides :In accordance with the zoning ordinance or greater for easements, whichever is greater applies.<br/>Revisions needed:<br/>**Setback requirements will be established once CUP for Planned Unit Development has been finalized.<br/>***Zoning Ordinance: Section 138-356</p>  | Non-compliance |
| <p>* Corner:10 ft. or greater for easements, whichever is greater applies.<br/>**Setback requirements will be established once CUP for Planned Unit Development has been finalized.<br/>***Zoning Ordinance: Section 138-356</p>   | Applied        |
| <p>* Garage:18 ft. except where greater setback is required, greater setback applies.<br/>**Setback requirements will be established once CUP for Planned Unit Development has been finalized.<br/>***Zoning Ordinance: Section 138-356</p>  | Applied        |
| <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>   | Applied        |
| SIDEWALKS  |                |
| <p>* 4 ft. wide minimum sidewalk required along North Ware Road, and both sides of all interior streets.<br/>Revisions Needed:<br/>-Finalize wording for note prior to final.<br/>**Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize prior to final.<br/>***Subdivision Ordinance: Section 134-120</p> | Non-compliance |
| <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>  | Required       |
| BUFFERS  |                |
| <p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.<br/>**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.<br/>***Landscaping Ordinance: Section 110-46</p>  | Applied        |
| <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>   | Required       |

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

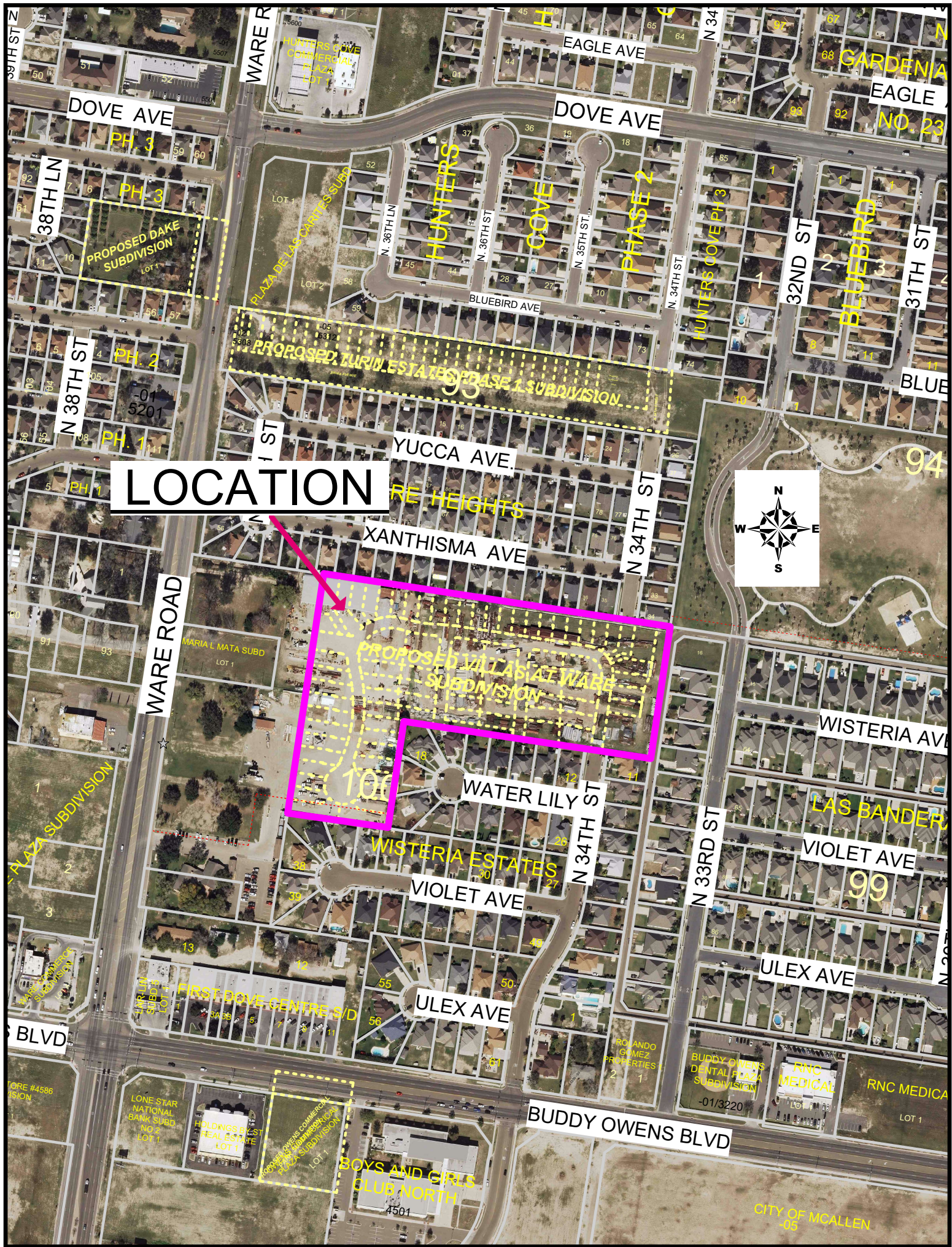
| NOTES  |                |
|--|----------------|
| <p>* No curb cut, access, or lot frontage permitted along</p> <p>Pending items:</p> <p>-Note wording for curb cut, access, or lot frontage must be finalized prior to final, requirements for note to be established once ROW requirements have been finalized.</p> <p>**Must comply with City Access Management Policy</p>  | Non-compliance |
| <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>**Currently there is a Conditional Use Permit for a Planned Unit Development in process, however not finalized. Conditional use permit process for a Planned Unit Development must be finalized prior to final.</p> <p>**Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development.</p> <p>***Zoning Ordinance: Section 138-210.</p> | Non-compliance |
| <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>  | Applied        |
| <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>  | NA             |
| <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>***Section 110-72 applies if public subdivision is proposed.</p> <p>****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>   | Required       |
| <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</p> <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Section 110-72 applies if public subdivision is proposed.</p> <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>   | Required       |
| LOT REQUIREMENTS   |                |
| <p>* Lots fronting public streets.</p> <p>Pending Items:</p> <p>-Show document # on plat for the common access easement connecting to North Ware Road and provide document for staff review prior to recording.</p> <p>***Zoning Ordinance: Section. 138-356</p>   | Non-compliance |
| <p>* Minimum lot width and lot area.</p> <p>**Currently there is a Conditional Use Permit for a Planned Unit Development in process, however not finalized. Conditional use permit process for a Planned Unit Development must be finalized prior to final.</p> <p>** Rezoning or Conditional Use Permit for Planned Unit Development required prior to final.</p> <p>** CUP for Planned Unit Development will be reviewed simultaneously with subdivision plat and requirements will/may be revised as needed.</p> <p>**Zoning Ordinance: Section 138-356</p>   | Non-compliance |

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

| <b>ZONING/CUP</b>   |                |
|---|----------------|
| <p>* Existing : R-3A(apartment residential) District Proposed: R3-T (Townhouse Residential) District</p> <p>**Currently there is a Conditional Use Permit for a Planned Unit Development in process, however not finalized. Conditional use permit process for a Planned Unit Development must be finalized prior to final.</p> <p>** Rezoning or Conditional Use Permit for Planned Unit Development required prior to final.</p> <p>** CUP for Planned Unit Development will be reviewed simultaneously with subdivision plat and requirements will/may be revised as needed.</p> <p>***Zoning Ordinance: Article V</p>   | Non-compliance |
| <p>* Rezoning Needed Before Final Approval</p> <p>**Currently there is a Conditional Use Permit for a Planned Unit Development in process, however not finalized. Conditional use permit process for a Planned Unit Development must be finalized prior to final.</p> <p>** Rezoning or Conditional Use Permit for Planned Unit Development required prior to final.</p> <p>** CUP for Planned Unit Development will be reviewed simultaneously with subdivision plat and requirements will/may be revised as needed.</p> <p>***Zoning Ordinance: Article V</p>   | Required       |
| <b>PARKS</b>  |                |
| <p>* Land dedication in lieu of fee. As per plat submitted on June 27th,2023, plat depicts 84 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office.</p>  | TBD            |
| <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on June 27th,2023, plat depicts 84 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office.</p>   | TBD            |
| <p>* Pending review by the City Managers Office. As per plat submitted on June 27th,2023, plat depicts 84 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office.</p>  | TBD            |
| <b>TRAFFIC</b>  |                |
| <p>* As per Traffic Department, Trip Generation approved no TIA required.</p>   | Applied        |
| <p>* Traffic Impact Analysis (TIA) required prior to final plat.</p> <p>**As per Traffic Department, Trip Generation approved no TIA required.</p>  | NA             |
| <b>COMMENTS</b>   |                |
| <p>Comments:</p> <p>*Must comply with City's Access Management Policy.</p> <p>*Any abandonments must be done by separate process, not by plat.</p> <p>*Engineer must clarify ownership, as submitted warranty deed and title report do not correspond, clarify prior to final.</p> <p>-Subdivision layout must be revised to comply with ROW/Pavement widths, no dead end streets without required Cul-De-Sac's, Fire and Public Works Maneuverability requirements, and other revisions as applicable to assure compliance.</p> <p>**Currently there is a Conditional Use Permit for a Planned Unit Development in process, however not finalized. Conditional use permit process for a Planned Unit Development must be finalized prior to final. Notes, requirements etc. subject to change once CUP/ Site Plan for planned unit development is finalized.</p> | Required       |

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

| RECOMMENDATION   |         |
|--|---------|
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS AND CLARIFICATION OF THE REQUESTED VARIANCES. | Applied |



LOCATION



SUB2022-0151



City of McAllen  
Planning Department  
APPLICATION FOR  
SUBDIVISION PLAT REVIEW

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

Project Description

Subdivision Name Taylor Village Subdivision  
Location north-east corner of Taylor Rd & Wanda Ave.  
City Address or Block Number 2021 S. TAYLOR RD  
Number of lots 42 Gross acres 12.51 Net acres 12.08  
Existing Zoning R-2 Proposed PUD Rezoning Applied For ☐ Yes ☒ No Date \_\_\_\_\_  
Existing Land Use Vacant Proposed Land Use 2- Duplex Irrigation District # 1  
Residential Replat Yes ☐ No ☒ Commercial Replat Yes ☐ No ☐ ETJ Yes ☐ No ☐  
Agricultural Tax Exempt Yes ☐ No ☐ Estimated Rollback tax due 8/12/2022  
Parcel No. 101914 Tax Dept. Review Montreros  
Legal Description 12.51 Acre tract at land out of lot 167 John H. Shum & Denise  
Recorded in volume 1, page 17 MATHC

Owner

Name Sergio Govelet Phone (956) 607-1762  
Address 4002 S Shum Rd Suite 550-42  
City Mission State TX Zip 78572  
E-mail escrithome@hotmail.com

Developer

Name Senac as above Phone \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Contact Person \_\_\_\_\_  
E-mail \_\_\_\_\_

Engineer

Name MAS Engineering LLC Phone (956) 537-1311  
Address 3911 N. 10<sup>th</sup> St Suite H  
City McAllen State TX Zip 78501  
Contact Person Mani A. Salinas  
E-mail msalinas@att.net

Surveyor

Name David Salinas Phone (956) 682-9081  
Address 3320 Dattoch Ave.  
City McAllen State TX Zip 78501

ENTERED

DEC 28 2022

Initial: DPA

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- \_\_\_\_\_ \$225 Preliminary Review Fee and \$75 Final Approval Fee
- \_\_\_\_\_ Title Report
- \_\_\_\_\_ 8 ½" by 11" Original Sealed Survey showing existing structures/ easements or 3 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

### PLAT TO SHOW:

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

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

Owner's Signature

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

Signature \_\_\_\_\_ Date 12/20/2022

Print Name FRANCIS LOUREIA

Owner ☐

Authorized Agent ☐

*MAS ENGINEERING, LLC*  
*TEPE FIRM NO. 15499*

January 19<sup>th</sup>, 2024

Edgar Garcia

Director of Planning & Zoning, City of McAllen

311 N 15th St.

McAllen, TX 78501

RE: Taylor Villas Subdivision

Dear Mr. Garcia,

I am writing you a letter on behalf of the owner, Mr. Sergio Govea, to request for a six (6) month extension for the Subdivision process for the above-mentioned subdivision. Your consideration for this request is greatly appreciated.

Please contact me if you need any other information.

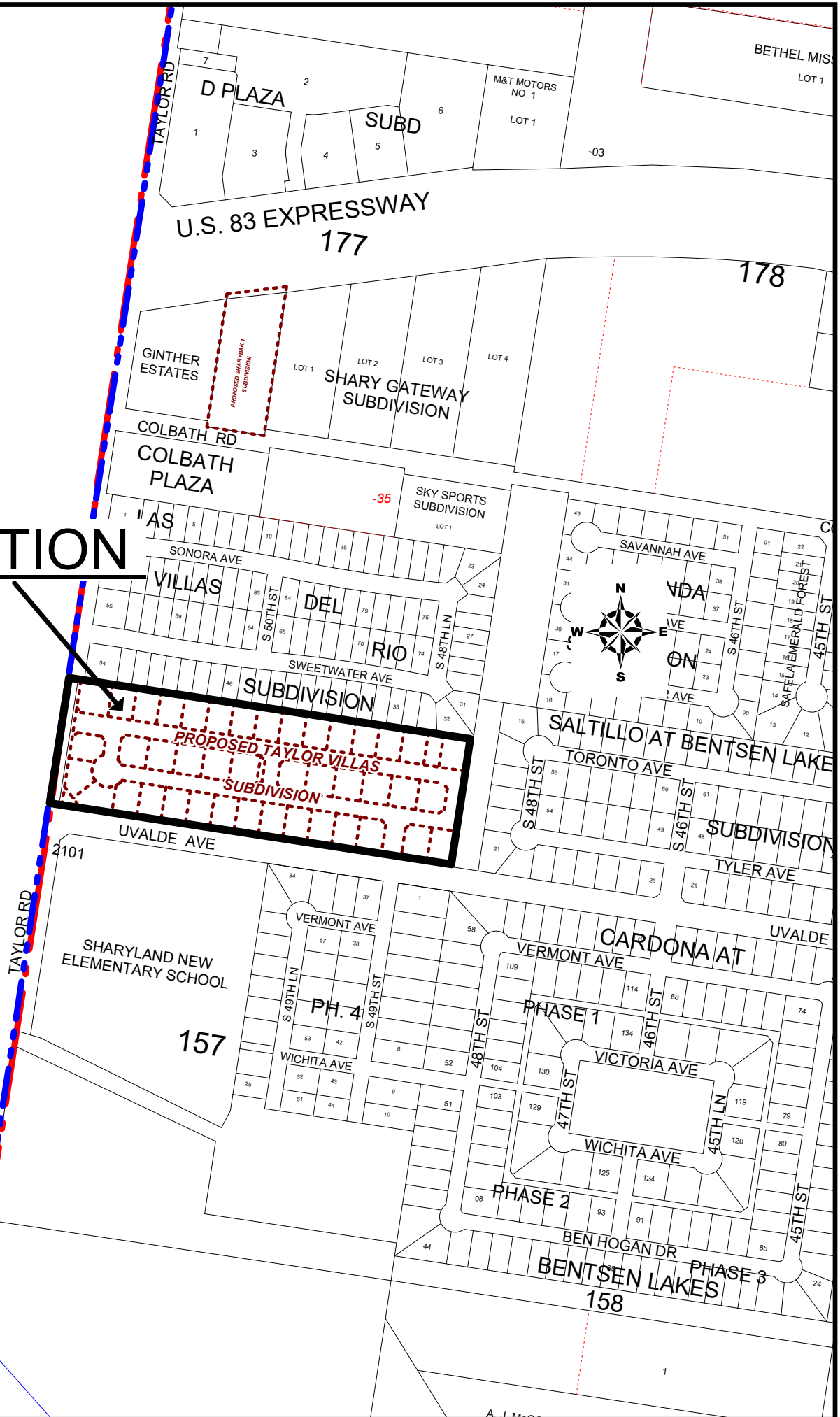
Sincerely,



Mario A. Salinas, P.E., S.I.T.

MAS Engineering, LLC.

**LOCATION**

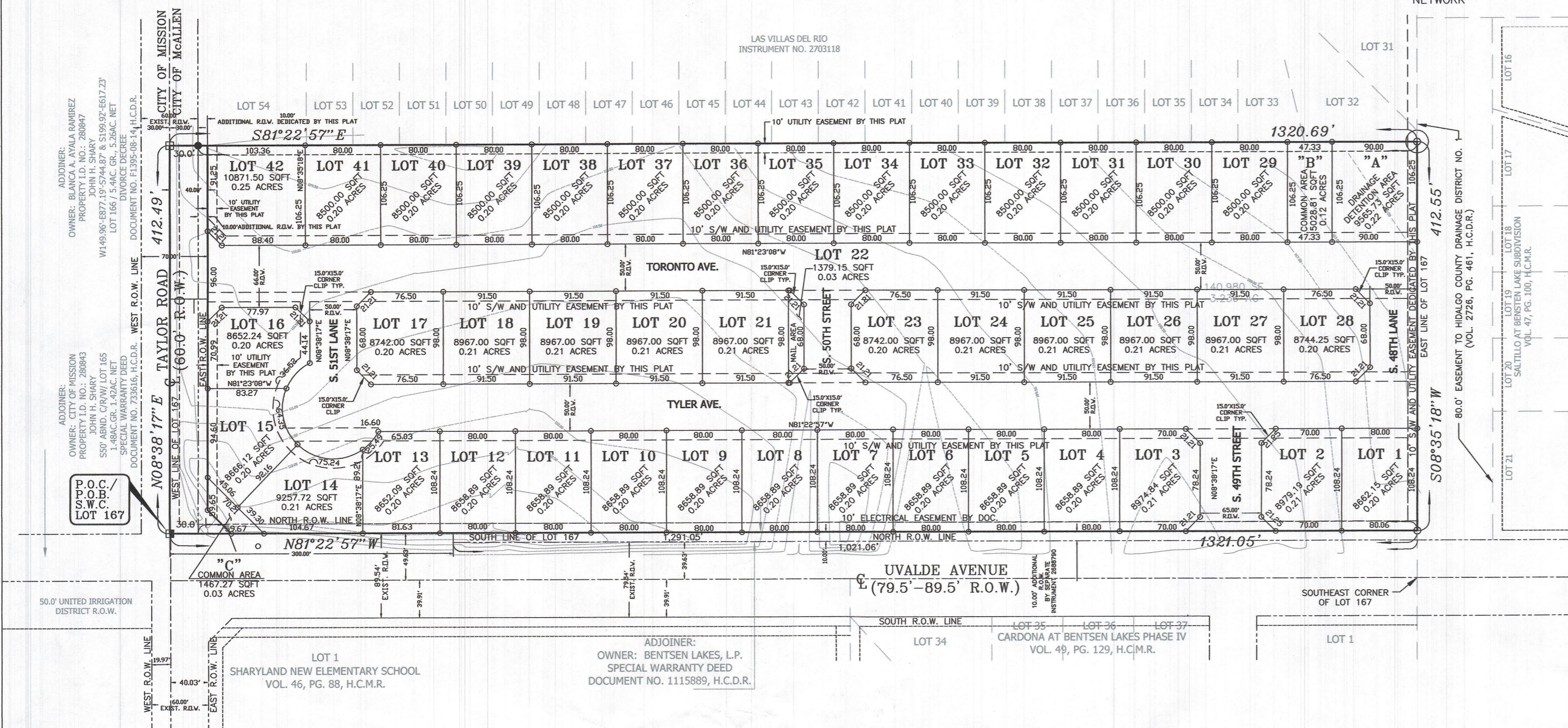


MAP  
OF  
TAYLOR VILLAS SUBDIVISION  
McALLEN, TEXAS

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

SCALE 1:100

BEARING BASIS  
TEXAS STATE PLANE  
GRID COORDINATES,  
TEXAS SOUTH ZONE  
WESTERN  
DATA SYSTEMS  
NETWORK



METES AND BOUNDS DESCRIPTION

BEING 12.51 ACRES OF LAND OUT OF LOT 167, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS HIDALGO COUNTY, TEXAS, AND BEING THE SAME LAND DESCRIBED AS 12.50 ACRES OUT OF SAID LOT 167, BY WARRANTY DEED WITH VENDOR'S LIEN FROM HARRY H. POWELL AND MARY MAY POWELL, CO-TRUSTEES OF THE HARRY H. AND MARY MAY POWELL LIVING TRUST, DATED NOVEMBER 29, 2000, RECORDED IN DOCUMENT NO. 928321, DEED RECORDS HIDALGO COUNTY, TEXAS, SAID 12.51 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A COTTON PICKER SPINDLE FOUND, THE SOUTHWEST CORNER OF THE SAID LOT 167, AND SAME BEING THE CENTERLINE OF TAYLOR ROAD FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT AND PLACE OF BEGINNING;

THENCE N 08°38'17"E ALONG THE WEST LINE OF THE SAID LOT 167 AND WITHIN THE RIGHT-OF-WAY OF TAYLOR ROAD, A DISTANCE OF 412.49 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°22'57"E ACROSS THE SAID LOT 167, SAME BEING THE NORTH LINE OF THE SAID CALLED 12.50 ACRE TRACT, PASSING AT 20.0 FEET THE DEDICATED EAST RIGHT-OF-WAY OF TAYLOR ROAD, AT 30.0 FEET TO AN IRON ROD FOUND FOR THE APPARENT EAST RIGHT-OF-WAY OF TAYLOR ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1320.69 FEET TO AN IRON ROD SET, FROM WHICH AN IRON ROD FOUND BEARS N 18°23'09"E, A DISTANCE OF 0.07 FEET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 08°35'18"W ALONG THE EAST LINE OF THE SAID LOT 167, SAME BEING THE WEST LINE OF AN 80.0 EASEMENT TO HCDD NO. 1, RECORDED IN VOLUME 2726, PAGE 461, HIDALGO COUNTY DEED RECORDS, A DISTANCE OF 412.55 FEET TO AN IRON ROD SET ON THE NORTH LINE OF A 100 FOOT UNITED IRRIGATION DISTRICT RIGHT-OF-WAY, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°22'57"W ALONG THE SOUTH LINE OF THE SAID LOT 167, SAME BEING THE NORTH LINE OF A 100 FOOT UNITED IRRIGATION DISTRICT RIGHT-OF-WAY, PASSING AT 1291.05 THE APPARENT EAST RIGHT-OF-WAY OF TAYLOR ROAD, AT 1301.05 FEET THE DEDICATED EAST RIGHT-OF-WAY OF TAYLOR ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1321.05 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 12.51 ACRES OF LAND, MORE OR LESS.

LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- FOUND COTTON PICKER SPINDLE
- SET COTTON PICKER SPINDLE

R.O.W. RIGHT OF WAY  
P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING  
H.C.D.R. HIDALGO COUNTY DEED RECORDS  
H.C.M.R. HIDALGO COUNTY MAP RECORDS

NOTES:

1. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:

- A) FRONT: 20 FT. OR GREATER FOR EASEMENTS.
- B) REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS, EXCEPT 20 FT. FOR DOUBLE FRONTING LOTS ALONG UVALDE AVE. AND SOUTH TAYLOR ROAD.
- C) INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
- D) CORNER: 10 FT. OR GREATER FOR EASEMENTS.
- E) GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

2. THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480334 0400 C, REVISED NOV. 16, 1982. FLOOD ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500 YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, (MEDIUM SHADING).

3. STORM WATER DETENTION OF \_\_\_\_ C.F. OR \_\_\_\_ AC-FT IS REQUIRED FOR THIS SUBDIVISION.

4. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE AT LEAST 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT.

5. MINIMUM 4 FT. SIDEWALK REQUIRED ON UVALDE AVE., S. TAYLOR RD., AND BOTH SIDES OF ALL INTERIOR STREETS.

6. NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.

7. 6.0 FT. OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG UVALDE AVE. AND S. TAYLOR ROAD.

8. CITY OF McALLEN BENCHMARK: MC 80 IS LOCATED ON THE SOUTH (FRONTAGE ROAD) BOUND OF EXP. 83, 80 FT. SOUTH FROM THE EOP OF THE FRONTAGE ROAD, AND 16 FT. NORTH FROM THE END OF A CANAL. THE MONUMENT IS SET APPROXIMATELY 500 FT. EAST OF TAYLOR RD. ELEV. 104.41 FT.

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

10. NO CURB CUT, ACCESS OR LOT FRONTAGE PERMITTED ON UVALDE AVE. AND S. TAYLOR ROAD.

11. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

12. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.

13. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

14. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

15. COMMON AREAS, DETENTION AREAS AND PRIVATE STREETS MUST BE MAINTAINED BY THE LOT OWNERS, AND NOT THE CITY OF McALLEN.

16. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.

17. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TAYLOR VILLAS SUBDIVISION, RECORDED AS DOCUMENT NUMBER \_\_\_\_\_, HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT OF DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.

18. 25 FT. X 25 FT. SIDE OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

STATE OF TEXAS:  
COUNTY OF HIDALGO:

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

TAYLOR VILLAS, INC.

Date

By:

Name:

Title: Manager

Address:

STATE OF TEXAS:  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY \_\_\_\_\_ OF \_\_\_\_\_, 2017

NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION

Date

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

MAYOR, CITY OF McALLEN

Date

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY:

Date

STATE OF TEXAS  
COUNTY OF HIDALGO

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

SALINAS ENGINEERING & ASSOCIATES  
CONSULTING ENGINEERS & SURVEYORS  
2221 DAFFOIL AVE.  
McALLEN, TEXAS 78501  
(956) 682-9081

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

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

MARIO A. SALINAS  
LICENSED PROFESSIONAL ENGINEER # 96611  
4037 W. EXP.83, SUITE 150  
McALLEN, TEXAS 78501

DATE

UNITED IRRIGATION DISTRICT

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

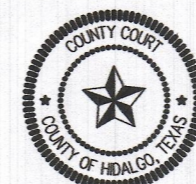
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST:

PRESIDENT

SECRETARY

DATE OF PREPARATION 12-21-22



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

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

INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TE

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

MAS ENGINEERING LLC.  
CONSULTING ENGINEERING  
FIRM NO. F-15499

4037 W. EXP.83, SUITE 150  
McALLEN, TEXAS. 78501

PH. (956) 537-1311  
E-MAIL: MSALINAS6973@ATT.NET



# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 2/1/2024

### SUBDIVISION NAME: TAYLOR VILLAS SUBDIVISION

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

S. Taylor Road: 10 ft. ROW dedication required for 40 ft. from centerline for 80 ft. ROW  
Paving: 52 ft. - 65 ft. Curb & gutter: both sides  
Revisions Needed:  
-Label referenced 70.00' as "Total ROW", prior to final, and ensure that dimension is legible, prior to final.  
\*\*Subdivision Ordinance: Section 134-105 and/or \*COM Thoroughfare Plan  
\*\*Monies must be escrowed if improvements are required prior to recording.

Non-compliance

Uvalde Avenue: 49.63 ft. from centerline for 89.54 ft. ROW existing  
Paving: 52 ft. - 65 ft. Curb & gutter: both sides  
Revisions Needed:  
-Ensure that ROW being dedicated by this plat is labeled throughout plat boundary, prior to final.  
\*\*Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan  
\*\*Monies must be escrowed if improvements are required prior to recording

Non-compliance

Interior Streets (proposed as private): 60 ft.  
Paving: 40 ft. Curb & gutter: both sides  
Revisions needed:  
- Engineer is proposing 50 ft. ROW with 40 ft. pavement plus a 10 ft. sidewalk and utility easement on both sides of streets. Please clarify prior to final.  
- Street names will be finalized prior to final.  
\*\*Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan  
\*\*Monies must be escrowed if improvements are required prior to recording

Non-compliance

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

Applied

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

NA

\* 900 ft. Block Length for R-3 Zone Districts  
Revisions needed:  
- Current Subdivision layout exceeds 900 ft. Block Length requirement for R-3 Zone Districts, revise accordingly.  
\*\*Subdivision Ordinance: Section 134-118

Non-compliance

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

NA

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

| <b>ALLEYS</b>  |                |
|--|----------------|
| ROW: 20 ft. Paving: 16 ft.<br>Revisions needed:<br>- Alley/service drive easement required for Commercial and Multi-Family properties.<br>- Must comply with Public Works Department requirements.<br>*Alley/service drive easement required for commercial properties<br>**Subdivision Ordinance: Section 134-106   | Non-compliance |
| <b>SETBACKS</b>  |                |
| * Front: 20 ft. or greater for easements, which ever is greater applies<br>Revisions needed:<br>- Revise plat note #1.A as shown above prior to final.<br>**Setback requirements will be established once CUP for Planned Unit Development has been submitted and reviewed.<br>**Zoning Ordinance: Section 138-356   | Non-compliance |
| * Rear: In accordance with the Zoning Ordinance, or greater for easements, which ever is greater applies<br>Revisions needed:<br>- Revise plat note #1.B as shown above prior to final.<br>- Proposing: Rear: In accordance with the Zoning Ordinance, or greater for easements, except 20 ft. for the double fronting lots along S. Taylor Road and Uvalde Avenue. Please clarify proposed note prior to final.<br>**Setback requirements will be established once CUP for Planned Unit Development has been submitted and reviewed.<br>**Zoning Ordinance: Section 138-356 | Non-compliance |
| * Sides: In accordance with the Zoning Ordinance, or greater for easements, which ever is greater applies<br>Revisions needed:<br>- Please revise plat note #1.C as shown above prior to final.<br>**Setback requirements will be established once CUP for Planned Unit Development has been submitted and reviewed.<br>**Zoning Ordinance: Section 138-356  | Non-compliance |
| * Corner: 10 ft. or greater for easements, which ever is greater applies<br>Revisions needed:<br>- Revise plat note #1.A as shown above prior to final.<br>**Setback requirements will be established once CUP for Planned Unit Development has been submitted and reviewed.<br>**Zoning Ordinance: Section 138-356  | Non-compliance |
| * Garage: 18 ft. except where greater setback is required; greater setback applies<br>**Setback requirements will be established once CUP for Planned Unit Development has been submitted and reviewed.<br>**Zoning Ordinance: Section 138-356   | Applied        |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN  | Required       |
| <b>SIDEWALKS</b>   |                |
| * 4 ft. wide minimum sidewalk required on S. Taylor Road, Uvalde Avenue and on both sides of all interior streets.<br>**Sidewalk requirements may increase to 5 ft. per Engineering Department , finalize wording for note prior to final.<br>**Subdivision Ordinance: Section 134-120   | Applied        |
| * Perimeter sidewalks must be built or money escrowed if not built at this time.   | Required       |

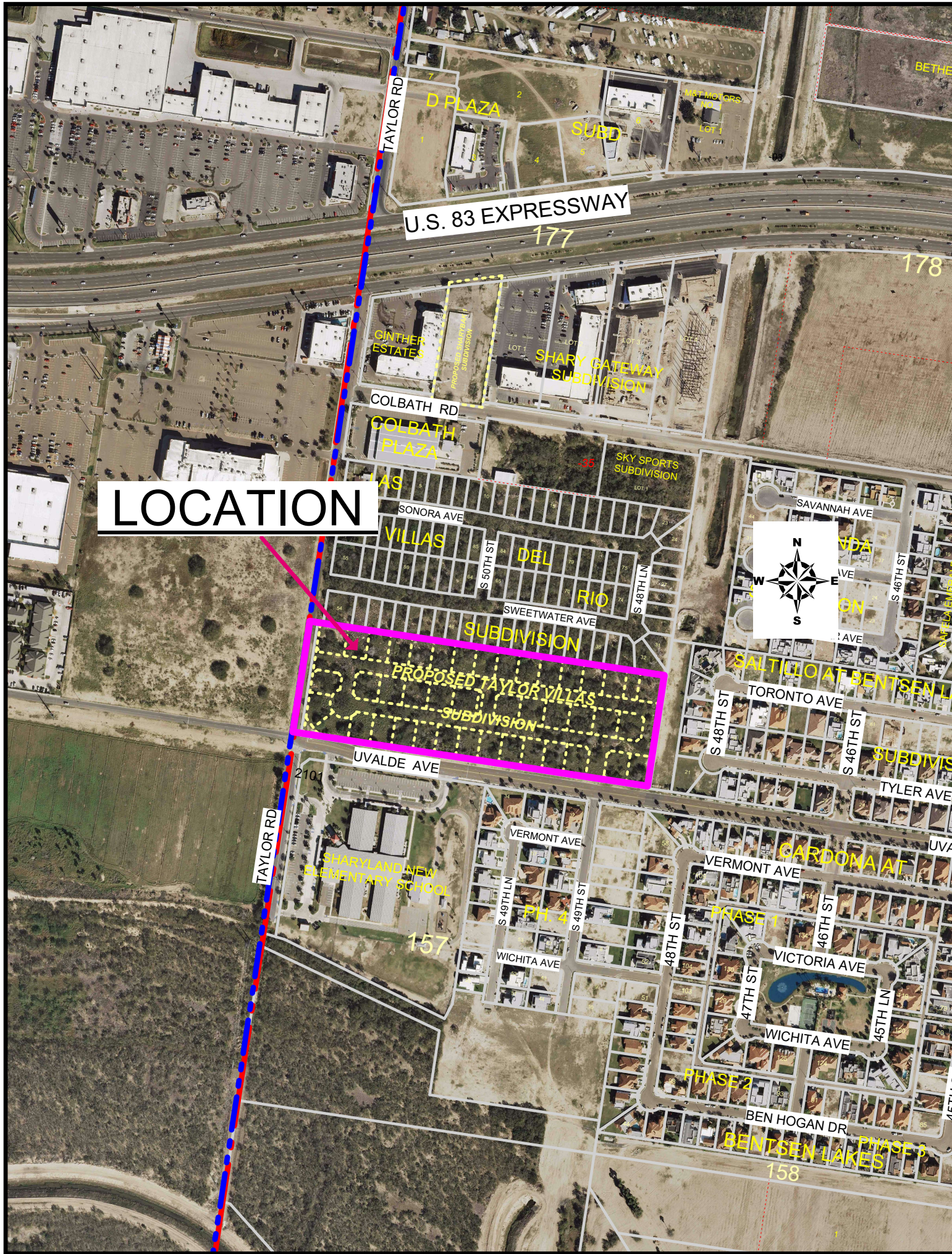
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**

| BUFFERS   |                |
|---|----------------|
| <ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Uvalde Avenue and S. Taylor Road.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>  | Applied        |
| <ul style="list-style-type: none"> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>Revisions Needed:</li> <li>Revise note #9 as shown above prior to final.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>  | Non-compliance |
| <ul style="list-style-type: none"> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>   | Required       |
| NOTES   |                |
| <ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along Uvalde Avenue and S. Taylor Road.</li> <li>**Must comply with City Access Management Policy</li> </ul>  | Applied        |
| <ul style="list-style-type: none"> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>**Overall site plan required as part of the CUP process for Planned Unit Development.</li> </ul>  | Required       |
| <ul style="list-style-type: none"> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> </ul>  | Applied        |
| <ul style="list-style-type: none"> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> </ul>  | NA             |
| <ul style="list-style-type: none"> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 134-168 applies if private subdivision is proposed.</li> <li>***Section 110-72 applies if public subdivision is proposed.</li> <li>****Landscaping Ordinance: Section 110-72</li> <li>*****Subdivision Ordinance: Section 134-168</li> </ul> | Required       |
| <ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</li> <li>***Section 134-168 applies if private subdivision is proposed.</li> <li>****Section 110-72 applies if public subdivision is proposed.</li> <li>*****Landscaping Ordinance: Section 110-72</li> <li>*****Subdivision Ordinance: Section 134-168</li> </ul>   | Required       |
| LOT REQUIREMENTS  |                |
| <ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>  | Applied        |
| <ul style="list-style-type: none"> <li>* Minimum lot width and lot area</li> <li>Revisions needed:</li> <li>- Common Area Lot "B" on plat submitted on December 28, 2022- does not meet minimum 50 ft. lot frontage requirement. Clarify and revise prior to final.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>   | Non-compliance |

| ZONING/CUP  |          |
|---|----------|
| <p>* Existing: R-2 Proposed: R-2 (Duplex-Fourplex Residential) District</p> <p>**Currently there is a Conditional Use Permit for a Planned Unit Development in process, however not finalized. Conditional use permit process for a Planned Unit Development must be finalized prior to final.</p> <p>** Rezoning or Conditional Use Permit for Planned Unit Development required prior to final.</p> <p>** CUP for Planned Unit Development will be reviewed simultaneously with subdivision plat and requirements will/may be revised as needed.</p> <p>***Zoning Ordinance: Article V</p>  | Required |
| <p>* Rezoning Needed Before Final Approval</p> <p>**Currently there is a Conditional Use Permit for a Planned Unit Development in process, however not finalized. Conditional use permit process for a Planned Unit Development must be finalized prior to final.</p> <p>*** Rezoning or Conditional Use Permit for Planned Unit Development required prior to final.</p> <p>*** CUP for Planned Unit Development will be reviewed simultaneously with subdivision plat and requirements will/may be revised as needed.</p> <p>****Zoning Ordinance: Article V</p>  | TBD      |
| PARKS   |          |
| <p>* Land dedication in lieu of fee. As per Park Department fees apply to this subdivision at a rate of \$700 per dwelling unit, this in accordance with McAllen's Park Land Dedication and Park Development Fees Ordinance.</p>  | TBD      |
| <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide number of dwelling units prior to final. Fees can go up or down, they are dependent on the number of units.</p>  | TBD      |
| <p>* Pending review by City Manager's Office.</p>   | TBD      |
| TRAFFIC   |          |
| <p>* As per Traffic Department, TIA waived.</p>   | Applied  |
| <p>* Traffic Impact Analysis (TIA) required prior to final plat.</p> <p>** As per Traffic Department, TIA waived.</p>   | NA       |
| COMMENTS  |          |
| <p>Comments:</p> <ul style="list-style-type: none"> <li>- Must comply with requirements/conditions of the Conditional Use Permit for the Planned Unit Development (PUD), if applying for the CUP. The site plan for the PUD will be recorded at such time as the plat is recorded. Cross reference notes will need to be finalized prior to final.</li> <li>- Any changes to approved site plan for Planned Unit Development may require for Conditional use permit to be amended and presented before the Planning and Zoning Commission.</li> <li>- Plat notes, setbacks, requirements, subject to be revised based on CUP for Planned Unit Development prior to final as process is reviewed simultaneously with the subdivision plat.</li> <li>- CUP for Planned Unit Development will be reviewed simultaneously with subdivision plat and requirements will/may be revised as needed.</li> </ul> <p>**Gate Details submitted on December 28, 2022 have been approved by Traffic Department.</p> <ul style="list-style-type: none"> <li>-Currently there is a Conditional Use Permit for a Planned Unit Development in process, however not finalized. Conditional use permit process for a Planned Unit Development must be finalized prior to final.</li> <li>-Any abandonments must be done by separate process, not by plat.</li> </ul> <p>**Must comply with City's Access Management Policy.</p> | Applied  |

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

| RECOMMENDATION  |         |
|---|---------|
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE PRELIMINARY 6-MONTH EXTENSION SUBJECT TO CONDITIONS NOTED, DRIANAGE, AND UTILITY APPROVALS | Applied |



LOCATION

Sub 2024-0007

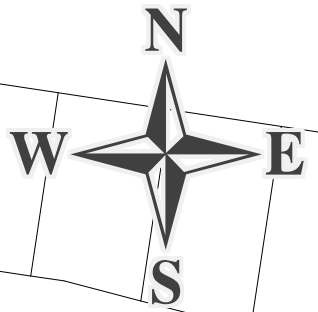
# City of McAllen

## Planning Department

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

|  |  |  |
|--|--|--|
| Project Information  | Subdivision Name <u>29th Sunrise Valley</u>  |  |
|  | Legal Description <u>1.106 acres out of Lot 47, La Lomita Irrigation &amp; Construction Co. Subdivision</u>  |  |
|  | Location <u>Southeast corner of North 29th Street and Grambling Avenue</u>   |  |
|  | City Address or Block Number: <u>8400 N. 29th St.</u>  |  |
|  | Total No. of Lots <u>2</u> Total Dwelling Units <u>2</u> Gross Acres <u>1.106</u> Net Acres <u>1.106</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>2</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 <u>    </u>   |  |
|  | Existing Land Use <u>Residential</u> Proposed Land Use <u>Residential</u>  |  |
|  | Irrigation District # <u>1</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other <u>    </u>  |  |
| Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>210514</u> |  |  |
| Estimated Rollback Tax Due <u>N/a</u> Tax Dept. Review <u>    </u>   |  |  |
| Owner  | Name <u>DMJ Family Trust</u> Phone <u>956-655-1870</u>   |  |
|  | Address <u>8400 N. 29th Street</u> E-mail <u>sotxdgn@aol.com</u>   |  |
|  | City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u>  |  |
| Developer  | Name <u>Same as Owner</u> Phone <u>    </u>  |  |
|  | Address <u>    </u> E-mail <u>    </u>   |  |
|  | City <u>    </u> State <u>    </u> Zip <u>    </u>   |  |
|  | Contact Person <u>    </u>   |  |
| Engineer   | Name <u>Spoor Engineering Consultants, Inc.</u> Phone <u>956-683-1000</u>  |  |
|  | Address <u>202 S. 4th Street</u> E-mail <u>sec@spooreng.com</u>  |  |
|  | City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>  |  |
|  | Contact Person <u>Steve Spoor, P.E.</u>  |  |
| Surveyor   | Name <u>Robles &amp; Associates - Reynaldo Robles</u> Phone <u>956-968-2422</u>  |  |
|  | Address <u>107 W. Huisache Street</u> E-mail <u>roblesandassoc@gmail.com</u>   |  |
|  | City <u>Weslaco</u> State <u>Texas</u> Zip <u>78596</u>  |  |

RECEIVED  
JAN 18 2024  
By MR



29TH ST (ROOTH RD)

GRAYSON AVE

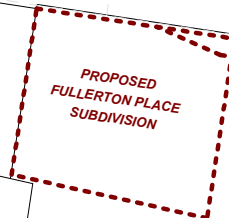
GRAMBLING AVE

FAIRMONT AVE

FULLERTON AVE

N 28TH ST

LOCATION



1

60

33

54

39

32

01

25

24

23

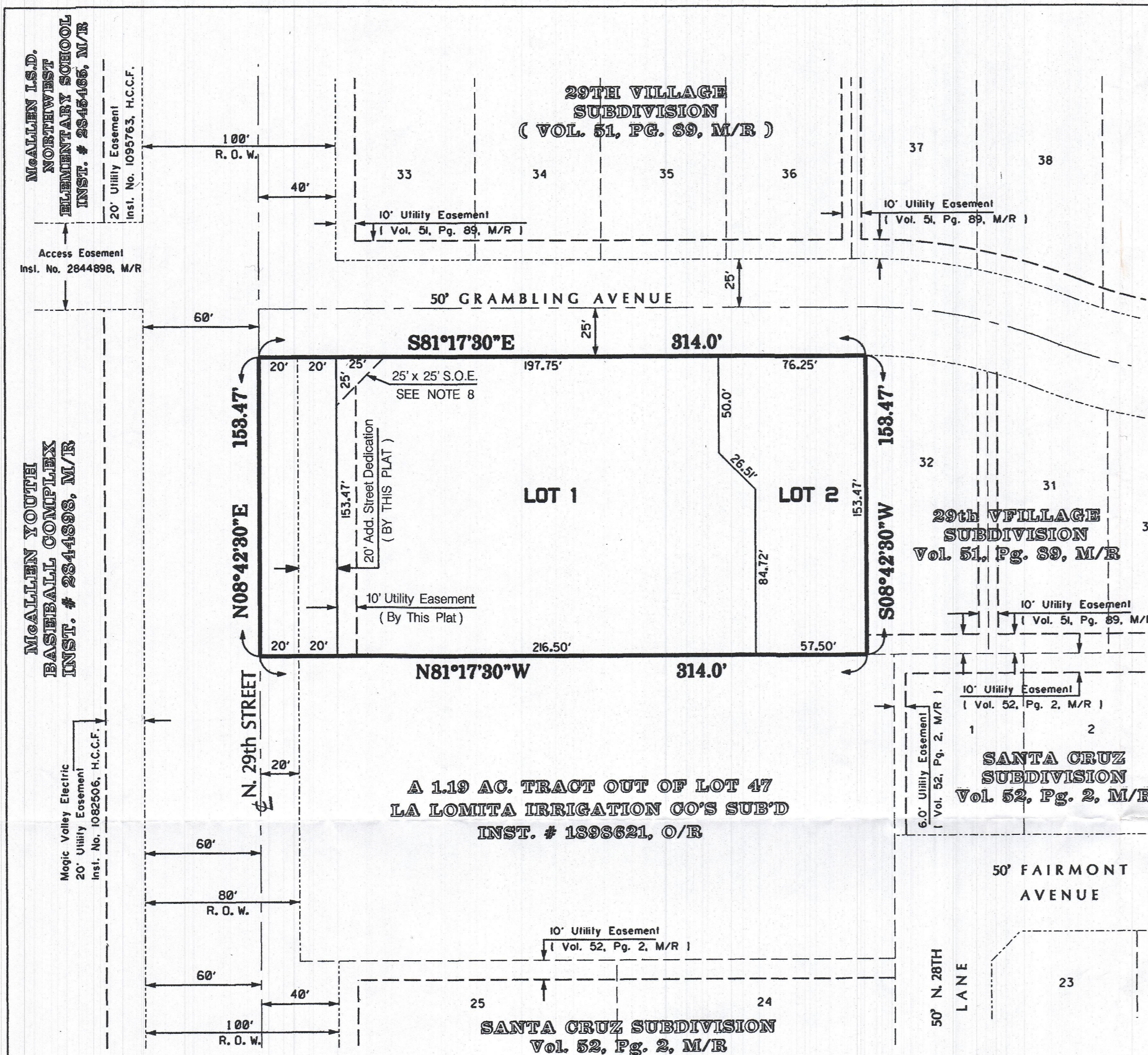
1

4

1

4

PROPOSED  
FULLERTON PLACE  
SUBDIVISION



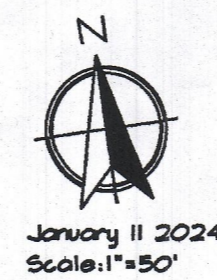
### NOTES:

- 1.) MINIMUM BUILDING SETBACK LINE SHALL AS FOLLOWS:  
FRONT- 25.0 FEET  
REAR- 10.0 FEET OR GREATER FOR EASEMENTS  
SIDE- 6.0 FEET, EXCEPT 10.0 FEET ADJACENT TO STREET,  
GARAGE- 18.0 FEET. EXCEPT WHERE GREATER SETBACK IS  
REQUIRED.
- 2.) MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE  
CENTERLINE OF PAVEMENT MEASURED AT FRONT CENTER OF LOT.
- 3.) THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP,  
COMMUNITY PANEL No. 480334 0325 D, REVISED JUNE 06, 2000.
- 4.) A 4.0 MIN. FEET SIDEWALK REQUIRED ALONG THE EAST SIDE  
OF N. 29TH STREET AND GRAMBLING AVE.
- 5.) A 6' BUFFER OPAQUE IS REQUIRED FROM ADJACENT/BETWEEN  
MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL  
ZONES/USES. AN 8" MASONRY WALL IS REQUIRED BETWEEN SINGLE  
FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR  
MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 6.) AN ENGINEERED DETENTION PLAN APPROVED BY CITY'S  
ENGINEERING DEPT IS REQUIRED PRIOR TO APPLICATION  
FOR BUILDING PERMIT.
- 7.) BENCHMARK- STATION NAME MC 48 SET BY ARANDA AND  
ASSOCIATES, LOCATED AT THE SOUTHWEST CORNER OF  
N. WARE RD. AND MILE 5 RD. ELEV.=115.95 FT. (NAVD 88).
- 8.) S.O.E.- DENOTES SIGHT OBSTRUCTION EASEMENT. (BY THIS PLAT)

### METES & BOUNDS

A 1.106 ACRE TRACT OF LAND OUT OF LOT 47, LA LOMITA IRRIGATION AND  
CONSTRUCTION COMPANY'S SUBDIVISION OF PORCIONES 61, 62, AND 63, HIDALGO  
COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 24, PAGE 68, DEED  
RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the West line of said Lot 47, South 08 Deg. 42 Min. 30 Sec. West, 902.53  
feet from the northwest corner of Lot 47, for the northwest corner of the following described tract of  
land; said point being in North 29th Street;  
THENCE, parallel to the North line of Lot 47, South 81 Deg. 17 Min. 30 Sec. East, at 20.0 feet pass the  
original East line of North 29th Street, at 40.0 feet pass a found 1/2 inch iron rod, and at 314.0 feet in all  
to a found 1/2 inch iron rod for the northeast corner hereof;  
THENCE, parallel to the West line of Lot 47, South 08 Deg. 42 Min. 30 Sec. West, 153.47 feet to a  
found 1/2 inch iron rod for the southeast corner hereof;  
THENCE, parallel to the North line of Lot 47, North 81 Deg. 17 Min. 30 Sec. West, at 274.0 feet pass a  
found 1/2 inch iron rod, at 294.0 feet pass the original East right of way line of North 29th Street, and at  
314.0 feet in all to a point on the West line of Lot 47 for the southwest corner hereof;  
THENCE, with the West line of Lot 47, in North 29th Street, North 08 Deg. 42 Min. 30 Sec. East,  
153.47 feet to the POINT OF BEGINNING. Containing 1.106 acres of land, more or less, of which the  
West 20.0 feet, comprising 0.070 acre, lies in North 29th Street.



## MAP OF 29TH SUNRISE VILLAGE SUBDIVISION

BEING A SUBDIVISION OF A 1.106 ACRE TRACT OF LAND OUT OF LOT 47,  
LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION  
OF PORCIONES 61, 62 & 63,  
HIDALGO COUNTY, TEXAS,  
ACCORDING TO PLAT RECORDED IN VOL. 24, PG. 68, DEED RECORDS,  
HIDALGO COUNTY, TEXAS.

### STATE OF TEXAS: COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS 29TH SUNRISE VILLAGE 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 (WE) WILL CAUSE TO BE INSTALLED THEREON,  
SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN,  
ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT HEREOF, OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE  
CITY OF MCALLEN.

By: Maria Juanita Dominguez,  
Co - Trustees of the DMJ  
Family Trust

By: Damaso Dominguez Jr.,  
Co - Trustees of the DMJ  
Family Trust

### STATE OF TEXAS: COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAMASO DOMINGUEZ, Jr. & MARIA JUANITA DOMINGUEZ, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

### STATE OF TEXAS: COUNTY OF HIDALGO:

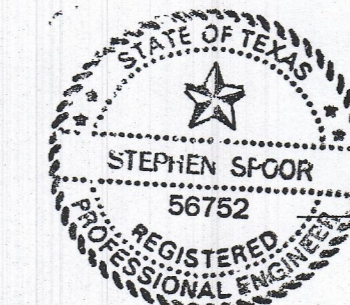
I, REYNALDO ROBLES, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR #4032 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND  
CORRECTLY MADE, AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES, RPLS # 4032  
ROBLES AND ASSOCIATE, PLLC  
107 W. HUISACHE ST.  
WESLACO, TEXAS 78596  
TBPELS FIRM No. 10096700

DATE

### STATE OF TEXAS: COUNTY OF HIDALGO:

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



01-11-24  
REGISTERED PROFESSIONAL ENGINEER  
P. E. REGISTRATION No. 56752

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

MAYOR, CITY OF MCALLEN

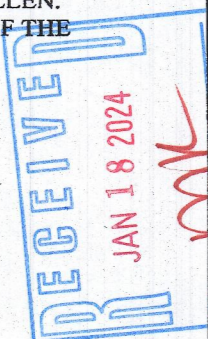
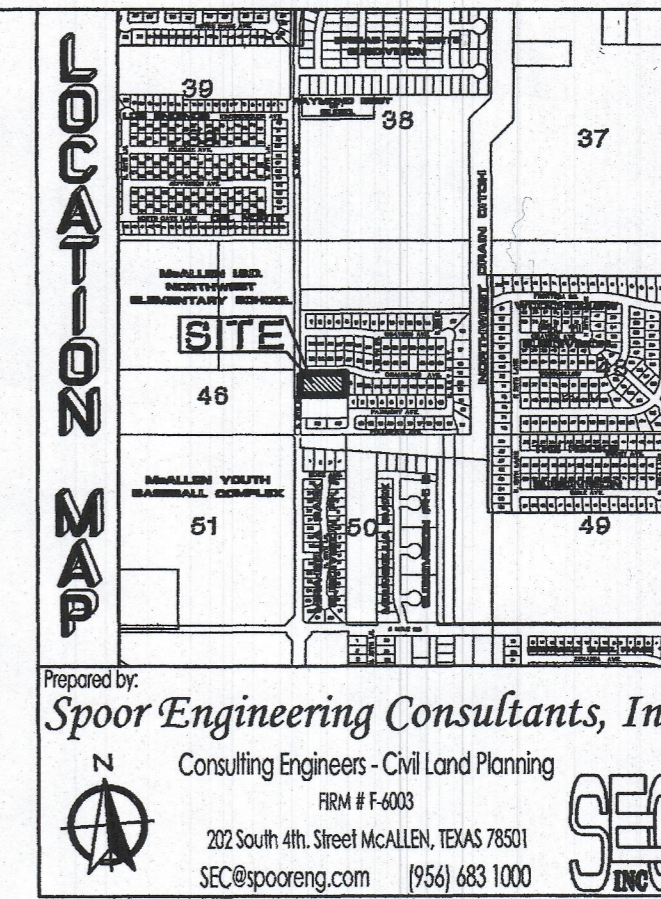
DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 2/1/2024

### SUBDIVISION NAME: 29TH SUNRISE VALLEY

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

North 29th Street: Dedication as needed for 100 ft. total ROW.

Paving : 65 ft. Curb & gutter: Both Sides

Revisions Needed:

-Provide document numbers on plat regarding any existing dedication or acquisitions as applicable prior to final as well as documents for staff review.. Dedication requirements to be established once ROW details regarding existing dedications are provided, finalize prior to final.

-Label any existing ROW;s as Existing ROW, as applicable prior to final.

-Label ROW after accounting for dedication as Total ROW, prior to final.

-Label ROW from centerline to new plat boundary, prior to final.

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

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

Grambling Avenue: Dedication as needed for 50 feet total ROW.

Paving: 32 ft. Curb & gutter: Both Sides

Revisions Needed:

-Provide document numbers on plat regarding any existing dedication or acquisitions as applicable prior to final.

-Include reference to ROW in regards to Grambling Avenue, prior to final.

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

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

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

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

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

\* 1,200 ft. Block Length.

\*\*Subdivision Ordinance: Section 134-118

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

\*\*Subdivision Ordinance: Section 134-118

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

\*\*Subdivision Ordinance: Section 134-105

Non-compliance

Non-compliance

NA

Compliance

NA

NA

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

| ALLEYS  |                |
|---|----------------|
| <p>ROW: 20 ft. Paving: 16 ft.</p> <p><b>**Service Street:</b> 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.</p> <p><b>**Alley/service drive easement</b> required for commercial and multi-family properties.</p> <p><b>***Subdivision Ordinance:</b> Section 134-106</p>  | TBD            |
| SETBACKS  |                |
| <p><b>* Front:</b><br/> Lot 1: 45 ft. or in line with average setbacks of existing structures or greater for easements, whichever is greater applies.<br/> Lot 2: 25 feet or greater for easements.<br/> Revisions Needed:<br/> -Revise front setback note as shown above prior final.<br/> <b>*Proposing:</b> 25.0 Feet.<br/> <b>**Zoning Ordinance:</b> Section 138-356 &amp; 367, 134-106</p> <p><b>* Rear:</b> 10 feet or greater for easements.<br/> <b>**Zoning Ordinance:</b> Section 138-356</p> <p><b>* Sides:</b> 6 feet or greater for easements<br/> Revisions Needed:<br/> -Revise side setback note as shown above prior final.<br/> <b>*Proposing:</b> 6.0 feet, except 10.0 feet adjacent to street.<br/> <b>**Zoning Ordinance:</b> Section 138-356</p> <p><b>* Corner:</b> 10 feet or greater for easements.<br/> Revisions Needed:<br/> -Add corner setback note as shown above prior final.<br/> <b>*Proposing:</b> 6.0 feet, except 10.0 feet adjacent to street.<br/> <b>**Zoning Ordinance:</b> Section 138-356</p> <p><b>* Garage:</b> 18 ft. except where greater setback is required, greater setback applies.<br/> Revisions Needed:<br/> -Revise garage setback note as shown above prior final.<br/> <b>**Proposing:</b> 18 ft. except where greater setback is required.<br/> <b>***Zoning Ordinance:</b> Section 138-356</p> <p><b>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</b></p> | Non-compliance |
|   | Applied        |
|   | Non-compliance |
|   | Non-compliance |
|   | Non-compliance |
|   | Applied        |
| SIDEWALKS   |                |
| <p><b>* 4 ft. wide minimum sidewalk</b> required along North 29th Street and Grambling Avenue.<br/> Revision Needed:<br/> -Revise setback note as shown above, prior to final.<br/> <b>*Proposing:</b> A 4.0 min. feet sidewalk required along the east side of N.29th street and Grambling Ave.<br/> <b>**Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final.</b><br/> <b>***Subdivision Ordinance:</b> Section 134-120</p>  | Non-compliance |

**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       |
| <b>BUFFERS</b>  |                |
| * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.<br>**Landscaping Ordinance: Section 110-46   | Applied        |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.<br>**Landscaping Ordinance: Section 110-46  | Applied        |
| *Perimeter buffers must be built at time of Subdivision Improvements.   | Required       |
| <b>NOTES</b>  |                |
| * No curb cut, access, or lot frontage permitted along North 29th Street.<br>Revisions Needed:<br>-Include note as shown above, prior to final.<br>**Must comply with City Access Management Policy   | Non-compliance |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance.<br>**If proposed use requires a conditional use permit site plan must be approved and presented before the planning and zoning commission. Engineer must clarify proposed use of both lots as they may require conditional use permits, finalize CUP requirements as applicable prior to final.   | Required       |
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.  | NA             |
| * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.  | Applied        |
| * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.<br>**Section 134-168 applies if private subdivision is proposed.<br>***Section 110-72 applies if public subdivision is proposed.<br>****Landscaping Ordinance: Section 110-72<br>*****Subdivision Ordinance: Section 134-168 | Applied        |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.<br>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.<br>***Section 134-168 applies if private subdivision is proposed.<br>****Section 110-72 applies if public subdivision is proposed.<br>*****Landscaping Ordinance: Section 110-72<br>*****Subdivision Ordinance: Section 134-168   | Applied        |
| <b>LOT REQUIREMENTS</b>   |                |
| * Lots fronting public streets.<br>**Subdivision Ordinance: Section 134-1   | Compliance     |
| * Minimum lot width and lot area.<br>Revisions Needed:<br>-Please include lot square footages on plat, prior to final.<br>**Zoning Ordinance: Section 138-356   | Non-compliance |

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

| <b>ZONING/CUP</b>   |          |
|---|----------|
| <p>* Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential</p> <p>**If proposed use requires a conditional use permit site plan must be approved and presented before the planning and zoning commission. Engineer must clarify proposed use of both lots as they may require conditional use permits, finalize CUP requirements as applicable prior to final.</p> <p>***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval</p> <p>**Proposed zoning is compliant with current zoning.</p> <p>***Zoning Ordinance: Article V</p>  | Required |
|   | Applied  |
| <b>PARKS</b>  |          |
| <p>* Land dedication in lieu of fee. As per plat submitted on January 18th,2024 a total of 2 lots proposed park fees total to \$1,400 (\$700 X2 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.</p> <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on January 18th,2024 a total of 2 lots proposed park fees total to \$1,400 (\$700 X2 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.</p> <p>* Pending review by the City Manager's Office. As per plat submitted on January 18th,2024 a total of 2 lots proposed park fees total to \$1,400 (\$700 X2 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.</p> | NA       |
|   | Required |
|   | NA       |
| <b>TRAFFIC</b>  |          |
| <p>* As per Traffic Department, Trip Generation for 2-lot Single Family subdivision is waived.</p> <p>* Traffic Impact Analysis (TIA) required prior to final plat.</p> <p>** As per Traffic Department, Trip Generation for 2-lot Single Family subdivision is waived.</p>   | Applied  |
|   | No       |
| <b>COMMENTS</b>   |          |
| <p>Comments:</p> <ul style="list-style-type: none"> <li>-Must comply with City's Access Management Policy.</li> <li>- Any abandonments must be done by separate process, not by plat.</li> <li>- If proposed use requires a conditional use permit site plan must be approved and presented before the planning and zoning commission. Engineer must clarify proposed use of both lots as they may require conditional use permits, finalize CUP requirements as applicable prior to final.</li> </ul>  | Applied  |
| <b>RECOMMENDATION</b>   |          |
| <p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.</p>   | Applied  |

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

VISION

CHEZ  
MENTARY

LOCATION



29TH ST (ROOTH RD)

N 28TH ST

GRAYSON AVE

GRAMBLING AVE

FAIRMONT AVE

FULLERTON AVE

TERRANOVA SUBDIVISION

PROPOSED  
FULLERTON PLACE  
SUBDIVISION

DUKE AVE

29TH

SUB

SANTA C

FUL

1

4

1

4

17

60

33

54

39

32

01

25

24


23

-07  
8400

-01  
8312

-07

-21



# City of McAllen

## Planning Department

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

|  |  |  |
|--|--|--|
| Project Information  | Subdivision Name <u>Havest Cove Subdivision Phase II</u>   |  |
|  | Legal Description <u>17.438 acres, being out of Lots 138 &amp; 137, La Lomita Irrigation &amp; 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 North Ware Road (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 &amp; 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 &amp; Rene Salinas Ramirez</u>   |  |
| Engineer   | Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>  |  |
|  | Address <u>115 West McIntyre Street</u> E-mail <u>mario@meldenandhunt.com / beto@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 &amp; Della Robles</u>  |  |
| Surveyor   | Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>  |  |
|  | Address <u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>   |  |
|  | City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>   |  |

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

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

### **PLAT TO SHOW:**

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

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

Owner(s) Signature(s)

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

Signature  Date January 22, 2024

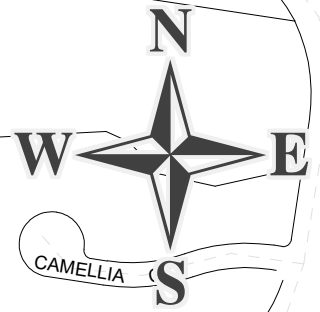
Print Name Mario A. Reyna, P.E.

Owner ☐ Authorized Agent ☒

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

43RD ST

127



HARVEY DR

HARVEY CIR

WHITEWING

LOCATION



84

41ST ST

WHITEWING AVE

PRO

C

SUBDIVIS

138

**PROPOSED HARVEST AT WARE P  
SUBDIVISION**

Warrior Dr (Vine Av)

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 RECORD NUMBER 3334895, HIDALGO COUNTY OFFICIAL  
RECORDS, SAID 17.438 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A N.O. 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 N.O. 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 N.O. 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 N.O. 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 N.O. 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 N.O. 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 N.O. 4 REBAR SET FOR THE  
NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;

4. THENCE, S 72° 30' 00" W A DISTANCE OF 103.95 FEET TO A N.O. 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 N.O. 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 N.O. 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 N.O. 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 N.O. 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 N.O. 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 N.O. 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 N.O. 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 N.O. 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 N.O. 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 N.O. 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 N.O. 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 N.O. 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 N.O. 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 N.O. 4 REBAR SET FOR THE  
SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;

19. THENCE, N 81° 24' 44" W A DISTANCE OF 508.10 FEET TO A N.O. 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 N.O. 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 N.O. 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 N.O. 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 N.O. 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 N.O. 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.

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: \_\_\_\_\_

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  
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:

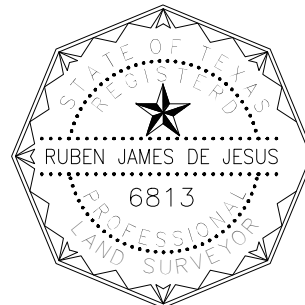
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY  
CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

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

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

| Line Table |                 |        | Line Table |                 |        | Line Table |                 |        | Line Table |                 |         |
|------------|-----------------|--------|------------|-----------------|--------|------------|-----------------|--------|------------|-----------------|---------|
| Line #     | Direction       | Length | Line #     | Direction       | Length | Line #     | Direction       | Length | Line #     | Direction       | Length  |
| "S135"     | N 72° 30' 00" E | 20.00' | "S172"     | N 08° 00' 03" E | 23.21' | "S210"     | N 16° 00' 32" E | 15.00' | "S248"     | N 08° 00' 00" E | 20.66'  |
| "S136"     | N 82° 30' 00" E | 28.28' | "S173"     | N 08° 00' 03" E | 20.86' | "S211"     | N 34° 59' 14" E | 23.18' | "S249"     | S 08° 00' 00" W | 22.00'  |
| "S137"     | N 71° 00' 00" E | 47.67' | "S174"     | N 08° 00' 03" E | 20.39' | "S212"     | N 57° 00' 00" W | 52.08' | "S250"     | N 16° 28' 01" E | 20.00'  |
| "S138"     | N 60° 00' 00" E | 70.58' | "S175"     | N 08° 00' 00" E | 21.39' | "S213"     | S 57° 00' 00" E | 43.62' | "S251"     | N 08° 35' 16" E | 21.56'  |
| "S139"     | N 48° 00' 00" E | 77.49' | "S176"     | N 08° 00' 03" E | 20.91' | "S214"     | N 59° 00' 00" W | 36.87' | "S252"     | S 08° 35' 16" W | 105.57' |
| "S140"     | N 41° 00' 00" E | 76.21' | "S177"     | N 08° 00' 03" E | 20.43' | "S215"     | S 63° 00' 00" E | 32.90' | "S253"     | N 09° 00' 00" E | 23.25'  |
| "S141"     | N 36° 00' 00" E | 41.88' | "S178"     | N 08° 00' 03" E | 21.53' | "S216"     | S 63° 00' 00" E | 20.40' | "S254"     | N 48° 00' 00" E | 40.73'  |
| "S142"     | N 22° 00' 00" E | 21.83' | "S179"     | N 08° 00' 00" E | 21.45' | "S217"     | S 48° 30' 00" E | 20.04' | "S255"     | N 09° 00' 00" E | 33.25'  |
| "S143"     | N 30° 00' 00" E | 28.21' | "S180"     | N 08° 00' 03" E | 20.98' | "S218"     | S 26° 00' 00" E | 20.00' | "S256"     | N 09° 00' 00" E | 21.96'  |
| "S144"     | N 10° 00' 00" E | 19.19' | "S181"     | N 05° 30' 00" E | 20.53' | "S219"     | N 04° 00' 00" E | 20.00' | "S257"     | N 38° 00' 00" E | 24.03'  |
| "S145"     | N 08° 30' 00" E | 33.99' | "S182"     | N 08° 00' 00" W | 23.75' | "S220"     | N 32° 30' 00" E | 20.00' | "S258"     | S 09° 00' 00" W | 28.96'  |
| "S146"     | N 08° 00' 00" E | 24.31' | "S183"     | S 34° 00' 00" E | 28.71' | "S221"     | N 44° 00' 00" E | 20.38' | "S259"     | N 09° 00' 00" E | 34.36'  |
| "S147"     | N 08° 00' 00" E | 21.03' | "S184"     | S 65° 00' 00" E | 28.68' | "S222"     | N 44° 00' 00" E | 51.38' | "S260"     | N 09° 00' 00" E | 23.48'  |
| "S148"     | N 08° 00' 00" E | 24.04' | "S185"     | S 81° 24' 44" E | 21.54' | "S223"     | N 41° 00' 00" E | 49.69' | "S261"     | N 07° 30' 00" E | 22.50'  |
| "S149"     | N 08° 00' 00" E | 33.52' | "S186"     | S 81° 00' 00" E | 21.87' | "S224"     | N 25° 00' 00" E | 40.85' | "S262"     | N 00° 00' 00" E | 28.05'  |
| "S150"     | N 08° 00' 00" E | 27.52' | "S187"     | S 81° 00' 00" E | 22.21' | "S225"     | N 16° 00' 00" E | 31.69' | "S263"     | N 14° 00' 00" W | 36.84'  |
| "S151"     | N 08° 00' 00" E | 44.06' | "S188"     | S 81° 24' 44" E | 21.73' | "S226"     | N 09° 00' 00" E | 24.47' | "S264"     | S 14° 00' 00" E | 55.55'  |
| "S152"     | N 08° 00' 02" E | 32.06' | "S189"     | S 09° 01' 30" W | 34.19' | "S227"     | N 08° 55' 02" E | 21.99' | "S265"     | S 25° 00' 00" E | 60.12'  |
| "S153"     | N 21° 00' 00" W | 36.63' | "S190"     | N 08° 35' 16" E | 34.19' | "S228"     | N 09° 00' 00" E | 23.99' | "S266"     | S 35° 00' 00" E | 61.76'  |
| "S154"     | N 08° 00' 04" E | 14.25' | "S191"     | S 81° 00' 00" E | 19.72' | "S229"     | N 08° 59' 06" E | 20.32' | "S267"     | S 53° 00' 00" E | 51.50'  |
| "S155"     | N 62° 24' 44" E | 47.67' | "S192"     | S 09° 00' 00" W | 23.79' | "S230"     | N 09° 00' 00" E | 22.32' | "S268"     | S 73° 05' 10" E | 34.77'  |
| "S156"     | N 08° 00' 01" E | 41.05' | "S193"     | S 09° 00' 00" W | 24.02' | "S231"     | N 09° 00' 00" E | 20.65' | "S269"     | S 67° 30' 00" E | 20.14'  |
| "S157"     | N 08° 00' 01" E | 52.05' | "S194"     | S 09° 00' 00" W | 24.35' | "S232"     | N 09° 00' 00" E | 22.65' | "S270"     | S 54° 30' 00" E | 20.00'  |
| "S158"     | N 39° 24' 44" E | 77.49' | "S195"     | S 09° 00' 00" W | 24.69' | "S233"     | N 09° 00' 00" E | 22.99' | "S271"     | S 39° 00' 00" E | 20.01'  |
| "S159"     | N 08° 00' 02" E | 23.98' | "S196"     | S 09° 00' 53" W | 22.28' | "S234"     | N 09° 00' 00" E | 24.99' | "S272"     | S 39° 00' 00" E | 20.00'  |
| "S159"     | N 08° 00' 01" E | 39.98' | "S197"     | N 09° 00' 00" E | 22.61' | "S235"     | S 81° 00' 00" E | 19.20' | "S273"     | S 24° 24' 41" E | 20.00'  |
| "S160"     | N 08° 00' 02" E | 23.54' | "S198"     | S 09° 00' 15" W | 21.61' | "S236"     | S 81° 00' 00" E | 18.68' | "S274"     | S 12° 00' 00" E | 20.00'  |
| "S161"     | N 08° 00' 02" E | 28.54' | "S199"     | N 08° 35' 16" E | 21.94' | "S237"     | S 08° 00' 00" W | 21.90' | "S275"     | S 00° 30' 00" W | 20.00'  |
| "S162"     | N 08° 00' 03" E | 21.49' | "S200"     | N 09° 00' 00" E | 20.45' | "S238"     | N 81° 24' 44" W | 15.00' | "S276"     | N 13° 23' 15" E | 20.00'  |
| "S163"     | N 08° 00' 03" E | 23.04' | "S201"     | N 08° 35' 16" E | 20.76' | "S239"     | N 81° 24' 44" W | 15.00' | "S277"     | N 25° 56' 34" E | 20.00'  |
| "S164"     | N 08° 00' 02" E | 32.81' | "S202"     | N 13° 30' 00" E | 20.45' | "S240"     | S 08° 00' 00" W | 21.53' | "S278"     | N 38° 30' 00" E | 20.00'  |
| "S165"     | N 08° 00' 02" E | 28.81' | "S203"     | N 18° 00' 00" E | 21.09' | "S241"     | N 08° 00' 00" E | 21.05' | "S279"     | N 51° 30' 00" E | 20.00'  |
| "S166"     | N 08° 00' 02" E | 35.24' | "S204"     | N 18° 00' 00" E | 29.09' | "S242"     | N 08° 35' 16" E | 20.57' | "S280"     | N 64° 00' 00" E | 20.00'  |
| "S167"     | N 08° 00' 02" E | 31.24' | "S205"     | N 14° 50' 54" E | 27.81' | "S243"     | N 08° 00' 00" E | 20.10' | "S281"     | N 78° 00' 00" E | 20.39'  |
| "S168"     | N 08° 00' 02" E | 29.72' | "S206"     | N 08° 11' 37" E | 28.65' | "S244"     | S 08° 00' 00" W | 21.10' | "S282"     | N 71° 00' 00" E | 60.02'  |
| "S169"     | N 08° 00' 02" E | 35.72' | "S207"     | N 00° 39' 36" E | 29.12' | "S245"     | N 08° 35' 16" E | 20.62' |            |                 |         |
| "S170"     | N 08° 00' 02" E | 26.35' | "S208"     | N 00° 00' 00" E | 32.82' | "S246"     | N 08° 35' 16" E | 20.14' |            |                 |         |
| "S171"     | N 08° 00' 02" E | 31.35' | "S209"     | N 00° 00' 00" E | 17.17' | "S247"     | S 08° 00' 00" W | 21.14' |            |                 |         |

**P.O.C.**  
N.W. COR  
LOT 138

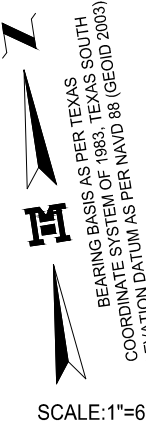
THE VILLAGE OF WESTLAKES UNIT II  
VOLUME 29, PAGE 198, H.C.M.R.

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.

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"       | 10.78  | 320.00 | 00°1' 55' 34"  | S16° 20' 41"E   | 10.78        | 5.38    |
| "C12"       | 60.60  | 320.00 | 10°7' 32' 15"  | N69° 09' 01"W   | 516.25       | 436.72  |
| "C13"       | 183.61 | 320.00 | 03°2' 58' 49"  | S40° 38' 37"W   | 181.10       | 94.41   |
| "C14"       | 411.25 | 200.00 | 11°7' 48' 28"  | N83° 06' 47"E   | 342.53       | 331.63  |
| "C15"       | 166.77 | 220.00 | 04°3' 25' 55"  | N59° 41' 46"W   | 162.80       | 87.62   |
| "C16"       | 16.34  | 46.00  | 02°0' 21' 16"  | S88° 24' 38"W   | 16.26        | 8.26    |
| "C17"       | 94.25  | 60.00  | 09°0' 00" 00"  | S53° 35' 16"W   | 86.85        | 60.00   |
| "C18"       | 87.05  | 350.00 | 014° 15' 00"   | N74° 17' 14"W   | 86.82        | 43.75   |
| "C19"       | 157.29 | 300.00 | 03°00' 02' 25" | N82° 10' 56"E   | 155.50       | 80.50   |
| "C20"       | 258.05 | 200.00 | 06°4' 17' 00"  | S65° 03' 39"W   | 244.73       | 144.51  |

## LOT AREA TABLES

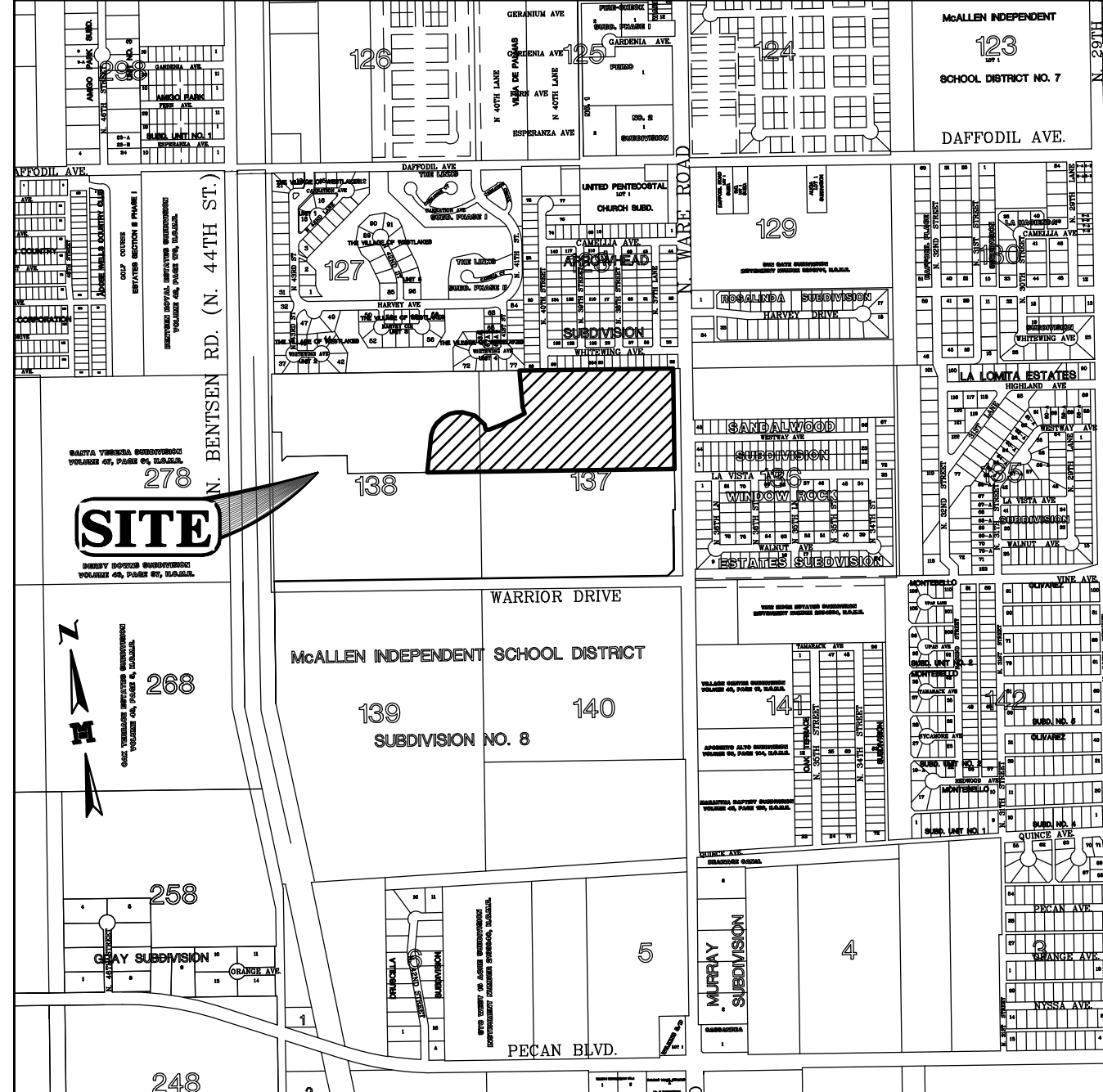
| Lot Area Table |          |       | Lot Area Table |          |       | Lot Area Table |          |       |
|----------------|----------|-------|----------------|----------|-------|----------------|----------|-------|
| Lot #          | SQ. FT.  | Area  | Lot #          | SQ. FT.  | Area  | Lot #          | 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            | 10049.28 | 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            | 5228.63  | 0.120 | 144            | 5030.75  | 0.116 | 178            | 6855.87  | 0.157 |
| 111            | 4923.91  | 0.113 | 145            | 5044.94  | 0.116 | 179            | 812.16   | 0.013 |
| 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            | 4988.92  | 0.116 |
| 114            | 5875.00  | 0.135 | 148            | 5610.74  | 0.129 | 182            | 5492.35  | 0.125 |
| 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            | 5107.05  | 0.119 | 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            | 5749.35  | 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  | 0.125 |
| 125            | 5124.46  | 0.118 | 159            | 7193.03  | 0.163 | 193            | 5566.01  | 0.128 |
| 126            | 4906.07  | 0.113 | 160            | 6683.64  | 0.155 | 194            | 5578.68  | 0.126 |
| 127            | 4882.76  | 0.112 | 161            | 6740.95  | 0.155 | 195            | 5634.75  | 0.129 |
| 128            | 4882.76  | 0.112 | 162            | 6119.40  | 0.140 | 196            | 5623.37  | 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            | 4988.18  | 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            | 6355.22  | 0.146 |                |          |       |

**LEGEND**

- FOUND No.4 REBAR
- ⊗ FOUND "X" MARK ON CONCRETE
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- ⊙ SET NAIL
- ⦿ FOUND PK NAIL

R.O.W. - RIGHT OF WAY  
H.C.M.R. - HIDALGO COUNTY MAP RECORDS  
H.C.D.R. - HIDALGO COUNTY DEED RECORDS  
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS  
H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT  
N.E. COR. - NORTHEAST CORNER  
P.O.B. - POINT OF BEGINNING  
U.E. - UTILITY EASEMENT  
E.E. - ELECTRICAL EASEMENT  
S.W.E. - SIDEWALK EASEMENT

LOCATION MAP  
SCALE: 1"=1000'



## LOT - CURVE TABLES

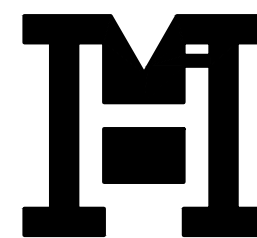
| Curve # | Length | Radius | Delta        | Chord Direction | Chord Length | Tangent |
|---------|--------|--------|--------------|-----------------|--------------|---------|
| C133    | 10.43  | 295.00 | 002° 01' 32" | S16° 23' 40"E   | 10.43        | 5.21    |
| C134    | 51.73  | 345.00 | 008° 35' 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        | 16.04   |
| C141    | 37.59  | 345.00 | 006° 14' 35" | N63° 07' 18"W   | 37.38        | 18.81   |
| C142    | 47.24  | 345.00 | 007° 50' 45" | N70° 09' 58"W   | 47.21        | 23.61   |
| C143    | 46.65  | 345.00 | 007° 44' 51" | N77° 57' 47"W   | 46.77        | 23.36   |
| C144    | 46.63  | 345.00 | 007° 44' 40" | N85° 42' 32"W   | 46.78        | 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" | S76° 21' 49"W   | 31.74        | 15.89   |
| C149    | 26.26  | 20.00  | 075° 14' 12" | S78° 39' 17"E   | 24.42        | 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' 59" | S86° 49' 47"W   | 35.86        | 17.97   |

| 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' 18" | 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  | 021° 07' 31" | S19° 14' 43"W   | 31.17        | 15.85   |
| C166    | 32.90  | 85.00  | 022° 10' 17" | S14° 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° 58' 06" | S79° 25' 41"W   | 22.51        | 11.26   |
| C170    | 53.13  | 325.00 | 009° 21' 57" | N72° 45' 39"W   | 53.07        | 26.62   |
| C171    | 5.19   | 325.00 | 000° 54' 57" | S67° 31' 12"W   | 5.19         | 2.60    |
| C172    | 39.83  | 325.00 | 007° 01' 17" | N70° 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' 56" | S84° 28' 54"W   | 12.05        | 6.03    |
| C177    | 175.59 | 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 # | Length | Radius | Delta        | Chord Direction | Chord Length | Tangent |
|---------|--------|--------|--------------|-----------------|--------------|---------|
| C180    | 45.51  | 345.00 | 007° 33' 29" | S39° 29' 57"W   | 45.48        | 22.79   |
| C181    | 44.13  | 345.00 | 007° 19' 44" | S32° 03' 21"W   | 44.10        | 22.09   |
| C182    | 25.20  | 345.00 | 004° 11' 06" | S26° 17' 56"W   | 25.19        | 12.61   |
| C183    | 42.38  | 175.00 | 013° 52' 31" | N31° 08' 38"E   | 42.28        | 21.29   |
| C184    | 79.72  | 175.00 | 026° 06' 33" | N51° 07' 55"E   | 79.03        | 40.56   |
| C185    | 89.97  | 175.00 | 029° 27' 18" | N78° 54' 36"E   | 88.98        | 46.00   |
| C186    | 88.06  | 175.00 | 028° 49' 57" | N71° 56' 47"E   | 87.14        | 44.99   |
| C187    | 59.71  | 175.00 | 019° 33' 00" | S47° 45' 18"E   | 59.42        | 30.15   |
| C188    | 3.88   | 245.00 | 000° 54' 24" | N38° 26' 00"W   | 63.62        | 1.94    |
| C189    | 4.39   | 245.00 | 010° 17' 10" | N44° 01' 47"W   | 43.93        | 22.05   |
| C190    | 33.55  | 245.00 | 007° 50' 46" | N53° 05' 45"W   | 71.81        | 18.80   |
| C191    | 41.08  | 245.00 | 009° 36' 26" | N61° 49' 21"W   | 41.03        | 20.59   |
| C192    | 43.22  | 245.00 | 010° 06' 31" | N71° 40' 49"W   | 76.78        | 21.67   |
| C193    | 20.00  | 245.00 | 004° 30' 39" | N79° 04' 24"W   | 66.57        | 10.01   |
| C194    | 54.98  | 35.00  | 090° 00' 00" | S36° 24' 44"E   | 49.50        | 35.00   |
| C195    | 31.42  | 35.00  | 090° 00' 00" | S53° 35' 16"W   | 28.28        | 20.00   |
| C196    | 70.56  | 195.00 | 023° 43' 54" | N71° 03' 04"W   | 70.17        | 35.67   |
| C197    | 77.27  | 195.00 | 022° 42' 19" | N49° 19' 58"W   | 76.77        | 39.15   |
| C198    | 15.79  | 225.00 | 004° 01' 12" | S37° 50' 04"E   | 15.78        | 7.90    |
| C199    | 39.27  | 225.00 | 010° 00' 00" | S47° 00' 00"E   | 39.22        | 19.98   |
| C200    | 38.24  | 225.00 | 009° 44' 11" | S66° 52' 06"E   | 74.10        | 19.16   |
| C201    | 47.85  | 225.00 | 012° 11' 02" | S67° 49' 42"E   | 47.76        | 24.01   |
| C202    | 46.00  | 225.00 | 011° 42' 55" | S79° 46' 39"E   | 45.92        | 23.03   |

| Curve Table |        |         |               |                 |              |         |
|-------------|--------|---------|---------------|-----------------|--------------|---------|
| Curve #     | Length | Radius  | Delta         | Chord Direction | Chord Length | Tangent |
| C203        | 43.38' | 225.00' | 011° 02' 51"  | N88° 50' 30"E   | 43.32'       | 21.76'  |
| C204        | 38.41' | 225.00' | 0049° 46' 56" | N78° 25' 36"E   | 38.37'       | 19.25'  |
| C205        | 35.32' | 225.00' | 0081° 59' 38" | N69° 02' 19"E   | 72.64'       | 17.70'  |
| C206        | 35.89' | 225.00' | 0098° 06' 19" | N59° 58' 21"E   | 35.85'       | 17.98'  |
| C207        | 28.37' | 225.00' | 0077° 13' 30" | N51° 47' 28"E   | 28.35'       | 14.21'  |
| C208        | 33.75' | 225.00' | 0038° 55' 36" | N43° 52' 53"E   | 33.71'       | 16.90'  |
| C209        | 54.41' | 225.00' | 0135° 31' 16" | N32° 39' 26"E   | 54.27'       | 27.34'  |
| C210        | 5.98'  | 225.00' | 011° 31' 25"  | N24° 58' 05"E   | 5.98'        | 2.99'   |
| C211        | 59.45' | 295.00' | 0111° 32' 48" | S29° 58' 47"W   | 59.35'       | 29.83'  |
| C212        | 69.40' | 295.00' | 013° 28' 48"  | S42° 29' 33"W   | 69.24'       | 34.86'  |
| C213        | 15.00' | 295.00' | 002° 54' 49"  | S50° 41' 21"W   | 15.00'       | 7.50'   |
| C214        | 69.21' | 295.00' | 0133° 26' 34" | S58° 52' 02"W   | 69.05'       | 34.77'  |
| C215        | 64.69' | 295.00' | 012° 33' 49"  | S71° 52' 14"W   | 64.56'       | 32.47'  |
| C216        | 64.65' | 295.00' | 012° 33' 23"  | S84° 25' 50"W   | 90.53'       | 32.45'  |
| C217        | 65.32' | 295.00' | 012° 41' 11"  | N82° 56' 53"E   | 91.00'       | 32.79'  |
| C218        | 64.62' | 295.00' | 012° 33' 05"  | N70° 19' 45"W   | 90.51'       | 32.44'  |
| C219        | 64.64' | 295.00' | 012° 33' 14"  | N57° 46' 35"W   | 90.52'       | 32.45'  |
| C220        | 65.36' | 295.00' | 012° 41' 39"  | N45° 09' 08"W   | 65.23'       | 32.81'  |
| C221        | 64.71' | 295.00' | 012° 34' 17"  | N32° 31' 15"W   | 90.57'       | 32.43'  |
| C222        | 55.89' | 295.00' | 0101° 51' 08" | N20° 48' 33"W   | 84.54'       | 28.09'  |
| C223        | 11.09' | 345.00' | 001° 50' 28"  | S16° 18' 08"E   | 64.46'       | 5.54'   |

TBPE FIRM # F-1435



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

DRAWN BY: R.D.J. DATE 09-07-23  
SURVEYED, CHECKED J.L.G. DATE \_\_\_\_\_  
FINAL CHECK \_\_\_\_\_ DATE \_\_\_\_\_

*SHEET 1 OF 2*



# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 2/1/2024

### SUBDIVISION NAME: HARVEST COVE 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

Revisions Needed:

- Provide ROW dedication for N/S 1/4 mile collector, prior to final.
- Show and label N/S ROW shown on the survey along the west side of the subdivision and east side of Irrigation District canal ROW. Any abandonment must be done by a separate process and instrument number written on plat prior to recording.

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

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

**\*\*\*An abandonment application (ABD2024-0003) has been submitted to abandon 370.45 ft. X 20 ft. of ROW along the west side of the subdivision. The abandonment process must be finalized and recorded with a separate instrument and referenced on the plat prior to recording. The project engineer must verify that the dimensions of the ROW abandonment matches the lot dimensions prior to final.**

**\*\*\*\*The engineer submitted a variance application (VAR2024-0002) including a variance to the N/S quarter mile collector requirement. Two CUP applications for PUD (CUP2023-0161) for Phase I & (CUP2024-0005) for Phase II has been submitted and are in process and must be approved prior to final. 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.**

E/W 1/4 mile collector: Dedication as needed for 60 ft. total ROW.

Paving 40 ft. Curb & gutter: Both Sides

Revisions Needed:

- Provide for E/W 1/4 mile collector dedication, prior to final.
- Show the width of the ROW somewhere along Lots 33-37 to determine compliance prior to final.
- If the variance request to provide an interior street with 50 ft. ROW as residential collector is approved, it should be subject to 40 ft. of paving.
- 10 ft. sidewalk easement along the front of the lots on this street may be required and will be finalized prior to final.

**\*\*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 consider an interior street with 50 ft. ROW (proposed as West Way Ave) to be considered as a residential collector. Two CUP applications for PUD (CUP2023-0161) for Phase I & (CUP2024-0005) for Phase II has been submitted and are in process and must be approved prior to final. 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.**

Non-compliance

Non-compliance

**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 ROW<br/> Paving: 32 ft. Curb &amp; gutter: both sides<br/> Revisions needed:<br/> - Revise the street names prior to final as per the street name provided by staff on 01/03/2024 via email.<br/> - If the submitted variance request (VAR2024-0002) to consider an interior street (currently shown as West Wat Avenue) as a residential collector is approved, it should be subject to 40 ft. of paving. A 10 ft. sidewalk easement along the front of the lots along this street may be required and must be finalized prior to final.<br/> **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan<br/> **Monies must be escrowed if improvements are required prior to recording.</p>  | Non-compliance |
| <p>Paving _____ Curb &amp; gutter _____<br/> **Subdivision Ordinance: Section 134-105<br/> **Monies must be escrowed if improvements are required prior to final<br/> **COM Thoroughfare Plan</p>   | Applied        |
| <p>* 1,200 ft. Block Length<br/> **Subdivision Ordinance: Section 134-118<br/><br/> **The engineer submitted a variance application (VAR2024-0002) including a variance to the block length requirement. Two CUP applications for PUD (CUP2023-0161) for Phase I &amp; (CUP2024-0005) for Phase II has been submitted and are in process and must be approved prior to final. 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.<br/><br/> * 900 ft. Block Length for R-3 Zone Districts<br/> **Subdivision Ordinance: Section 134-118<br/><br/> * 600 ft. Maximum Cul-de-Sac<br/> **Subdivision Ordinance: Section 134-105</p>  | Non-compliance |
| <b>ALLEYS</b>   |                |
| <p>ROW: 20 ft. Paving: 16 ft.<br/> *Alley/service drive easement required for commercial properties<br/> **Subdivision Ordinance: Section 134-106</p>   | NA             |
| <b>SETBACKS</b>   |                |
| <p>* Front: 25 feet or greater for easement.<br/> Revisions needed:<br/> - Must comply with the approved PUD.<br/> **Proposing: 20 feet or greater for easement or as shown in front setback table<br/> **Zoning Ordinance: Section 138-356<br/><br/> **Two CUP applications for PUD (CUP2023-0161) for Phase I &amp; (CUP2024-0005) for Phase II has been submitted and are in process. The engineer requested the subdivision to be considered for final approval form subject to PUD approval. The PUD must be approved prior to final 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.<br/><br/> ***A variance application (VAR2024-0002) has been submitted and is in the process which includes in interior street with 50 ft. ROW (proposed as West Way Ave) to be considered as a residential collector. If the request is approved subject to 40 ft. paving, the front setback of the lots fronting this road should be kept as 25 ft. or greater for easements.</p> | Non-compliance |

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

|  |                |
|--|----------------|
| * Rear: 10 ft. or greater for easement<br>**Zoning Ordinance: Section 138-356  | Applied        |
| * Sides: 6 ft. or greater for easements<br>**Zoning Ordinance: Section 138-356   | Applied        |
| * Corner: 10 ft. or greater for easements<br>**Zoning Ordinance: Section 138-356   | Applied        |
| * Garage: 18 ft. except where greater setback is required, greater setback applies<br>**Zoning Ordinance: Section 138-356  | Applied        |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN  | Applied        |
| <b>SIDEWALKS</b>   |                |
| * 4 ft. wide minimum sidewalk required on both sides of all interior street and along the quarter mile collectors, if applicable.<br>- The note must be finalized based on the variance requests prior to final.<br>- 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.<br>- Clarify the proposing sidewalk note prior to final, as the subdivision does not front N. Ware Road.<br>* Engineering Department may require 5 ft. sidewalk prior to final.<br>**Subdivision Ordinance: Section 134-120 | Non-compliance |
| * Perimeter sidewalks must be built or money escrowed if not built at this time.   | Applied        |
| <b>BUFFERS</b>   |                |
| * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along the collector streets, if applicable.<br>- Plat note must be finalized based on the variance request (VAR2024-0002) prior to final.<br>**Landscaping Ordinance: Section 110-46   | TBD            |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses<br>**Landscaping Ordinance: Section 110-46  | Applied        |
| *Perimeter buffers must be built at time of Subdivision Improvements.<br>- Remove the above wording from plat note #10 prior to final as it is not a required plat note.   | Non-compliance |
| <b>NOTES</b>   |                |
| * No curb cut, access, or lot frontage permitted along quarter mile collectors, if applicable. Proposing: No curb cut, access, or lot frontage permitted along N. Ware Road and other streets as applicable.<br>- Clarify N. Ware Road since the subdivision has no frontage along N. Ware Road.<br>- Plat note must be finalized based on the variance request (VAR2024-0002) prior to final.<br>**Must comply with City Access Management Policy   | Non-compliance |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance.<br><br>**Two CUP applications for PUD (CUP2023-0161) for Phase I & (CUP2024-0005) for Phase II has been submitted and are in process. The PUD must be approved prior to final 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.   | Applied        |

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

|   |                |
|---|----------------|
| <ul style="list-style-type: none"> <li>* Common Areas, any detention lots, etc. must be maintained by the lot owners/HOA and not the City of McAllen.</li> <li>- 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.</li> <li>- Based on the submitted application, the subdivision is public.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 134-168 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>- A draft HOA document needed prior to recording. HOA must be signed and recorded after staff review and the document number must be cross-referenced on the plat and HOA.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul> | Non-compliance |
|   | NA             |
|   | Applied        |
|   | Required       |
| <b>LOT REQUIREMENTS</b>   |                |
| <ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> <li>* Minimum lot width and lot area</li> <li>- Some lots do not comply with the minimum lot frontage requirement.</li> <li>**Zoning Ordinance: Section 138-356</li> <li>** Two CUP applications for PUD (CUP2023-0161) for Phase I &amp; (CUP2024-0005) for Phase II has been submitted and are in process. The PUD must be approved prior to final 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.</li> </ul>   | Applied        |
|   | Non-compliance |
| <b>ZONING/CUP</b>   |                |
| <ul style="list-style-type: none"> <li>* Existing: R-1 Proposed: R-1</li> <li>***Zoning Ordinance: Article V</li> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>  | Applied        |
|   | NA             |
| <b>PARKS</b>  |                |
| <ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> <li>* A request to pay park fees in lieu of land dedication for Harvest Cove Phase I &amp; II has been submitted and is in process. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. If the request is approved, \$350 per dwelling unit is needed prior to recording and plat note to reference that must be finalized prior to recording.</li> </ul>  | Applied        |

**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 for Harvest Cove Phase I &amp; II has been submitted and is in process. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. If the request is approved, \$350 per dwelling unit is needed prior to recording and plat note to reference that must be finalized prior to recording.</p> <p>* Pending review by the City Managers Office.</p> <p>* A request to pay park fees in lieu of land dedication for Harvest Cove Phase I &amp; II has been submitted and is in process. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. If the request is approved, \$350 per dwelling unit is needed prior to recording and plat note to reference that must be finalized prior to recording.</p>   | Applied        |
|  | Required       |
| <b>TRAFFIC</b>   |                |
| <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>* As per Traffic Department, Traffic Impact Analysis (TIA) Honored from previous case.</p>  | Applied        |
|  | Applied        |
| <b>COMMENTS</b>  |                |
| <p>Comments:</p> <p>*Must comply with City's Access Management Policy.</p> <ul style="list-style-type: none"> <li>- The location map is not for this phase of the subdivision. Revise it prior to final.</li> <li>- Harvest Cove Phase II may not be recorded prior to phase I.</li> <li>- Plat notes must be finalized prior to final based on the variances.</li> <li>- The legal description of all adjacent lots on all sides are required prior to recording.</li> <li>- Clarify/revise plat note #17 prior to final.</li> </ul> <p>**The engineer submitted a variance application (VAR2024-0002) including the following:</p> <ol style="list-style-type: none"> <li>1. a variance to the N/S quarter mile collector requirement.</li> <li>2. a variance to the E/W quarter mile collector requirement.</li> <li>3. Block length requirement</li> <li>4. Cul-de-Sac maximum length requirement</li> </ol> <p>***Two CUP applications for PUD (CUP2023-0161) for Phase I &amp; (CUP2024-0005) for Phase II has been submitted and are in process and must be approved prior to final.</p> <p>****An abandonment application (ABD2024-0003) has been submitted and must be referenced on the plat prior to recording.</p> | Non-compliance |
| <b>RECOMMENDATION</b>  |                |
| <p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.</p>  | Applied        |

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

43RD ST

127



HARVEY DR

HARVEY CIR

WHITEWING

LOCATION

41ST ST

WHITEWING AVE

PH

138

SUBDIVA

**PROPOSED HARVEST AT WARE  
SUBDIVISION**

Warrior Dr (Vine Av)



City of McAllen  
Planning Department

APPLICATION FOR  
SUBDIVISION PLAT REVIEW

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

|                            |  |
|----------------------------|--|
| <b>Project Description</b> | <p>Subdivision Name <u>McAllen Public Works Subdivision</u></p> <p>Location <u>NW Corner of Bentsen Road and Nolana Avenue</u></p> <p>City Address or Block Number <u>4001 N. Bentsen Rd.</u></p> <p>Number of lots <u>1</u> Gross acres <u>35.38</u> Net acres <u>          </u></p> <p>Existing Zoning <u>C-4</u> Proposed <u>C-4</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date <u>          </u></p> <p>Existing Land Use <u>Light Comm.</u> Proposed Land Use <u>Light Comm.</u> Irrigation District # <u>          </u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>          </u></p> <p>Parcel No. <u>          </u> Tax Dept. Review <u>          </u></p> <p>Legal Description <u>Being a 35.38 acre tract of land out of Lot 6, Bloc 3, Rio Bravo Plantation Company's</u><br/><u>Subdivisions of Porciones 61, 62 and 63, as recorded in Volume W, Page 197 deed records of Hidalgo County, Texas.</u></p> |
| <b>Owner</b>               | <p>Name <u>City of McAllen</u> Phone <u>956-681-1001</u></p> <p>Address <u>1300 Houston Ave.</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>E-mail <u>roel_rodriguez@mcallen.net</u></p>   |
| <b>Developer</b>           | <p>Name <u>Same as Owner</u> Phone <u>          </u></p> <p>Address <u>          </u></p> <p>City <u>          </u> State <u>          </u> Zip <u>          </u></p> <p>Contact Person <u>          </u></p> <p>E-mail <u>          </u></p>  |
| <b>Engineer</b>            | <p>Name <u>City of McAllen - Engineering Department</u> Phone <u>956-681-1151</u></p> <p>Address <u>311 N. 15th St.</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>Eduardo Mendoza, P.E.</u></p> <p>E-mail <u>edmendoza@mcallen.net</u></p>  |
| <b>Surveyor</b>            | <p>Name <u>CVQ Land Surveyors</u> Phone <u>956-618-1551</u></p> <p>Address <u>517 Beaumont Ave.</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p>  |



City of McAllen

311 North 15<sup>th</sup> Street  
McAllen, TX 78501  
P. O. Box 220

V AR2023-0029

**Planning Department**  
**VARIANCE TO SUBDIVISION**  
**PROCESS APPLICATION**

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

**Project**

Legal Description Being a 35.38 acre tract of land out of Lot 6, Block 3, Rio Bravo Plantation Company's  
Subdivisions of Porciones 61, 62 and 63, as recorded in Volume W, Page 167 deed  
records of Hidalgo County, Texas.  
Proposed Subdivision (if applicable) McAllen Public Works 1 Subdivision  
Street Address 4001 N. Bentsen Rd.  
Number of lots 1 Gross acres 35.38  
Existing Zoning C-4 Existing Land Use Light Commercial  
☐ Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)

**Applicant**

Name City of McAllen Phone 956-681-1001  
Address 1300 Houston Ave. E-mail roel\_rodriguez@mcallen.net  
City McAllen State TX Zip 78501

**Owner**

Name \_\_\_\_\_ Phone \_\_\_\_\_  
Address SAME AS APPLICANT E-mail \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**Authorization**

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☒ Yes

☐ No

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

Signature [Signature]

Date 10/24/23

Print Name Bilkis Olazarán, P.E.

☐ Owner ☒ Authorized Agent

**Office**

\*FOR OFFICE USE ONLY\*

APPLICATION FILING FEE: ☐ \$250.00

Accepted by \_\_\_\_\_ Payment received by \_\_\_\_\_ Date \_\_\_\_\_

Rev 06/21



# City of McAllen

## Planning Department

### REASON FOR APPEAL

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.

Owner is requesting variance to (1) the dedication of 30ft of ROW for future 48th St and (2) the dedication of 35ft of ROW for future Primrose Ave. Dedication of ROW for these future streets would conflict with existing parking lots and maintenance areas of Public Works equipment. If ROW is dedicated, there is limited space to relocate parking lots.

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

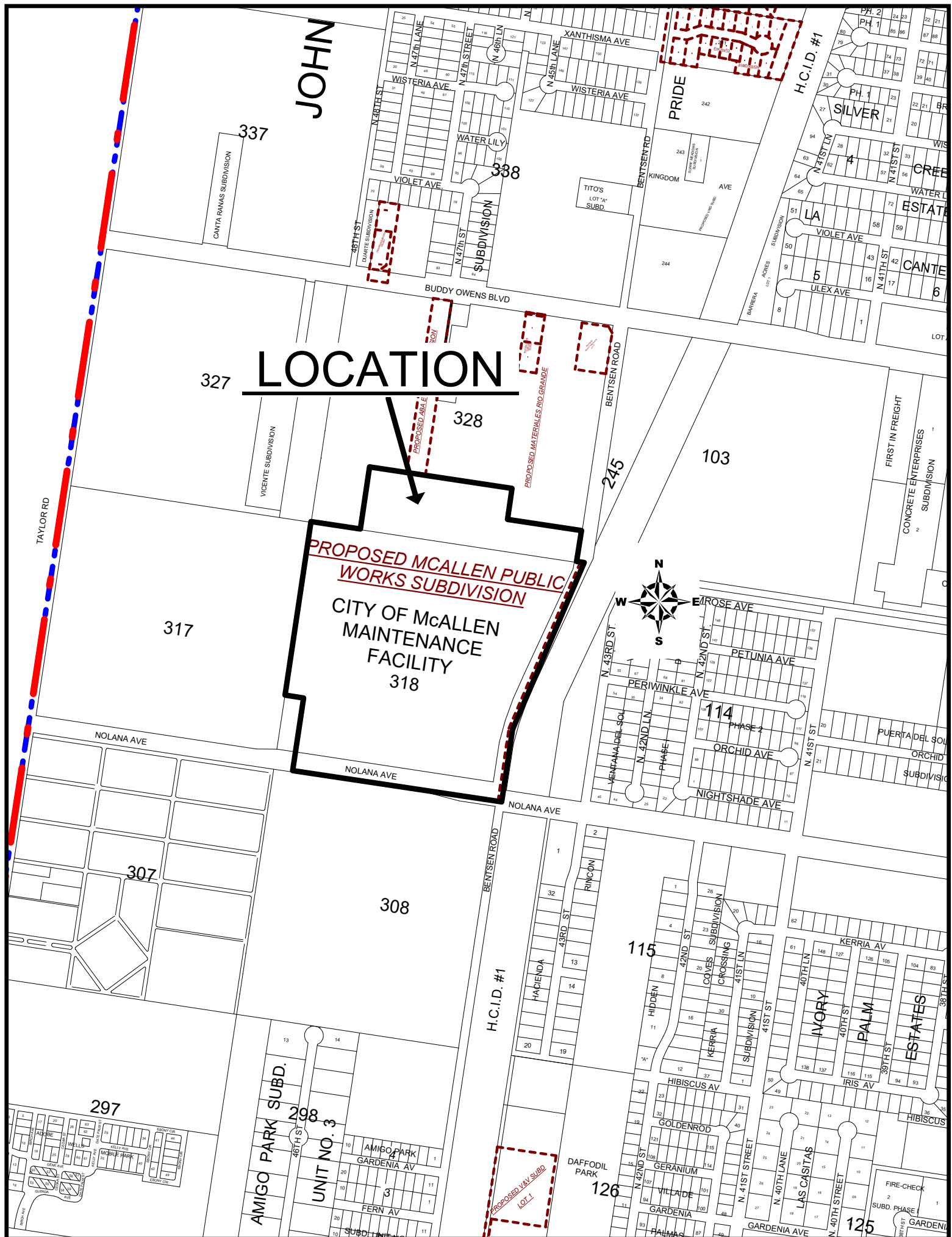
The granting of the requested variance would allow the Owner to continue operating and providing services to the City of McAllen effectively.

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.

Not dedicating the requested ROW will not affect access to any existing 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.

Not dedicating the requested ROW will not affect access to any existing properties.



# PLAT OF

## PUBLIC WORKS 1

BEING A 35.38 ACRE TRACT OF LAND OUT OF LOT 6, BLOCK 3, RIO BRAVO PLANTATION COMPANY'S SUBDIVISION OF PORCIONES 61, 62 AND 63, AS RECORDED IN VOLUME W, PAGE 197 DEED RECORDS OF HIDALGO COUNTY TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO

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

ROEL RODRIGUEZ, CITY MANAGER  
CITY OF MCALLEN  
1300 HOUSTON AVE.  
MCALLEN, TEXAS 78501

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROEL RODRIGUEZ CITY MANAGER OF THE CITY OF MCALLEN, TEXAS AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012.

\_\_\_\_\_  
NOTARY PUBLIC, TEXAS

STATE OF TEXAS  
CITY OF MCALLEN

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

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

\_\_\_\_\_  
DATE

STATE OF TEXAS  
CITY OF MCALLEN

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012

\_\_\_\_\_  
CHAIRMAN, PLANNING & ZONING COMMISSION

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

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

GODFREY GARZA JR.  
MANAGER

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

STATE OF TEXAS  
COUNTY OF HIDALGO

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

EDUARDO MENDOZA  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 96611

\_\_\_\_\_  
DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT HAS BEEN SURVEYED ON THE GROUND UNDER MY SUPERVISION.

CARLOS VASQUEZ  
REGISTERED PROFESSIONAL LAND SURVEYOR #4608  
CVQ LAND SURVEYORS LLC  
517 BEAUMONT AVENUE  
MCALLEN TEXAS 78501  
TEL (956) 618-1151

\_\_\_\_\_  
DATE

### LEGEND

- ⊙ FND. IRON ROD
- FND. 60D
- ⌀ SET 60D
- SET IRON ROD

### GENERAL NOTES

- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:  
FRONT- \_\_\_\_\_ OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS  
REAR - IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.  
SIDES - IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
- BY GRAPHICAL PLOTTING LAND CONTAINED WITHIN THIS SUBDIVISION LIES IN ZONE "C" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/16/82, COMMUNITY PANEL NO. 480334-0400 C.
- MINIMUM FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB. AS MEASURED AT CENTER OF BENTSEN ROAD.
- REQUIRED STORM WATER DETENTION SHALL BE AN ENGINEERED DETENTION PLAN APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- BENCH MARK-MC-57 IS LOCATED SOUTH BOUND OF 3 MILE LINE 63 FEET EAST OF TAYLOR RD. AND 33 FEET SOUTH OF THE E.O.P. OF 3 MILE LINE THERE IS A CAP STEREO STORE ACROSS FROM THE MONUMENT.
- 4' WIDE MINIMUM SIDEWALK REQUIRED ON WEST SIDE OF BENTSEN ROAD AND NORTH NOLANA AVE.
- 6' OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONE/USES. A 8' HIGH MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTIFAMILY RESIDENTIAL ZONE/USES.
- THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.

### METES AND BOUNDS DESCRIPTION

A tract of land containing 45.44 acres of land, more or less, situated in Hidalgo County, Texas, being part or portion of **Lots 318 and 328, JOHN H. SHARY SUBDIVISION**, map reference: Volume 1, Page 17, Map Records, Hidalgo County, Texas, and said 45.44 acres also being more particularly described as follows;

**BEGINNING**, in the northeast corner of Lot 317, John H. Shary Subdivision and the West line of United Irrigation District canal right-of-way and a tract of land deeded to the City of McAllen, recorded in Volume 2931, Page 166, H.C.D.R. (Tract 2), for the westernmost northwest corner of this tract;

**THENCE** S 08° 30' 53" W, along the East line of said Lot 317 and the West line of said canal right-of-way (tract 2), a distance of 933.15 feet to an iron pipe found on the common West corner of said City of McAllen tract 2 and a 0.71 acre tract deeded to Kredler Funeral Home, Inc., a Texas Corporation, recorded in Volume 1738, Page 870, H.C.D.R., for the westernmost southwest corner of this tract;

**THENCE** S 81° 29' 07" E, along the North line of said 0.71 acre canal right-of-way (tract 1) a distance of 100.00 feet to an iron pipe found on the southeast corner of said City of McAllen tract 2 and the West line of said Lot 318, for an inside corner of this tract;

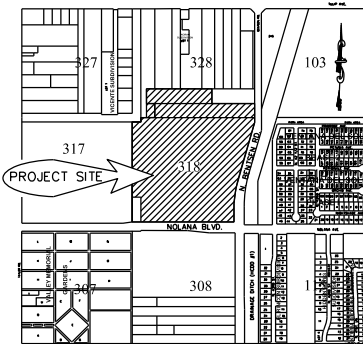
**THENCE** S 08° 30' 53" W along the West line of said Lot 318, distance 387.672 feet to a nail found on a concrete monument, on the common West corner of said Lot 318 and Lot 308, John H. Shary Subdivision, for the southernmost southwest corner of this tract;

**THENCE** S 81° 29' 07" E, along the common line of said Lot 318 and Lot 308, at a distance of 1121.00 feet pass the southeast corner of Lot 318 and the West line of Hidalgo County Irrigation District No. 1 canal right-of-way an continuing a total distance of 1372.59 feet West line of La Lomita Irrigation and Construction Company's Subdivision, recorded in Volume 24, Page 68, H.C.D.R. and East line of said Hidalgo County Irrigation District No. canal right-of-way, for the southeast corner of this tract;

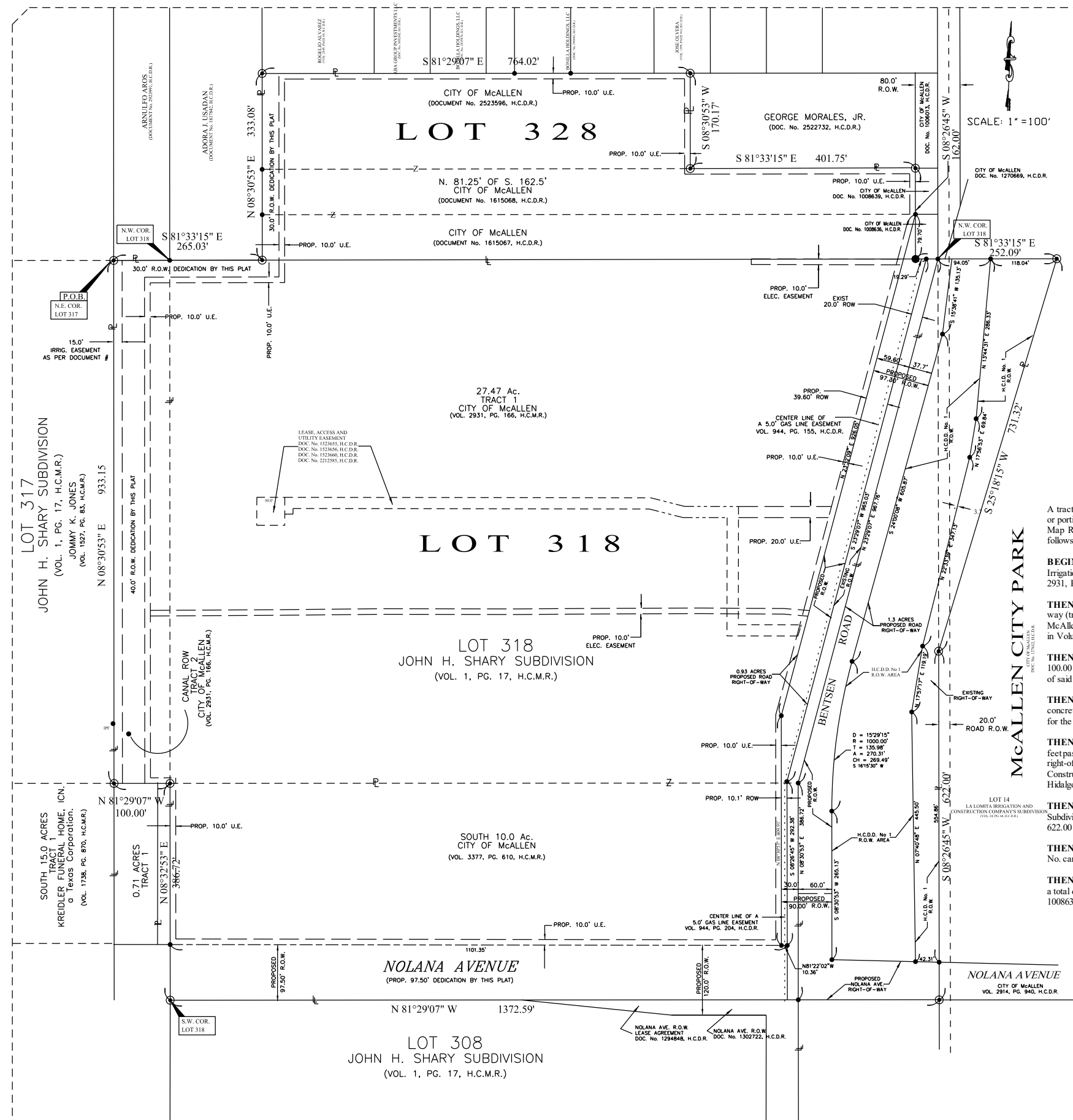
**THENCE** N 08° 26' 45" E, along the West line of said La Lomita Irrigation and Construction Company's Subdivision and East line of said Hidalgo County Irrigation District No. canal right-of-way, a distance 622.00 feet for an angle corner of this tract;

**THENCE** N 25° 18' 15" E, continuing along the and East line of said Hidalgo County Irrigation District No. canal right-of-way, a distance of 731.32 feet, for the easternmost northeast corner of this tract;

**THENCE** N 81° 33' 15" W, at a distance of 212.09 feet pass the southeast corner of Lot 328 and continuing a total distance 252.09 feet to the West right-of-way line of Bentsen Road as recorded in Document Number 1008636 and Document 1008639, H.C.D.R., for an inside corner of this tract;



LOCATION MAP  
SCALE: 1" = 2000'



DEVELOPER:  
**CITY OF  
McALLEN**  
ENGINEERING DEPARTMENT  
1300 HOUSTON AVE. McALLEN, TEXAS (956) 681-1150  
DATE PREPARED: MAY 07, 2012



# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 2/2/2024

### SUBDIVISION NAME: MCALLEN PUBLIC WORKS SUBDIVISION

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

N. Bentsen Road: 100 ft. ROW required  
Paving: 65 ft. Curb & gutter: both sides  
Revisions needed:

- Revise plat to show centerline and ROW as required above. Also, label existing ROW on both sides of centerline, and total ROW after dedication. Reference the document number for the existing ROW, and show new property line after accounting for any required dedication prior to final.
  - Replace any reference to "Proposed" on the plat to "by this plat" (e.g. 30 ft. additional ROW dedicated by this plat) prior to final.
  - If the ROW width is different at multiple points, please show the dimensions at multiple points prior to final.
  - Revise the street name to N. Bentsen Road
- \*\*\*Subdivision Ordinance: Sec.135-105

Non-compliance

Nolana Avenue: 120 ft. ROW required  
Paving: 65 ft. Curb & gutter: both sides  
Revisions needed:

- Revise the plat to show ROW as needed above prior to final.
- Revise plat to show centerline. Show existing ROW on both sides of centerline, and show ROW to new property line after accounting for dedication.
- ROW dedicated by this plat should be referenced as "dedicated by this plat" and the total ROW constituting of existing ROW plus ROW dedicated by this plat should be referenced as "Total ROW"

\*\*\*Subdivision Ordinance: Sec.134-105

Non-compliance

Primrose Avenue: 35 ft. dedication required for 70 ft. ROW  
Paving: 44 ft. Curb & gutter: both sides

\*\*Revise plat accordingly; finalize prior to final

\*\*\*Subdivision Ordinance: Sec.134-105

\* A variance application (VAR2023-0029) for the following items has been submitted:

1. To not dedicate 30 ft. ROW for future N. 48th Street (on the west side)
2. To not dedicate 35 ft. ROW for future Primrose Avenue (on the north side)

Non-compliance

N. 48th Street: 30 ft. ROW dedication required for 60 ft. ROW

Paving: 40 ft. Curb & gutter: both sides

\*\*Label ROW dedication as N. 48th St.

\*\*\*\*Subdivision Ordinance: Sec.134-105

\* A variance application (VAR2023-0029) for the following items have been submitted:

1. To not dedicate 30 ft. ROW for future N. 48th Street (on the west side)
2. To not dedicate 35 ft. ROW for future Primrose Avenue (on the north side)

Non-compliance

\* 1200 ft. Block Length

\*\*Subdivision Ordinance: Section 134-118

\* 600 ft. Maximum Cul-de-Sac

\*\*Subdivision Ordinance: Section 134-105

NA

NA

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

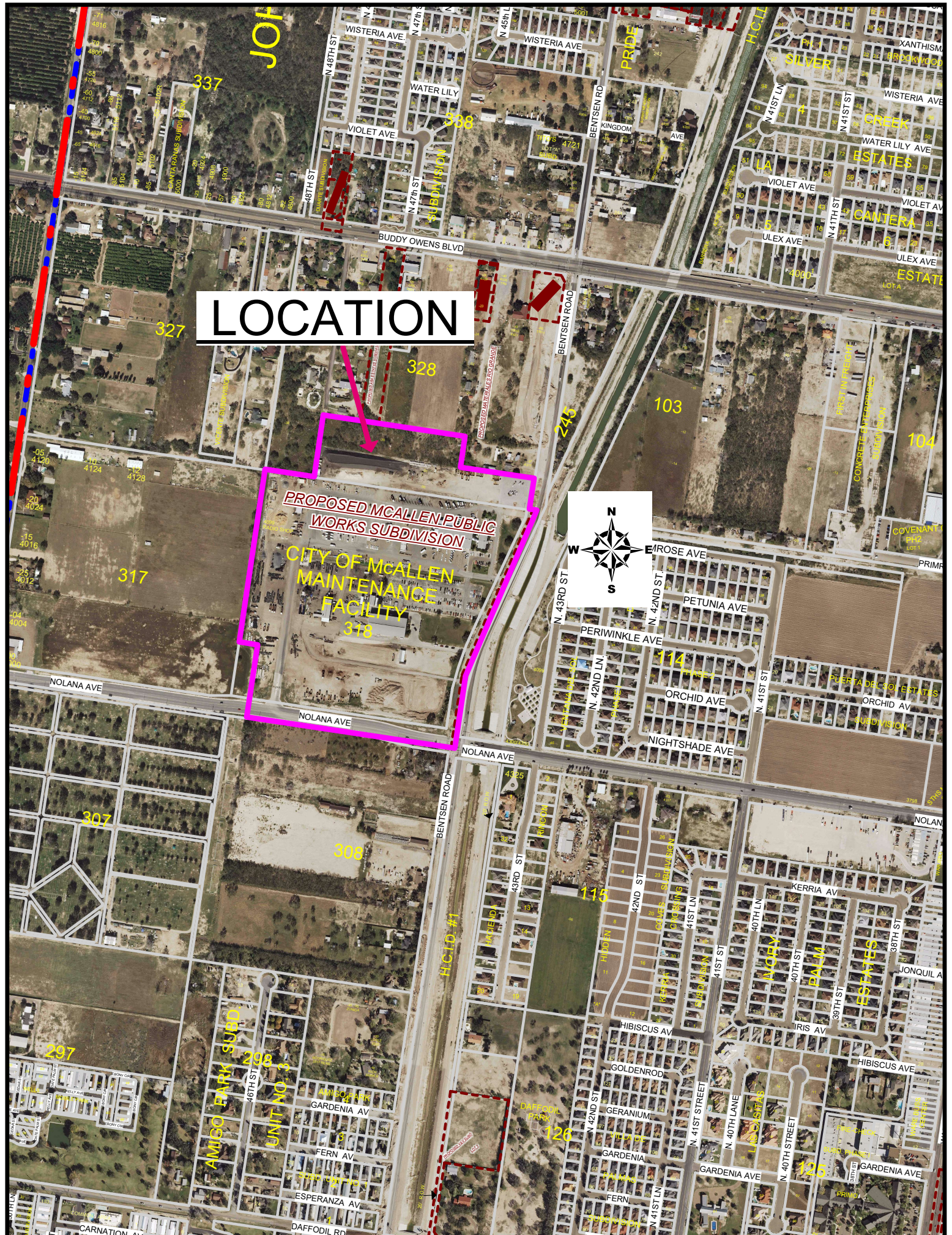
| <b>ALLEYS</b>   |                |
|---|----------------|
| ROW: 20 ft. Paving: 16 ft.<br>*Alley/service drive easement required for commercial properties<br>**Service drives provided as part of the overall development  | Applied        |
| <b>SETBACKS</b>   |                |
| * Front (N. Bentsen Road and Nolana Avenue): In accordance with the Zoning Ordinance or greater for approved site plan, or easements, or average existing structures, whichever is greater applies.<br>**Revise plat as noted above<br>*****Zoning Ordinance: Sec.138-356 | Non-compliance |
| * Rear: in accordance with the zoning ordinance or greater for easements or approved site plan<br>**Zoning Ordinance: Sec.138-356   | Applied        |
| * Sides: In accordance with the zoning ordinance or greater for approved site plan or easements<br>**Subdivision ordinance: Sec.138-356   | Applied        |
| * Corner: See Front Setback note<br>***Zoning Ordinance: Sec. 138-356   | Applied        |
| * Garage<br>**Zoning Ordinance: Sec.138-356   | NA             |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN   | Applied        |
| <b>SIDEWALKS</b>  |                |
| * 4 ft. wide minimum sidewalk required on N. Bentsen Road and Nolana Avenue.<br>**Engineering Department may require 5 ft. sidewalk prior to final.<br>***Subdivision Ordinance: Section 134-120  | Applied        |
| * Perimeter sidewalks must be built or money escrowed if not built at this time.<br>**May apply for N. 48th St. and Primrose Ave.   | Required       |
| <b>BUFFERS</b>  |                |
| * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses<br>**Landscaping Ordinance: Section 110-46  | Applied        |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.<br>**Landscaping Ordinance: Section 110-46  | Applied        |
| *Perimeter buffers must be built at time of Subdivision Improvements.   | Required       |
| <b>NOTES</b>  |                |
| * No curb cut, access, or lot frontage permitted along<br>**Existing access   | TBD            |
| * Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.   | Applied        |
| * Common Areas, Private Streets 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        |

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

|   |                |
|---|----------------|
| <ul style="list-style-type: none"> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Subdivision Ordinance: Section 110-72</li> </ul> | NA             |
|   | NA             |
| <b>LOT REQUIREMENTS</b>   |                |
| <ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>****Zoning Ordinance: Sec.138-1</li> <li>* Minimum lot width and lot area</li> <li>**Zoning Ordinance: Sec.138-356</li> </ul>  | Compliance     |
|   | Compliance     |
| <b>ZONING/CUP</b>   |                |
| <ul style="list-style-type: none"> <li>* Existing: C-4 Proposed: C-4</li> <li>* Rezoning Needed Before Final Approval</li> </ul>  | Applied        |
|   | NA             |
| <b>PARKS</b>  |                |
| <ul style="list-style-type: none"> <li>* Land dedication in lieu of fee</li> <li>* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording</li> <li>* Pending review by the Parkland Dedication Advisory Board and CC.</li> </ul>   | NA             |
|   | NA             |
|   | NA             |
| <b>TRAFFIC</b>  |                |
| <ul style="list-style-type: none"> <li>* Trip Generation to determine if TIA is required, prior to final plat.</li> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> </ul>  | Non-compliance |
|   | TBD            |

| COMMENTS  |                |
|---|----------------|
| <p>Comments:</p> <ul style="list-style-type: none"> <li>- Remove any reference to "Proposed" from the plat. Any ROW or easement dedicated by this plat should be labeled as "By this plat" prior to final.</li> <li>- ROW dedicated by this plat should be referenced as "dedicated by this plat" and the total ROW constituting of existing ROW plus ROW dedicated by this plat should be referenced as "Total ROW"</li> <li>- Provide ownership map to assure there are no landlocked properties prior to final</li> <li>- Use a bolder font for the original property boundaries prior to final</li> <li>- If only one lot is proposed, label as Lot 1, not Lot 318 or Lot 328, prior to final</li> <li>- CUP for institutional use required prior to final</li> <li>- Revise preparation date shown on the bottom left corner.</li> <li>- Review &amp; revise the legal description and metes and bounds as needed.</li> <li>- Use a ghosted line for the existing lot lines or current lot numbers, etc. inside Lot 1 boundary.</li> <li>- Show centerline on Nolana Avenue and Bentsen Road to establish the required ROW.</li> <li>- Show the legal Description of all adjacent properties on all sides prior to final.</li> </ul> <p>*Must comply with City's Access Management Policy</p> <p>The Planning and Zoning Commission approved the subdivision in preliminary form, subject to the conditions noted, drainage, and utilities approval at the meeting of April 6, 2021.</p> <p>* A variance application (VAR2023-0029) for the following items has been submitted and is in process:</p> <ol style="list-style-type: none"> <li>1. To not dedicate 30 ft. ROW for future N. 48th Street (on the west side)</li> <li>2. To not dedicate 35 ft. ROW for future Primrose Avenue (on the north side)</li> </ol> | Non-compliance |
| RECOMMENDATION  |                |
| <p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL, AND THE BOARD'S CLARIFICATION ON THE REQUESTED VARIANCES.</p>   | Applied        |

# LOCATION





# City of McAllen

## Planning Department

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

|   |   |  |
|---|---|--|
| Project Information   | Subdivision Name <u>GRACE HAVEN SUBD.</u>   |  |
|   | Location <u>1/2-1320' WEST OF GARCERON AVE. N. SIDE OF MI. 7</u>  |  |
|   | City Address or Block Number <u>7100 7 MILE LINE</u>  |  |
|   | Number of Lots <u>1</u> Gross Acres <u>0.6</u> Net Acres <u>0.58</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No              |  |
|   | Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ |  |
|   | Existing Land Use <u>OPEN</u> Proposed Land Use <u>RES.</u> Irrigation District # <u>UNITED</u>   |  |
|   | Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial <u>-</u> Residential <input checked="" type="checkbox"/>            |  |
|   | Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>6</u>                            |  |
|   | Parcel # <u>533610</u> Tax Dept. Review <u>52950-00-000-0491-18</u> <u>NPG</u>  |  |
| Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____ |   |  |
| Legal Description <u>A 0.6 ACRES 1/2 LOT 492, JOHN H. SLACK SUBD.</u>                                     |   |  |
| Owner   | Name <u>ISIDRO QUINTERO</u> Phone <u>289-0898</u>   |  |
|   | Address <u>7200 MI. 7 RD.</u> E-mail <u>RICHIE_1814@YAHOO.COM</u>   |  |
|   | City <u>MISSION</u> State <u>TX</u> Zip <u>78574</u>  |  |
| Developer   | Name <u>SAME AS OWNER</u> Phone _____   |  |
|   | Address _____ E-mail _____  |  |
|   | City _____ State _____ Zip _____  |  |
|   | Contact Person _____  |  |
| Engineer  | Name <u>DAVID SALINAS (SEA)</u> Phone <u>682-9081</u>   |  |
|   | Address <u>2221 DAFFODIL AVE.</u> E-mail <u>DSALINAS@SALINASENGINEERING.COM</u>   |  |
|   | City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u>  |  |
|   | Contact Person <u>DAVID</u>   |  |
| Surveyor  | Name <u>SAME AS ENGINEER</u> Phone _____  |  |
|   | Address _____ E-mail _____  |  |
|   | City _____ State _____ Zip _____  |  |

ENTERED

MAY 05 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 N/A
- 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 N/A

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

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

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

### **PLAT TO SHOW:**

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

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

Owners Signature

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

Signature  Date 5-3-2023

Print Name DAVID SALINAS

Owner ☐ Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application

ENTERED

MAY 05 2023

Name: NM

VAR 2024-0006



City of McAllen

# Planning Department

## VARIANCE TO SUBDIVISION PROCESS APPLICATION

 311 North 15<sup>th</sup> Street  
 McAllen, TX 78501  
 P. O. Box 220

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

Project

Legal Description 0.60 AC o/o LOT 492, JOHN A. SHAW SUBD., H.C.T.

Proposed Subdivision (if applicable) GRACE HAYES SUBD.

Street Address NOT YET ASSIGNED

Number of lots 1 Gross acres 0.60

Existing Zoning R-1 Existing Land Use R-1

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

Applicant

Name ISIDRO QUINTERO Phone 281-0898

Address P-2709 E-mail \_\_\_\_\_

City MISSION State TX Zip 78573

Owner

Name Same as Applicant Phone \_\_\_\_\_

Address \_\_\_\_\_ E-mail \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes☒ No

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

Signature Isidro QuinteroDate 1/23/24Print Name Isidro Quintero☒ Owner ☐ Authorized Agent

Office

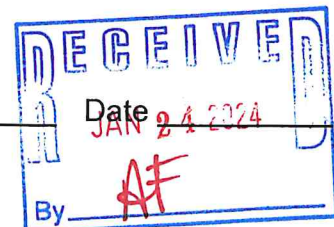
\*FOR OFFICE USE ONLY\*

APPLICATION FILING FEE: ☐ \$250.00

Accepted by \_\_\_\_\_

Payment received by \_\_\_\_\_

Rev 06/21





# City of McAllen

## Planning Department

### REASON FOR APPEAL

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

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

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

Reason for Appeal

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

THIS IS A RURAL AREA - NO SIDEWALKS FROM ANY NEIGHBOR ALONG F.M. 481

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

SIDEWALK VARIANCE WOULD PERMIT THE SIDEWALK TO BE CONSTRUCTED WHEN CITY OF McALLEN IMPROVES THE ROADWAY

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.

NO DETRIMENT TO PUBLIC SINCE CURRENTLY THERE ARE NO SIDEWALKS ALONG THIS ROADWAY.

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.

BECAUSE THE SIDEWALK VARIANCE IF GRANTED DOES NOT AFFECT IN ANY WAY THE DEVELOPMENT OF NEIGHBORING PROPERTIES

PROPOSED NORTH V  
SUBDIVISION

CANTU  
LOT 1  
SUBD.

7200

502

LOCATION

STATE HIGHWAY 107

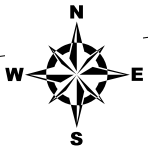
492

MCALLEN SH 107  
SUBDIVISION  
LOT 1

BOGERT SUBD  
1 2 3 4 5  
9 8 7 6

-10  
7200

7 MILE LINE (11000)



WILLIAMS ACRES SUBD  
6807  
6809  
6811

GLASS COCK SPUR

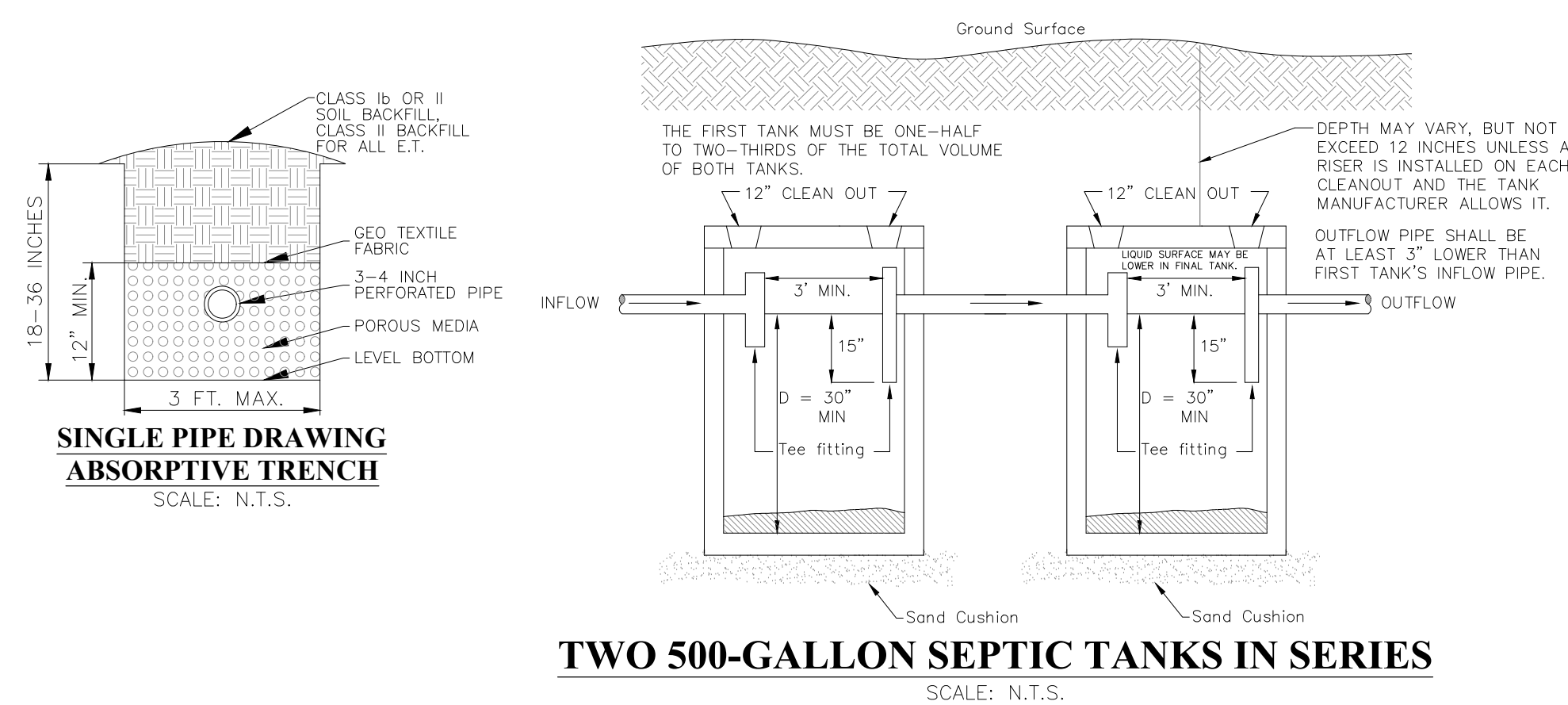
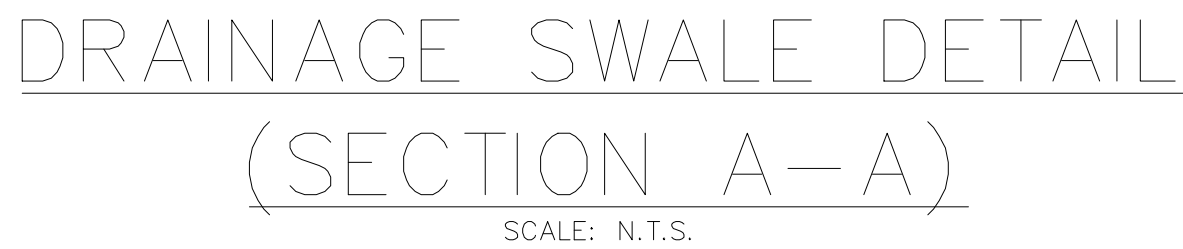
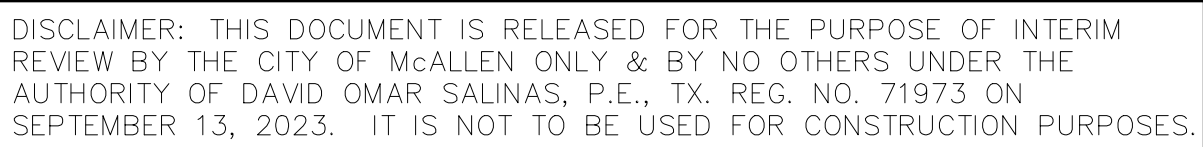
PROPOSED MORALES  
MORALES SUBD  
SUBDIVISION  
1

481

482

PROPOSED STEC TRES LAGOS  
SUBDIVISION







# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 2/2/2024

### SUBDIVISION NAME: GRACE HAVEN SUBDIVISION

#### REQUIREMENTS

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

7 Mile Line: 5 ft. additional dedication for 40 ft. from centerline for 80 ft. total ROW  
Paving: 52 ft. Curb & gutter: Both Sides

Revisions needed:

- Clarify "Utility Block Building" written on plat note number 13 prior to recording,

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

N/S 1/4 Mile Street (west boundary): 35 ft. dedication for 70 ft. ROW

Paving: 40 ft. Curb & gutter: Both Sides

\*\*After further review, 1/4 mile collector on western boundary does not seem feasible due to the existing irrigation canal along the north side of the property.

\*\*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

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

\*\*Subdivision Ordinance: Section 134-118

\* 600 ft. Maximum Cul-de-Sac

\*\*Subdivision Ordinance: Section 134-105

Required

NA

Applied

NA

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.

\*A service drive or access easement for one-lot residential is not required.

\*\*Subdivision Ordinance: Section 134-106

NA

##### SETBACKS

\* Front: 45 ft. or greater for easements or in line with existing structure, whichever is greater applies

- Revise the plat note as shown above prior to recording.

\*Proposed: 40 ft. or greater for easements or in line with existing structure, whichever is greater

\*\*Zoning Ordinance: Section 138-356

\* Rear: 10 ft. or greater for easements

\*\*Zoning Ordinance: Section 138-356

\* Interior Sides: In accordance with the zoning ordinance, or greater for easements.

\*\*Zoning Ordinance: Section 138-356

\* Corner: 10 ft. or greater for easements or line line with existing structures, whichever is greater applies.

- Remove plat note for side corner prior to recording, as it is not applicable to this plat.

\*\*Zoning Ordinance: Section 138-356

Required

Applied

Applied

Required

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

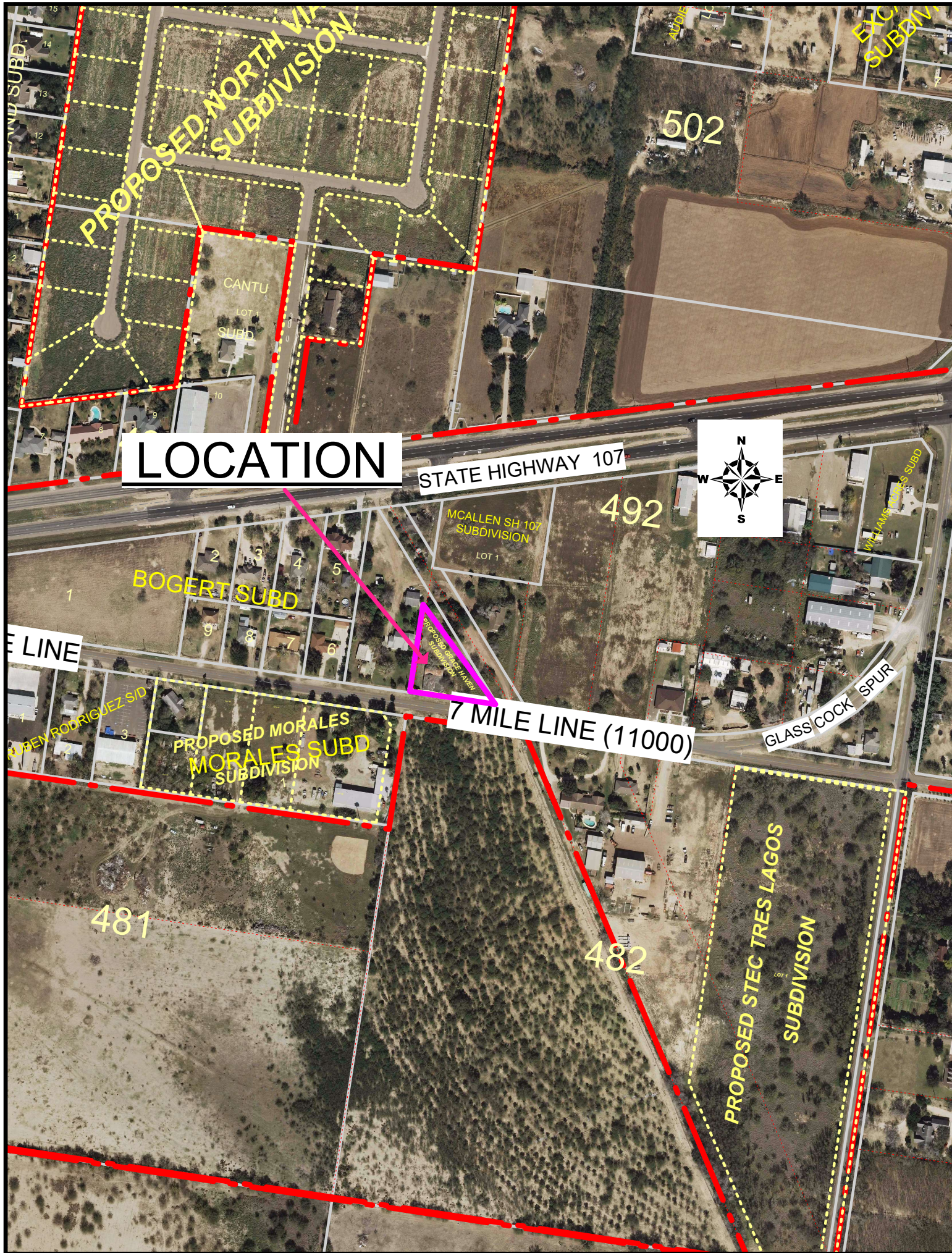
|  |          |
|--|----------|
| * Garage: 18 ft. except where greater setback is required, greater setback applies<br>**Zoning Ordinance: Section 138-356  | Applied  |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN  | Applied  |
| <b>SIDEWALKS</b>   |          |
| * 4 ft. wide minimum sidewalk required on Mile 7 Road.<br>Pending Items:<br>-The engineer submitted a variance application on January 24, 2024 on behalf of the owner to request a contractual agreement in lieu of escrowing the fee for the sidewalk requirement. If the variance request is approved a plat note to reference the contractual agreement is needed prior to recording.<br>* Engineering Department may require 5 ft. sidewalk.<br>**Subdivision Ordinance: Section 134-120 | Required |
| * Perimeter sidewalks must be built or money escrowed if not built at this time.<br><br>Pending Items:<br>-The engineer submitted a variance application on January 24, 2024 on behalf of the owner to request a contractual agreement in lieu of escrowing the fee for the sidewalk requirement. If the variance request is approved a plat note to reference the contractual agreement is needed prior to recording.   | Required |
| <b>BUFFERS</b>   |          |
| * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses.<br>- Clarify/revise plat note #7 as shown above prior to recording.<br>- Proposed: 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along South Bentsen Road.<br>**Landscaping Ordinance: Section 110-46  | Required |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses<br>**Landscaping Ordinance: Section 110-46  | Applied  |
| *Perimeter buffers must be built at time of Subdivision Improvements.  | Required |
| <b>NOTES</b>   |          |
| **Must comply with City Access Management Policy   | Applied  |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance.  | NA       |
| * Site plan review is not required for single-family developments.   |          |
| * Common Areas, any private streets/drives, gate areas, 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.   | 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.   | NA       |
| * Subdivision is proposed to be one lot single-family development.   |          |
| **Section 110-72 applies if private subdivision is proposed.   |          |
| **Landscaping Ordinance: Section 110-72  |          |
| **Subdivision Ordinance: Section 134-168   |          |

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

|   |          |
|---|----------|
| <ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>* Subdivision is proposed to be one lot single-family development.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>   | NA       |
| <b>LOT REQUIREMENTS</b>   |          |
| <ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>  | Applied  |
| <ul style="list-style-type: none"> <li>* Minimum lot width and lot area</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>   | Applied  |
| <b>ZONING/CUP</b>   |          |
| <ul style="list-style-type: none"> <li>* Existing: R-1 Proposed: R-1</li> <li>***Zoning Ordinance: Article V</li> </ul>   | Applied  |
| <ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>   | NA       |
| <b>PARKS</b>  |          |
| <ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> </ul>   | NA       |
| <ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</li> <li>As per the application submitted on 5/5/2023, the subdivision is proposed to have one single-family lot; therefore, a park fee of \$700 must be paid prior to recording as per Parks Department.</li> </ul>   | Required |
| <ul style="list-style-type: none"> <li>* Pending review by City Manager's Office.</li> <li>As per the application submitted on 5/5/2023, the subdivision is proposed to have one single-family lot; therefore, a park fee of \$700 must be paid prior to recording as per Parks Department.</li> </ul>  | NA       |
| <b>TRAFFIC</b>  |          |
| <ul style="list-style-type: none"> <li>* As per Traffic Department, Trip generation waived for one single residential home.</li> </ul>  | Applied  |
| <ul style="list-style-type: none"> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> </ul>   | NA       |
| <b>COMMENTS</b>   |          |
| <p>Comments:</p> <ul style="list-style-type: none"> <li>- 5 ft. additional ROW dedication shown on the plat with an "*" and plat note #13 states "*" Denotes future ROW to be dedicated when existing utility block building near southwest corner of Lot 1 is removed and/or demolished." Clarify "utility block building" review and revise as applicable prior to recording.</li> <li>- A second page for the plat is provided labeled as "Water, Sanitary Sewer, Paving, and Drainage Layout." Clarify including the second page prior to recording, since the property is inside the City of McAllen limits and the recording the second page is not required.</li> <li>* Must comply with City's Access Management Policy.</li> <li>* Plat note #11 states a blanket easement for United Irrigation District. The engineer, developer, or property owner, and not the City of McAllen, are responsible to contact the Irrigation District to resolve it prior to submitting a building permit request.</li> </ul> | Required |

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

| RECOMMENDATION  |         |
|---|---------|
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, SUBJECT TO THE CONDITIONS NOTED, AND CLARIFICATION OF THE REQUESTED VARIANCE. | Applied |



LOCATION

STATE HIGHWAY 107



BOGERT SUBD

MCALEN SH 107  
SUBDIVISION  
LOT 1

7 MILE LINE (11000)

GLASS COCK SPUR

PROPOSED MORALES  
MORALES SUBD

PROPOSED STEC TRES LAGOS  
SUBDIVISION

481

482

502

492



City of McAllen

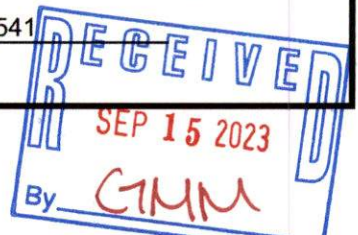
Planning Department

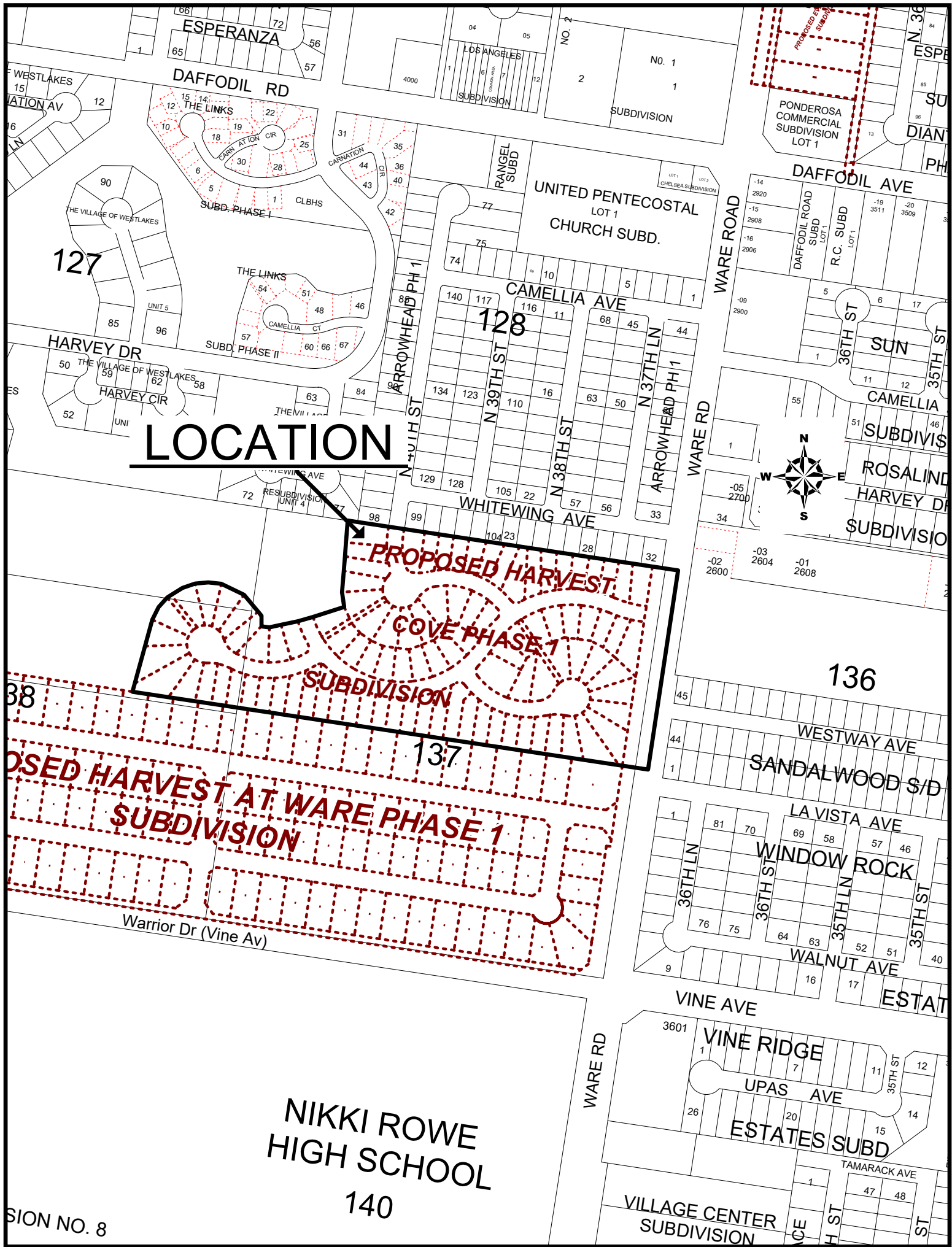
311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

SUB2023 - 0104

|                     |  |   |   |   |
|---------------------|--|---|---|---|
| Project Information | Subdivision Name   | <u>Harvest Cove Subdivision Phase I</u>                                       |   |   |
|                     | Location   | <u>On the northwest corner of Vine Avenue and Ware Road (Along Ware Road)</u> |   |   |
|                     | City Address or Block Number   | <u>2501 N. WARE RD</u>  |   |   |
|                     | Number of Lots   | <u>101</u> <sup>FT 9-15-23</sup>  | Gross Acres <u>18.677</u>                                     | Net Acres _____ ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No             |
|                     | Existing Zoning  | <u>R1</u>   | Proposed Zoning <u>R1</u>                                     | Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ |
|                     | Existing Land Use  | <u>Vacant</u>   | Proposed Land Use <sup>Single Family</sup> <u>Residential</u> | Irrigation District # <u>HCID#1</u>   |
|                     | Replat   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No           | <sup>FT 9-15-23</sup> <u>Commercial</u>                       | <u>N/A</u> Residential _____  |
|                     | Agricultural Exemption   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No           | Estimated Rollback Tax Due <u>70,944.80</u>                   |   |
|                     | Parcel #   | <u>210948</u> <sup>FT 9-15-23</sup>   | Tax Dept. Review <u>NA</u>                                    |   |
|                     |  | <u>210949</u>   |   |   |
|                     | Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC  | Other _____   |   |   |
|                     | Legal Description <u>18.677 acres, being out of Lots 138 &amp; 137, La Lomita Irrigation &amp; Construction Company Subdivision, according to the plat thereof recorded in Volume 24, Page 67, Hidalgo County Deed Records</u> |   |   |   |
| Owner               | Name   | <u>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>TX</u> Zip <u>78504</u>  |
| Developer           | Name   | <u>Erickson Construction</u>  | Phone   | <u>(956) 638-6456</u>   |
|                     | Address  | <u>3520 Buddy Owens</u>   | E-mail  | <u>jeff@ericksonrgv.com</u>   |
|                     | City   | <u>McAllen</u>  | State   | <u>TX</u> Zip <u>78504</u>  |
|                     | Contact Person   | <u>Jeff Erickson &amp; Rene Salinas Ramirez</u>                               |   |   |
| Engineer            | Name   | <u>Melden &amp; Hunt, Inc.</u>  | Phone   | <u>(956) 381-0981</u>   |
|                     | Address  | <u>115 West McIntyre Street</u>   | E-mail  | <u>mario@meldenandhunt.com</u>  |
|                     | City   | <u>Edinburg</u>   | State   | <u>TX</u> Zip <u>78541</u>  |
|                     | Contact Person   | <u>Mario A Reyna and/or Della Robles</u>                                      |   |   |
| Surveyor            | Name   | <u>Melden &amp; Hunt, Inc.</u>  | Phone   | <u>956.381.0981</u>   |
|                     | Address  | <u>115 West McIntyre Street</u>   | E-mail  | <u>robert@meldenandhunt.com</u>   |
|                     | City   | <u>Edinburg</u>   | State   | <u>TX</u> Zip <u>78541</u>  |





**LOCATION**

**PROPOSED HARVEST**

**COVE PHASE 1**

**SUBDIVISION**

**PROPOSED HARVEST AT WARE PHASE 1**  
**SUBDIVISION**

Warrior Dr (Vine Av)

**NIKKI ROWE  
HIGH SCHOOL**

**140**

SION NO. 8

SUBDIVISION MAP OF  
PRIVATE  
HARVEST COVE  
SUBDIVISION PHASE I

BEING A SUBDIVISION OF A 18.677 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 18.677 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 18.677 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 3334868, HIDALGO COUNTY OFFICIAL RECORDS, SAID 18.677 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

THENCE, S 81° 24' 44" E ALONG THE NORTH LINE OF SAID LOT 138, A DISTANCE OF 1,578.60 FEET TO A NO. 4 REBAR SET, 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 241.40 FEET PASS A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 99, ARROWHEAD SUBDIVISION PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34, PAGE 47, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 291.40 FEET PASS A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 100, OF SAID ARROWHEAD SUBDIVISION PHASE II, AT A DISTANCE OF 391.40 FEET PASS A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 102, OF SAID ARROWHEAD SUBDIVISION PHASE II, AT A DISTANCE OF 841.40 FEET PASS A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 29, OF ARROWHEAD SUBDIVISION PHASE I, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33, PAGE 105, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 891.40 FEET PASS A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 30, OF SAID ARROWHEAD SUBDIVISION PHASE I, AT A DISTANCE OF 941.40 FEET PASS A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 31, OF SAID ARROWHEAD SUBDIVISION PHASE I, CONTINUING A TOTAL DISTANCE OF 978.62 FEET TO A NO. 4 REBAR FOUND ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. WARE ROAD FOR THE NORTHEAST CORNER OF THIS TRACT;

2. THENCE, S 08° 35' 34" W ALONG THE WEST RIGHT-OF-WAY LINE OF N. WARE ROAD, A DISTANCE OF 640.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

3. THENCE, N 81° 24' 44" W AT A DISTANCE OF 1,237.17 FEET PASS THE WEST LINE OF SAID LOT 137, AND THE EAST LINE OF SAID LOT 138, CONTINUING A TOTAL DISTANCE OF 1,574.07 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

4. THENCE, N 19° 30' 00" E A DISTANCE OF 240.10 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

5. THENCE, N 27° 30' 00" E A DISTANCE OF 41.66 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

6. THENCE, N 42° 00' 00" E A DISTANCE OF 41.29 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

7. THENCE, N 55° 52' 29" E A DISTANCE OF 15.05 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

8. THENCE, N 58° 00' 00" E A DISTANCE OF 42.66 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

9. THENCE, N 71° 30' 00" E A DISTANCE OF 41.93 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

10. THENCE, N 84° 30' 00" E A DISTANCE OF 41.93 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

11. THENCE, S 83° 30' 00" E A DISTANCE OF 41.74 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

12. THENCE, S 64° 30' 00" E A DISTANCE OF 83.64 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

13. THENCE, S 38° 30' 00" E A DISTANCE OF 83.55 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

14. THENCE, S 00° 39' 51" E A DISTANCE OF 33.49 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

15. THENCE, S 82° 30' 00" E A DISTANCE OF 25.06 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

16. THENCE, N 78° 00' 00" E A DISTANCE OF 92.61 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

17. THENCE, N 73° 51' 55" E A DISTANCE OF 50.01 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

18. THENCE, N 72° 30' 00" E A DISTANCE OF 103.95 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

19. THENCE, N 09° 30' 00" E A DISTANCE OF 42.80 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

20. THENCE, N 04° 30' 00" E A DISTANCE OF 233.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.677 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 ERECTED IN COMMON LOT 113, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON LOT 113 TRANSFER OF TITLES TO THE HARVEST CREEK AT WARE SUBDIVISION HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNERS PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY HARVEST CREEK AT WARE PHASE I 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 H.O.A. AND NOT THE CITY OF McALLEN.

19. SITE PLAN MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.

20. AN 8-FOOT MINIMUM SIDEWALK WITH FULL LANDSCAPING, IRRIGATION AND LIGHTING TO BE CONSTRUCTED ALONG THE NORTH SIDE OF WARRIOR DRIVE (VINE AVENUE), SAID SIDEWALK WILL CONNECT TO THE BENTSEN HIKE AND BIKE TRAIL. A VARIANCE OF "ADDITIONAL 10 FT RIGHT OF WAY TO BE DEDICATED IN LIEU OF PARK LAND FEES" WAS APPROVED ON JUNE 29, 2022, WITH THE CONDITIONS LISTED.

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

MAYOR, CITY OF McALLEN

DATE

CITY SECRETARY

DATE

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

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

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

PRESIDENT

ATTEST:

SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

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

| Line # | Direction | Length |
|--------|-----------|--------|
|--------|-----------|--------|

|       |                 |        |
|-------|-----------------|--------|
| "S1"  | N 81° 24' 44" W | 15.00' |
| "S2"  | S 81° 24' 26" E | 15.00' |
| "S3"  | N 05° 00' 00" E | 38.55' |
| "S4"  | N 12° 00' 00" E | 26.06' |
| "S5"  | N 12° 00' 00" E | 20.51' |
| "S6"  | N 10° 00' 00" E | 21.82' |
| "S7"  | N 05° 30' 00" E | 26.04' |
| "S8"  | N 01° 30' 00" E | 32.06' |
| "S9"  | N 00° 00' 00" W | 42.03' |
| "S10" | N 00° 00' 00" W | 22.03' |
| "S11" | N 03° 30' 00" E | 42.38' |
| "S12" | N 23° 00' 00" E | 22.24' |
| "S13" | N 23° 00' 00" E | 41.06' |
| "S14" | N 23° 00' 00" E | 30.55' |
| "S15" | N 16° 00' 00" E | 27.76' |
| "S16" | N 10° 00' 00" E | 22.65' |
| "S17" | N 08° 00' 00" E | 23.61' |
| "S18" | N 08° 00' 00" E | 32.90' |
| "S19" | N 08° 00' 00" E | 46.68' |
| "S20" | S 70° 17' 15" W | 14.81' |
| "S21" | S 81° 24' 44" E | 24.07' |
| "S22" | N 81° 24' 44" W | 41.04' |
| "S23" | N 85° 00' 00" W | 36.48' |
| "S24" | N 81° 00' 00" W | 50.40' |
| "S25" | N 80° 00' 00" W | 50.62' |
| "S26" | S 86° 00' 00" W | 43.56' |
| "S27" | S 58° 00' 00" W | 47.13' |
| "S28" | S 58° 00' 00" W | 47.56' |
| "S29" | S 31° 30' 00" W | 46.82' |
| "S30" | S 05° 00' 00" W | 44.94' |
| "S31" | S 22° 00' 00" E | 46.72' |
| "S32" | S 37° 45' 32" E | 44.13' |
| "S33" | S 37° 45' 32" E | 22.23' |
| "S34" | S 03° 00' 00" E | 20.03' |

| Line # | Direction | Length |
|--------|-----------|--------|
|--------|-----------|--------|

|       |                 |        |
|-------|-----------------|--------|
| "S35" | S 22° 00' 00" W | 20.00' |
| "S36" | S 32° 00' 00" W | 20.14' |
| "S37" | S 57° 43' 58" E | 20.00' |
| "S38" | S 45° 00' 00" E | 20.00' |
| "S39" | S 32° 00' 00" E | 20.00' |
| "S40" | S 19° 30' 00" E | 20.00' |
| "S41" | S 07° 00' 00" E | 20.00' |
| "S42" | S 06° 00' 00" W | 20.00' |
| "S43" | S 18° 00' 00" W | 20.00' |
| "S44" | S 30° 00' 00" W | 20.00' |
| "S45" | S 43° 00' 00" W | 20.00' |
| "S46" | S 58° 00' 00" W | 20.01' |
| "S47" | S 58° 00' 00" W | 20.01' |
| "S48" | S 72° 30' 00" W | 20.00' |
| "S49" | S 78° 00' 00" W | 18.87' |
| "S50" | N 59° 40' 20" E | 16.92' |
| "S51" | N 16° 30' 00" W | 20.00' |
| "S52" | N 01° 30' 00" E | 20.00' |
| "S53" | N 43° 00' 00" E | 27.82' |
| "S54" | N 51° 00' 00" E | 29.30' |
| "S55" | N 51° 00' 00" E | 56.18' |
| "S56" | N 35° 00' 00" E | 53.13' |
| "S57" | N 12° 15' 52" E | 52.85' |
| "S58" | N 12° 56' 18" W | 51.96' |
| "S59" | N 39° 00' 00" W | 48.78' |
| "S60" | N 39° 00' 00" W | 47.60' |
| "S61" | N 65° 30' 00" W | 42.40' |
| "S62" | S 88° 00' 00" W | 38.90' |
| "S63" | S 61° 00' 00" W | 41.80' |
| "S64" | S 35° 00' 00" W | 43.42' |
| "S65" | S 13° 00' 00" W | 39.65' |
| "S66" | S 09° 00' 00" W | 43.45' |
| "S67" | S 09° 00' 00" W | 34.24' |
| "S68" | S 09° 00' 00" W | 23.74' |

| Line # | Direction | Length |
|--------|-----------|--------|
|--------|-----------|--------|

|        |                 |        |
|--------|-----------------|--------|
| "S69"  | S 09° 00' 00" W | 21.38' |
| "S70"  | S 09° 00' 00" W | 22.96' |
| "S71"  | N 09° 00' 00" E | 37.00' |
| "S72"  | N 09° 00' 00" E | 29.00' |
| "S73"  | N 09° 00' 00" E | 53.02' |
| "S74"  | N 09° 00' 00" E | 41.02' |
| "S75"  | N 09° 00' 00" E | 70.53' |
| "S76"  | N 09° 00' 00" E | 62.03' |
| "S77"  | N 09° 00' 00" E | 35.46' |
| "S78"  | N 09° 00' 00" E | 47.46' |
| "S79"  | N 09° 00' 00" E | 25.85' |
| "S80"  | N 09° 00' 00" E | 40.85' |
| "S81"  | N 09° 00' 03" E | 26.97' |
| "S82"  | S 09° 00' 02" W | 29.97' |
| "S83"  | N 09° 00' 03" E | 22.87' |
| "S84"  | N 09° 00' 04" E | 21.13' |
| "S85"  | N 09° 00' 03" E | 26.72' |
| "S86"  | S 09° 00' 03" W | 23.72' |
| "S87"  | N 09° 00' 02" E | 35.95' |
| "S88"  | N 09° 00' 03" E | 28.45' |
| "S89"  | N 09° 00' 02" E | 48.12' |
| "S90"  | N 09° 00' 02" E | 36.12' |
| "S91"  | N 09° 00' 01" E | 64.80' |
| "S92"  | N 09° 00' 01" E | 54.80' |
| "S93"  | S 19° 00' 05" E | 15.53' |
| "S94"  | N 46° 00' 00" E | 33.86' |
| "S95"  | N 09° 00' 03" E | 23.53' |
| "S96"  | N 09° 00' 02" E | 33.29' |
| "S97"  | N 09° 00' 03" E | 46.29' |
| "S97"  | S 09° 00' 00" W | 26.95' |
| "S98"  | N 09° 00' 06" E | 25.38' |
| "S99"  | N 09° 00' 04" E | 34.38' |
| "S100" | N 09° 00' 06" E | 23.55' |
| "S101" | N 08° 30' 00" E | 21.51' |

| Line # | Direction | Length |
|--------|-----------|--------|
|--------|-----------|--------|

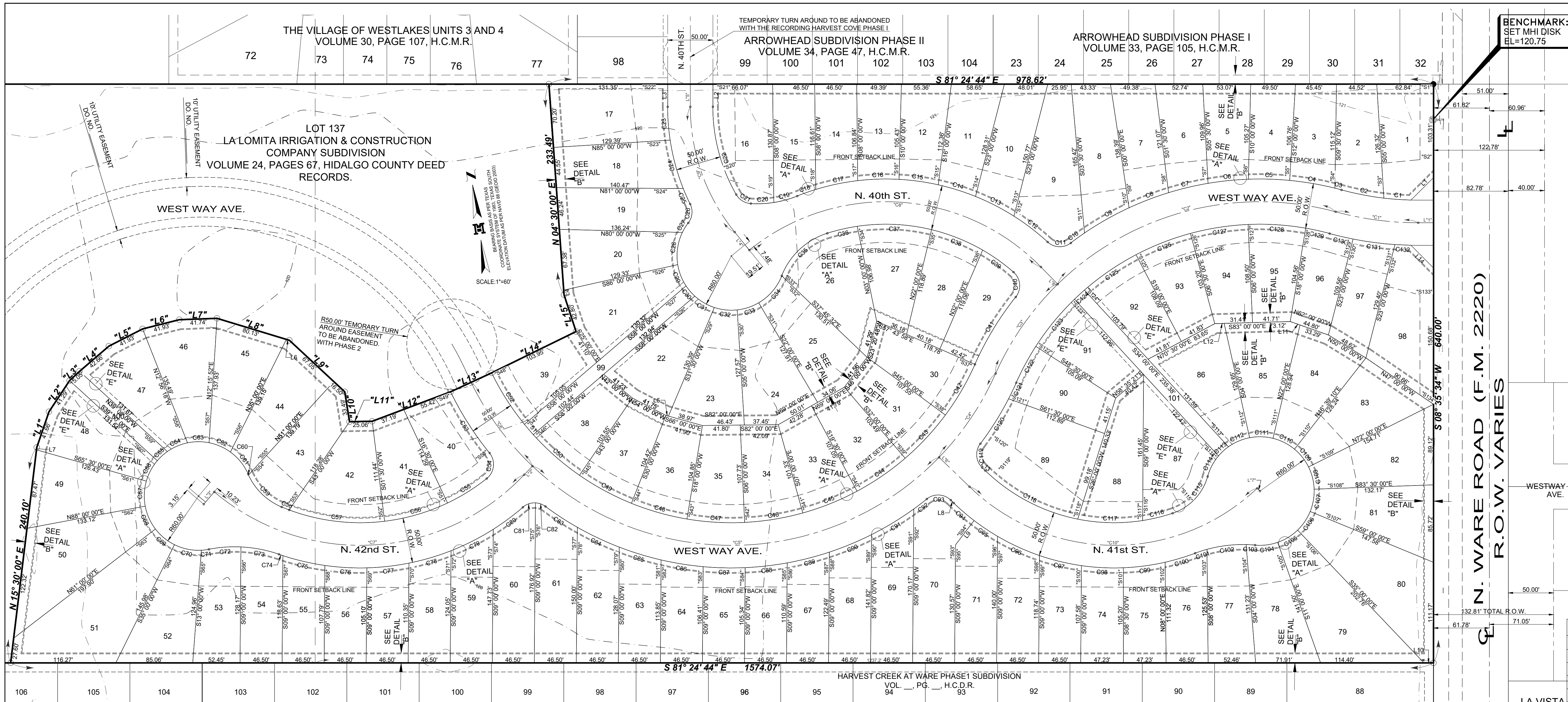
|        |                 |        |
|--------|-----------------|--------|
| "S102" | N 08° 00' 00" E | 27.14' |
| "S103" | N 08° 00' 00" E | 40.87' |
| "S104" | N 04° 00' 00" E | 45.83' |
| "S105" | N 11° 00' 00" W | 43.77' |
| "S106" | N 35° 00' 00" W | 52.03' |
| "S107" | S 59° 00' 00" E | 52.20' |
| "S108" | S 83° 30' 00" E | 48.31' |
| "S109" | N 72° 00' 00" E | 50.54' |
| "S110" | N 46° 39' 10" E | 47.43' |
| "S111" | N 22° 00' 00" E | 45.86' |
| "S112" | N 04° 00' 00" W | 46.18' |
| "S112" | N 09° 00' 03" E | 22.13' |
| "S113" | N 34° 00' 00" W | 45.92' |
| "S114" | N 34° 00' 00" W | 20.12' |
| "S115" | S 30° 44' 41" E | 20.00' |
| "S116" | N 09° 00' 00" E | 34.32' |
| "S117" | N 09° 00' 00" E | 20.82' |
| "S118" | N 26° 00' 00" E | 20.68' |
| "S119" | S 50° 23' 09" W | 40.61' |
| "S120" | N 47° 18' 42" W | 34.12' |
| "S121" | S 61° 30' 00" E | 21.22' |
| "S122" | S 48° 30' 00" E | 20.00' |
| "S123" | S 34° 00' 00" E | 20.01' |
| "S124" | S 34° 00' 00" E | 20.01' |
| "S125" | S 19° 00' 00" E | 20.00' |
| "S126" | S 06° 30' 00" E | 20.00' |
| "S127" | S 06° 00' 00" W | 20.00' |
| "S128" | S 18° 00' 00" W | 20.00' |
| "S129" | S 23° 00' 00" W | 21.32' |
| "S130" | N 23° 00' 00" E | 28.32' |
| "S131" | S 23° 00' 00" W | 33.94' |
| "S132" | S 23° 00' 00" W | 46.94' |
| "S133" | S 81° 24' 26" E | 15.00' |
| "S134" | S 47° 00' 00" E | 18.18' |

GENERAL NOTES :

- 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.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
- 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 EASEMENT  
INTERIOR SIDES: 6 FEET OR GREATER FOR EASEMENT  
CORNER: 10 FEET OR GREATER FOR EASEMENT  
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.  
NOTE: ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 426.032 CUBIC FEET (9.780 AC.-FT.) TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA.
- CITY OF McALLEN BENCHMARK: "MC84" 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: 16610485.2066, EASTING: 1063666.59623.
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 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.
- 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.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/ BETWEEN/ MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES AND LONG COLLECTOR STREET AS APPLICABLE.
- 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.
- SET No. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
- 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.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. WARE RD. AND OTHER STREETS AS APPLICABLE.
- 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 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.
- HOME OWNERS ASSOCIATION COVENANTS FOR HARVEST COVE PHASE I SUBDIVISION AS RECORDED UNDER AS RECORDED UNDER DOCUMENT NO. \_\_\_\_\_ H.C.D.R.
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR HARVEST COVE SUBDIVISION PHASE I RECORDED UNDER DOCUMENT NUMBER \_\_\_\_\_ HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE OF INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 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.

STATE OF TEXAS  
COUNTY OF HIDALGO

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



SUBDIVISION MAP OF  
PRIVATE  
HARVEST COVE  
SUBDIVISION PHASE I

BEING A SUBDIVISION OF A 18.677 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 |                 |        | BOUNDARY   |                 |         |
|------------|-----------------|--------|------------|-----------------|---------|
| Line Table |                 |        | Line Table |                 |         |
| Line #     | Direction       | Length | Line #     | Direction       | Length  |
| L1"        | S 81° 24' 26" E | 16.90' | L1"        | S 27° 30' 00" W | 41.66'  |
| L2"        | S 52° 01' 47" W | 13.17' | L2"        | S 42° 00' 00" W | 41.29'  |
| L3"        | N 48° 49' 12" E | 17.53' | L3"        | S 55° 52' 38" W | 15.05'  |
| L4"        | N 30° 25' 38" W | 25.70' | L4"        | S 58° 00' 00" W | 42.66'  |
| L5"        | S 08° 35' 16" W | 25.06' | L5"        | S 71° 30' 00" W | 41.93'  |
| L6"        | S 37° 19' 32" E | 46.81' | L6"        | S 84° 30' 00" W | 41.93'  |
| L7"        | N 34° 54' 34" W | 4.35'  | L7"        | N 83° 30' 00" W | 41.74'  |
| L8"        | N 35° 45' 54" W | 26.52' | L8"        | N 64° 30' 00" W | 83.84'  |
|            |                 |        | L9"        | N 38° 30' 00" W | 83.55'  |
|            |                 |        | L10"       | N 00° 39' 51" W | 33.49'  |
|            |                 |        | L11"       | N 62° 30' 00" W | 25.96'  |
|            |                 |        | L12"       | S 78° 00' 00" W | 92.61'  |
|            |                 |        | L13"       | S 73° 51' 55" W | 50.01'  |
|            |                 |        | L14"       | S 72° 30' 00" W | 103.95' |
|            |                 |        | L15"       | S 09° 30' 00" E | 42.87'  |

| CENTERLINE - CURVE TABLES |         |         |              |                 |              |         |
|---------------------------|---------|---------|--------------|-----------------|--------------|---------|
| Curve Table               |         |         |              |                 |              |         |
| Curve #                   | Length  | Radius  | Delta        | Chord Direction | Chord Length | Tangent |
| "C1"                      | 92.57'  | 350.00' | 015° 09' 13" | S73° 49' 49"E   | 92.30'       | 46.56   |
| "C2"                      | 332.37' | 320.00' | 059° 30' 41" | S83° 59' 27"W   | 317.63'      | 182.94  |
| "C3"                      | 121.07' | 320.00' | 021° 40' 40" | S43° 23' 46"W   | 120.35'      | 61.27   |
| "C4"                      | 112.35' | 320.00' | 020° 07' 01" | N42° 36' 57"E   | 111.78'      | 56.76   |
| "C5"                      | 499.05' | 320.00' | 089° 21' 19" | S82° 38' 53"E   | 449.99'      | 316.42  |
| "C6"                      | 115.40' | 320.00' | 020° 39' 48" | S27° 38' 20"E   | 114.78'      | 58.33   |
| "C7"                      | 378.69' | 250.00' | 086° 47' 25" | S84° 34' 31"E   | 343.51'      | 236.37  |
| "C8"                      | 354.63' | 240.00' | 084° 39' 44" | N78° 05' 46"W   | 323.24'      | 218.62  |
| "C9"                      | 149.81' | 220.00' | 039° 00' 54" | S10° 55' 11"E   | 146.93'      | 77.94   |
| "C10"                     | 351.58' | 230.00' | 087° 35' 02" | S81° 07' 03"E   | 318.34'      | 220.50  |

# LOT AREA TABLES

| Lot Area Table |       |  |
|----------------|-------|--|
| Sq. Ft.        | Area  |  |
| 7204.33        | 0.165 |  |
| 5978.57        | 0.137 |  |
| 5273.93        | 0.121 |  |
| 5022.73        | 0.115 |  |
| 5230.57        | 0.120 |  |
| 5577.64        | 0.128 |  |
| 6101.37        | 0.140 |  |
| 7188.34        | 0.165 |  |
| 9156.57        | 0.210 |  |
| 6454.43        | 0.148 |  |
| 6007.89        | 0.138 |  |
| 5355.97        | 0.123 |  |
| 5014.67        | 0.115 |  |
| 5161.69        | 0.118 |  |
| 5784.94        | 0.133 |  |
| 7691.45        | 0.177 |  |
| 8556.67        | 0.196 |  |
| 6576.91        | 0.151 |  |
| 6825.58        | 0.157 |  |
| 6680.24        | 0.153 |  |
| 7400.96        | 0.170 |  |
| 7240.70        | 0.166 |  |
| 7118.48        | 0.163 |  |
| 7251.93        | 0.166 |  |
| 7389.45        | 0.170 |  |
| 8261.16        | 0.190 |  |
| 6601.79        | 0.152 |  |
| 6059.04        | 0.139 |  |
| 5472.50        | 0.126 |  |
| 5971.63        | 0.137 |  |
| 5668.97        | 0.130 |  |
| 5633.89        | 0.129 |  |
| 5590.60        | 0.128 |  |
| 5631.90        | 0.129 |  |

| Lot Area Table |          |       |
|----------------|----------|-------|
| Lot #          | SQ. FT.  | Area  |
| 35             | 5655.96  | 0.130 |
| 36             | 5572.01  | 0.128 |
| 37             | 5608.80  | 0.129 |
| 38             | 5668.20  | 0.130 |
| 39             | 5715.41  | 0.131 |
| 40             | 6533.97  | 0.150 |
| 41             | 6243.36  | 0.143 |
| 42             | 7416.47  | 0.170 |
| 43             | 6892.26  | 0.158 |
| 44             | 6944.32  | 0.159 |
| 45             | 7145.42  | 0.164 |
| 46             | 7285.27  | 0.167 |
| 47             | 7201.28  | 0.165 |
| 48             | 7146.19  | 0.164 |
| 49             | 7228.78  | 0.166 |
| 50             | 10388.30 | 0.238 |
| 51             | 12470.56 | 0.286 |
| 52             | 7402.83  | 0.170 |
| 53             | 6101.72  | 0.140 |
| 54             | 5795.32  | 0.133 |
| 55             | 5231.38  | 0.120 |
| 56             | 4919.15  | 0.113 |
| 57             | 4978.02  | 0.114 |
| 58             | 5414.85  | 0.124 |
| 59             | 6275.30  | 0.144 |
| 60             | 7632.18  | 0.175 |
| 61             | 7647.27  | 0.176 |
| 62             | 6432.52  | 0.148 |
| 63             | 5596.89  | 0.128 |
| 64             | 5095.95  | 0.117 |
| 65             | 4899.03  | 0.112 |
| 66             | 4995.67  | 0.115 |
| 67             | 5392.29  | 0.124 |
| 68             | 6114.17  | 0.140 |

| Lot Area Table |          |       |
|----------------|----------|-------|
| Lot #          | SQ. FT.  | Area  |
| 69             | 7214.45  | 0.166 |
| 70             | 8843.27  | 0.203 |
| 71             | 6809.77  | 0.137 |
| 72             | 5972.23  | 0.113 |
| 73             | 5226.33  | 0.120 |
| 74             | 4942.82  | 0.113 |
| 75             | 5028.96  | 0.115 |
| 76             | 5489.19  | 0.126 |
| 77             | 6195.33  | 0.142 |
| 78             | 7049.17  | 0.162 |
| 79             | 10167.09 | 0.233 |
| 80             | 10960.88 | 0.250 |
| 81             | 7441.76  | 0.171 |
| 82             | 7786.99  | 0.179 |
| 83             | 7666.72  | 0.176 |
| 84             | 6928.52  | 0.159 |
| 85             | 7039.68  | 0.162 |
| 86             | 7649.94  | 0.175 |
| 87             | 8038.69  | 0.185 |
| 88             | 7476.19  | 0.172 |
| 89             | 11667.94 | 0.268 |
| 90             | 5785.78  | 0.130 |
| 91             | 5883.96  | 0.133 |
| 92             | 5906.31  | 0.136 |
| 93             | 5647.52  | 0.130 |
| 94             | 5664.43  | 0.130 |
| 95             | 5255.33  | 0.120 |
| 96             | 5566.11  | 0.131 |
| 97             | 5532.82  | 0.127 |
| 98             | 8931.34  | 0.205 |
| 99             | 3526.87  | 0.081 |
| 100            | 1969.27  | 0.045 |
| 101            | 3526.87  | 0.081 |

LOT - CURVE TABLES

| Curve Table |         |         |              |                 |              | Curve Table |         |         |         |              |                 | Curve Table  |         |         |        |         |              | Curve Table     |              |         |         |         |         |              |                 |              |         |
|-------------|---------|---------|--------------|-----------------|--------------|-------------|---------|---------|---------|--------------|-----------------|--------------|---------|---------|--------|---------|--------------|-----------------|--------------|---------|---------|---------|---------|--------------|-----------------|--------------|---------|
| Curve #     | Length  | Radius  | Delta        | Chord Direction | Chord Length | Tangent     | Curve # | Length  | Radius  | Delta        | Chord Direction | Chord Length | Tangent | Curve # | Length | Radius  | Delta        | Chord Direction | Chord Length | Tangent | Curve # | Length  | Radius  | Delta        | Chord Direction | Chord Length | Tangent |
| C1          | 30.01'  | 325.00' | 005° 17' 25" | S77° 20' 02"E   | 30.00'       | 15.01       | C38     | 61.06'  | 215.00' | 016° 16' 17" | N59° 40' 55"W   | 60.85'       | 30.74   | C75     | 47.73' | 275.00' | 009° 56' 41" | S68° 16' 21"E   | 47.67'       | 23.93   | C112    | 25.68'  | 60.00'  | 024° 31' 05" | S75° 26' 23"W   | 25.48'       | 13.04   |
| C2          | 47.85'  | 325.00' | 008° 26' 06" | S70° 28' 16"E   | 47.80'       | 23.97       | C39     | 41.98'  | 215.00' | 011° 11' 15" | N45° 57' 10"W   | 41.91'       | 21.06   | C76     | 46.62' | 275.00' | 009° 42' 44" | S78° 06' 04"E   | 46.56'       | 23.36   | C113    | 15.04'  | 60.00'  | 014° 21' 41" | S56° 00' 00"W   | 15.00'       | 7.56    |
| C3          | 7.57'   | 345.00' | 001° 15' 24" | N66° 52' 55"W   | 7.57'        | 3.78        | C40     | 30.51'  | 20.00'  | 087° 24' 47" | N3° 20' 51"E    | 27.64'       | 19.12   | C77     | 46.89' | 275.00' | 009° 46' 18" | S87° 50' 31"E   | 46.83'       | 23.50   | C114    | 25.72'  | 60.00'  | 024° 33' 37" | S36° 32' 21"W   | 25.52'       | 13.06   |
| C4          | 50.74'  | 345.00' | 008° 25' 35" | N71° 43' 24"W   | 50.69'       | 25.41       | C41     | 87.29'  | 345.00' | 014° 29' 48" | S39° 48' 21"W   | 87.06'       | 43.88   | C78     | 48.63' | 275.00' | 010° 07' 59" | N82° 12' 25"E   | 48.57'       | 24.38   | C115    | 58.57'  | 60.00'  | 055° 55' 42" | N52° 13' 23"E   | 56.27'       | 31.85   |
| C5          | 45.79'  | 345.00' | 007° 36' 16" | N79° 44' 19"W   | 45.76'       | 22.93       | C42     | 65.06'  | 295.00' | 012° 38' 09" | N38° 52' 31"E   | 64.93'       | 32.66   | C79     | 52.42' | 275.00' | 010° 55' 16" | N71° 40' 48"E   | 52.34'       | 26.29   | C116    | 34.21'  | 205.00' | 009° 33' 41" | N84° 58' 05"E   | 34.17'       | 17.14   |
| C6          | 44.82'  | 345.00' | 007° 26' 36" | N87° 15' 45"W   | 44.79'       | 22.44       | C43     | 65.39'  | 295.00' | 012° 42' 04" | N51° 32' 38"E   | 65.26'       | 32.83   | C80     | 40.82' | 275.00' | 008° 30' 15" | N61° 58' 02"E   | 40.78'       | 20.45   | C117    | 72.19'  | 205.00' | 020° 10' 32" | S80° 09' 49"E   | 71.81'       | 36.47   |
| C7          | 44.96'  | 345.00' | 007° 28' 03" | S85° 16' 55"W   | 44.93'       | 22.51       | C44     | 64.70'  | 295.00' | 012° 33' 55" | N64° 10' 37"E   | 64.57'       | 32.48   | C81     | 15.16' | 20.00'  | 043° 26' 01" | S79° 25' 55"W   | 14.80'       | 7.97    | C118    | 117.18' | 205.00' | 032° 45' 00" | S53° 42' 02"E   | 115.59'      | 60.24   |
| C8          | 46.78'  | 345.00' | 007° 46' 06" | S77° 39' 51"W   | 46.74'       | 23.42       | C45     | 64.71'  | 295.00' | 012° 34' 02" | N76° 44' 36"E   | 64.58'       | 32.48   | C82     | 11.88' | 20.00'  | 034° 01' 42" | N61° 50' 13"W   | 11.70'       | 6.12    | C119    | 28.94'  | 20.00'  | 082° 55' 05" | S4° 08' 01"W    | 26.46'       | 17.67   |
| C9          | 56.74'  | 345.00' | 009° 25' 25" | S69° 04' 05"W   | 56.68'       | 28.44       | C46     | 65.43'  | 295.00' | 012° 42' 26" | N89° 22' 50"E   | 65.29'       | 32.85   | C83     | 42.14' | 345.00' | 006° 59' 52" | S48° 19' 18"E   | 42.11'       | 21.09   | C120    | 58.79'  | 345.00' | 009° 45' 48" | N40° 42' 39"E   | 58.72'       | 29.47   |
| C10         | 18.72'  | 345.00' | 003° 06' 30" | S62° 48' 08"W   | 18.71'       | 9.36        | C47     | 64.04'  | 295.00' | 012° 26' 18" | S78° 02' 49"E   | 63.92'       | 32.15   | C84     | 51.32' | 345.00' | 008° 31' 23" | S56° 04' 55"E   | 51.27'       | 25.71   | C121    | 19.70'  | 345.00' | 003° 16' 18" | N34° 11' 36"E   | 19.70'       | 9.85    |
| C11         | 27.86'  | 20.00'  | 079° 49' 08" | S78° 50' 33"E   | 25.66'       | 16.73       | C48     | 63.90'  | 295.00' | 012° 24' 41" | S65° 37' 20"E   | 63.78'       | 32.08   | C85     | 48.57' | 345.00' | 008° 03' 58" | S64° 22' 35"E   | 48.53'       | 24.32   | C122    | 45.70'  | 295.00' | 008° 52' 32" | S36° 59' 43"W   | 45.65'       | 22.90   |
| C12         | 47.05'  | 265.00' | 010° 10' 18" | N44° 01' 08"W   | 46.98'       | 23.58       | C49     | 65.43'  | 295.00' | 012° 42' 28" | S53° 03' 45"E   | 65.30'       | 32.85   | C86     | 47.08' | 345.00' | 007° 49' 05" | S72° 19' 06"E   | 47.04'       | 23.57   | C123    | 67.50'  | 295.00' | 013° 06' 36" | S47° 59' 17"W   | 67.35'       | 33.90   |
| C13         | 47.74'  | 265.00' | 010° 19' 17" | N54° 15' 55"W   | 47.67'       | 23.93       | C50     | 68.23'  | 295.00' | 013° 15' 06" | S40° 04' 58"E   | 68.08'       | 34.27   | C87     | 46.54' | 345.00' | 007° 43' 45" | S80° 05' 31"E   | 46.51'       | 23.31   | C124    | 15.00'  | 295.00' | 002° 54' 49" | S56° 00' 00"W   | 15.00'       | 7.50    |
| C14         | 43.21'  | 265.00' | 009° 20' 35" | N64° 05' 51"W   | 43.17'       | 21.65       | C51     | 15.00'  | 295.00' | 002° 54' 49" | S32° 00' 00"E   | 15.00'       | 7.50    | C88     | 46.87' | 345.00' | 007° 47' 02" | S87° 50' 55"E   | 46.83'       | 23.47   | C125    | 69.32'  | 295.00' | 013° 27' 51" | S64° 11' 20"W   | 69.16'       | 34.82   |
| C15         | 43.93'  | 265.00' | 009° 29' 53" | N73° 31' 05"W   | 43.88'       | 22.01       | C52     | 67.63'  | 295.00' | 013° 08' 10" | S23° 58' 30"W   | 67.49'       | 33.97   | C89     | 48.12' | 345.00' | 007° 59' 30" | N84° 15' 49"E   | 48.08'       | 24.10   | C126    | 64.68'  | 295.00' | 012° 33' 41" | S77° 12' 06"W   | 64.55'       | 32.47   |
| C16         | 45.78'  | 265.00' | 009° 53' 51" | N83° 12' 56"W   | 45.72'       | 22.95       | C53     | 80.35'  | 345.00' | 013° 20' 40" | S23° 53' 41"E   | 80.17'       | 40.36   | C90     | 50.53' | 345.00' | 008° 23' 33" | N76° 04' 17"E   | 50.49'       | 25.31   | C127    | 64.68'  | 295.00' | 012° 33' 44" | S89° 45' 49"W   | 64.55'       | 32.47   |
| C17         | 47.48'  | 265.00' | 010° 15' 58" | S86° 42' 09"W   | 47.42'       | 23.80       | C54     | 31.65'  | 20.00'  | 090° 40' 11" | N14° 46' 04"E   | 28.45'       | 20.24   | C91     | 54.69' | 345.00' | 009° 04' 58" | N67° 20' 02"E   | 54.63'       | 32.10   | C128    | 63.94'  | 295.00' | 012° 25' 09" | N77° 44' 44"W   | 63.82'       | 32.10   |
| C18         | 21.66'  | 265.00' | 004° 40' 57" | S79° 13' 42"W   | 21.65'       | 10.83       | C55     | 51.28'  | 225.00' | 013° 03' 26" | N66° 37' 53"E   | 51.16'       | 25.75   | C92     | 18.28' | 345.00' | 003° 02' 10" | N61° 16' 28"E   | 18.28'       | 9.14    | C129    | 27.20'  | 295.00' | 005° 16' 56" | N68° 53' 41"W   | 27.19'       | 13.61   |
| C19         | 26.94'  | 120.00' | 012° 51' 39" | N83° 19' 03"E   | 26.88'       | 13.52       | C56     | 72.71'  | 225.00' | 018° 30' 52" | N82° 25' 02"E   | 72.39'       | 36.67   | C93     | 28.94' | 20.00'  | 082° 55' 05" | N78° 47' 05"W   | 26.48'       | 17.67   | C130    | 26.59'  | 375.00' | 004° 03' 43" | S68° 17' 04"E   | 26.58'       | 13.30   |
| C20         | 25.48'  | 120.00' | 012° 09' 16" | S84° 10' 30"E   | 25.41'       | 12.78       | C57     | 107.41' | 225.00' | 027° 21' 09" | S74° 38' 58"E   | 106.40'      | 54.75   | C94     | 29.71' | 255.00' | 006° 40' 28" | S40° 39' 46"E   | 29.69'       | 14.87   | C131    | 46.87'  | 375.00' | 007° 09' 40" | S73° 54' 46"E   | 46.84'       | 23.47   |
| C21         | 19.84'  | 20.00'  | 056° 51' 06" | S49° 40' 18"E   | 19.04'       | 10.83       | C58     | 8.96'   | 225.00' | 002° 16' 50" | S59° 49' 58"E   | 8.96'        | 4.48    | C95     | 31.34' | 255.00' | 007° 02' 31" | S47° 31' 15"E   | 31.32'       | 15.69   | C132    | 17.62'  | 375.00' | 002° 41' 34" | S78° 49' 23"E   | 17.62'       | 8.81    |
| C22         | 101.54' | 195.00' | 029° 50' 02" | S6° 19' 45"E    | 100.39'      | 51.95       | C59     | 52.07'  | 70.00'  | 042° 37' 07" | S37° 22' 59"E   | 50.88'       | 27.31   | C96     | 51.07' | 255.00' | 011° 28' 32" | S56° 46' 47"E   | 50.99'       | 25.62   |         |         |         |              |                 |              |         |
| C23         | 37.01'  | 245.00' | 008° 39' 20" | S4° 15' 36"W    | 36.98'       | 18.54       | C60     | 1.02'   | 70.00'  | 000° 49' 57" | S15° 39' 27"E   | 1.02'        | 0.51    | C97     | 47.81' | 255.00' | 010° 44' 36" | S67° 53' 21"E   | 47.74'       | 23.98   |         |         |         |              |                 |              |         |
| C24         | 55.59'  | 245.00' | 013° 00' 04" | S6° 34' 05"E    | 55.47'       | 27.92       | C61     | 31.64'  | 60.00'  | 030° 13' 01" | N30° 21' 00"W   | 31.28'       | 16.20   | C98     | 46.42' | 255.00' | 010° 25' 49" | S78° 28' 34"E   | 46.36'       | 23.27   |         |         |         |              |                 |              |         |
| C25         | 18.69'  | 245.00' | 004° 22' 17" | S15° 15' 16"E   | 18.69'       | 9.35        | C62     | 25.96'  | 60.00'  | 024° 47' 29" | N57° 51' 15"W   | 25.76'       | 13.19   | C99     | 46.72' | 255.00' | 010° 29' 51" | S88° 56' 24"E   | 46.65'       | 23.43   |         |         |         |              |                 |              |         |
| C26         | 22.16'  | 20.00'  | 063° 29' 18" | N14° 18' 15"E   | 21.05'       | 12.37       | C63     | 23.98'  | 60.00'  | 022° 54' 17" | N81° 42' 07"W   | 23.83'       | 12.15   | C100    | 34.74' | 255.00' | 007° 48' 24" | N81° 54' 29"E   | 34.72'       | 17.40   |         |         |         |              |                 |              |         |
| C27         | 12.28'  | 60.00'  | 011° 43' 19" | S40° 11' 15"W   | 12.25'       | 6.16        | C64     | 24.38'  | 60.00'  | 023° 17' 07" | S75° 12' 13"W   | 24.22'       | 12.36   | C101    | 13.77' | 150.00' | 005° 15' 42" | S80° 38' 08"W   | 13.77'       | 6.89    |         |         |         |              |                 |              |         |
| C28         | 36.61'  | 60.00'  | 034° 57' 23" | S16° 50' 54"W   | 36.04'       | 18.89       | C65     | 15.11'  | 60.00'  | 014° 25' 29" | S56° 20' 56"W   | 15.07'       | 7.59    | C102    | 43.73' | 150.00' | 016° 42' 10" | N88° 22' 56"W   | 43.57'       | 22.02   |         |         |         |              |                 |              |         |
| C29         | 25.33'  | 60.00'  | 024° 11' 22" | S12° 43' 28"E   | 25.14'       | 12.86       | C66     | 25.75'  | 60.00'  | 024° 35' 18" | S36° 50' 52"W   | 25.55'       | 13.08   | C103    | 9.92'  | 150.00' | 003° 47' 21" | N78° 08' 11"W   | 9.92'        | 4.96    |         |         |         |              |                 |              |         |
| C30         | 15.04'  | 60.00'  | 014° 21' 41" | S32° 00' 00"E   | 15.00'       | 7.56        | C67     | 27.99'  | 60.00'  | 026° 34' 48" | S11° 10' 59"W   | 27.74'       | 14.26   | C104    | 25.44' | 60.00'  | 024° 17' 52" | S88° 23' 26"E   | 25.25'       | 12.92   |         |         |         |              |                 |              |         |
| C31         | 25.13'  | 60.00'  | 023° 59' 47" | S51° 10' 44"E   | 24.95'       | 12.75       | C68     | 27.82'  | 60.00'  | 026° 34' 12" | S15° 28' 00"E   | 27.58'       | 14.17   | C105    | 26.08' | 60.00'  | 024° 15' 19" | N67° 00' 29"E   | 25.88'       | 13.25   |         |         |         |              |                 |              |         |
| C32         | 25.59'  | 60.00'  | 024° 25' 59" | S75° 23' 37"E   | 25.39'       | 12.99       | C69     | 27.54'  | 60.00'  | 026° 18' 08" | S41° 54' 10"E   | 27.30'       | 14.02   | C106    | 25.01' | 60.00'  | 023° 53' 06" | N42° 36' 46"E   | 24.83'       | 12.69   |         |         |         |              |                 |              |         |
| C33         | 25.28'  | 60.00'  | 024° 06' 22" | N80° 19' 13"E   | 25.09'       | 12.83       | C70     | 30.70'  | 60.00'  | 029° 19' 04" | S69° 42' 46"    | 30.37'       | 15.69   | C107    | 25.20' | 60.00'  | 024° 03' 54" | N18° 38' 16"E   | 25.02'       | 12.79   |         |         |         |              |                 |              |         |
| C34         | 39.98'  | 60.00'  | 038° 10' 40" | N49° 09' 42"E   | 39.24'       | 20.76       | C71     | 8.37'   | 60.00'  | 007° 59' 39" | S88° 22' 08"E   | 8.36'        | 4.19    | C108    | 25.67' | 60.00'  | 024° 30' 40" | S51° 39' 00"W   | 25.47'       | 13.03   |         |         |         |              |                 |              |         |
| C35         | 71.18'  | 80.00'  | 050° 56' 37" | S55° 33' 40"W   | 68.85'       | 38.14       | C72     | 35.64'  | 150.00' | 013° 36' 42" | N85° 33' 36"W   | 35.55'       | 17.90   | C109    | 25.11' | 60.00'  | 023° 58' 47" | N29° 53' 44"W   | 24.93'       | 12.74   |         |         |         |              |                 |              |         |
| C36         | 34.04'  | 215.00' | 009° 04' 12" | S85° 35' 05"W   | 34.00'       | 17.05       | C73     | 42.97'  | 150.00' | 016° 24' 55" | N70° 32' 48"W   | 42.83'       | 21.90   | C110    | 26.80' | 60.00'  | 025° 35' 25" | N54° 40' 50"W   | 26.58'       | 13.63   |         |         |         |              |                 |              |         |
| C37         | 82.79'  | 215.00' | 002° 03' 46" | N78° 50' 57"W   | 82.08'       | 41.91       | C74     | 4.61'   | 275.00' | 000° 57' 40" | S62° 49' 11"E   | 4.61'        | 2.31    | C111    | 26.00' | 60.00'  | 024° 49' 32" | N79° 53' 18"W   | 25.79'       | 13.21   |         |         |         |              |                 |              |         |

LOT LINE

| Line Table |                 |        |
|------------|-----------------|--------|
| Line #     | Direction       | Length |
| L1         | N 53° 42' 31" E | 35.28' |
| L2         | S 08° 35' 16" W | 25.06' |
| L3         | S 08° 35' 16" W | 25.06' |
| L4         | N 04° 30' 56" E | 5.12'  |
| L5         | N 66° 00' 09" W | 2.93'  |
| L6         | N 64° 30' 05" W | 3.51'  |
| L7         | S 15° 30' 00" W | 2.71'  |
| L8         | S 37° 19' 32" E | 4.60'  |
| L10        | N 81° 24' 43" W | 10.52' |
| L11        | N 62° 00' 00" W | 10.43' |
| L12        | N 83° 00' 00" W | 10.43' |

**City of McAllen****SUBDIVISION PLAT REVIEW**

Reviewed On: 2/2/2024

**SUBDIVISION NAME: HARVEST COVE SUBDIVISION PHASE I****REQUIREMENTS****STREETS AND RIGHT-OF-WAYS**

North Ware Road: 60 ft. from centerline for 120 ft. ROW

Paving: 65 ft. Curb &amp; gutter: Both Sides

Revisions needed:

- Clarify and add labels to all ROW dimensions shown on N. Ware Road prior to final/recording.
- Show and label "Existing ROW" for the total existing ROW and show the existing ROW on both sides of centerline to determine if any ROW dedication is required prior to final/recording.
- Identify existing ROW by plat or instrument number and provide a copy for staff review prior to final/recording.

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

Interior Streets for R-1 (single-family residential): 50 ft. Total ROW

Paving: 32 ft. Curb &amp; gutter: both sides

Revisions needed:

- Street names will be finalized prior to recording.
- Submit revised paving layout showing that the islands within the Cul-de-Sacs have been removed to comply with Fire Department requirements.
- If the variance request to provide an interior street with 50 ft. ROW as residential collector is approved, it should be subject to 40 ft. of paving.

**\*\*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 consider an interior street with 50 ft. ROW (proposed as West Way Ave) to be considered as a residential collector. Two CUP applications for PUD (CUP2023-0161) for Phase I & (CUP2024-0005) for Phase II has been submitted and are in process and must be approved prior to final/recording. 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.**

Required

Required

|  |          |
|--|----------|
| <p>N/S 1/4 mile collector: Dedication as needed for 60 ft. total ROW.<br/>Paving 40 ft. Curb &amp; gutter: Both Sides<br/>Revisions Needed:<br/>- The submitted variance request (VAR2024-0002) includes a variance to N/S 1/4 mile collector road requirement. Planning and Zoning Commission recommended approval of the variance request at the meeting of January 24, 2024. The request is scheduled to be heard by City Commission. If the request is not approved, the plat layout must be revised to comply with City requirement.<br/>**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan<br/>**Monies must be escrowed if improvements are required prior to recording.</p> <p>**The engineer submitted a variance application (VAR2021-0002) including a variance to the N/S quarter mile collector requirement. Two CUP applications for PUD (CUP2023-0161) for Phase I &amp; (CUP2024-0005) for Phase II has been submitted and are in process. The PUD and variance requests must be approved prior to final/recording 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>   | Required |
| <p>E/W 1/4 mile collector(Northern Boundary): Dedication as needed for 60 ft. total ROW.<br/>Paving 40 ft. Curb &amp; gutter: Both Sides<br/>Revisions Needed:<br/>- Provide for E/W 1/4 mile collector dedication, prior to final/recording.<br/>- Show the width of the ROW somewhere along Lots 33-37 to determine compliance prior to final/recording.<br/>- If the variance request to provide an interior street with 50 ft. ROW as E/W 1/4 collector is approved, it should be subject to 40 ft. of paving. A 10 ft. sidewalk easement along the front of the lots fronting street may be required and will be finalized prior to final/recording.<br/>**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan<br/>**Monies must be escrowed if improvements are required prior to recording.</p> <p>**The engineer submitted a variance application (VAR2021-0002) including a variance to consider an interior street with 50 ft. ROW (proposed as Westway Ave) to be considered as an E/W quarter mile collector requirement. Two CUP applications for PUD (CUP2023-0161) for Phase I &amp; (CUP2024-0005) for Phase II has been submitted and are in process. 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> | Required |
| <p>* 1,200 ft. Block Length<br/>- The variance request (VAR2024-0002) is in process which includes a variance to block length requirement. If the variance request is not approved, the plat layout must be revised to comply with City requirements.<br/>**Subdivision Ordinance: Section 134-118</p>   | Required |
| <p>* 900 ft. Block Length for R-3 Zone Districts _____<br/>**Subdivision Ordinance: Section 134-118</p>  | NA       |
| <p>* 600 ft. Maximum Cul-de-Sac<br/>- The variance request (VAR2024-0002) is in process which includes a variance to Cul-de-Sac length. As per the submitted request, the Cul-de-Sac length will be in compliance once Harvest Cove Phase II is recorded. If the variance request is not approved, the plat layout must be revised to comply with City requirements.<br/>**Subdivision Ordinance: Section 134-105</p>  | Required |
| <b>ALLEYS</b>  |          |
| <p>ROW: 20 ft. Paving: 16 ft.<br/>*Alley/service drive easement required for commercial properties and multi-family properties.<br/>**Subdivision is proposed to be single-family residential.<br/>***Subdivision Ordinance: Section 134-106</p>   | NA       |

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

| SETBACKS  |   |
|---|---|
| <p>* Front: 25 feet or greater for easement.<br/>Revisions needed:<br/>- Must comply with the approved PUD.<br/>**Proposing: 20 feet or greater for easement or as shown in front setback table<br/>**Zoning Ordinance: Section 138-356</p> <p>**Two CUP applications for PUD (CUP2023-0161) for Phase I &amp; (CUP2024-0005) for Phase II has been submitted and are in process. The engineer requested the subdivision to be considered for final approval form subject to PUD approval. The PUD must be approved prior to final/recording 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>***A variance application (VAR2024-0002) has been submitted and is in the process which includes in interior street with 50 ft. ROW (proposed as Wesway Ave) to be considered as a residential collector. If the request is approved subject to 40 ft. paving, the front setback of the lots fronting this road should be kept as 25 ft. or greater for easements.</p> <p>* Rear: Proposing: 10 feet or greater for easement.<br/>**Zoning Ordinance: Section 138-356</p> <p>* Sides: Proposing: 6 feet or greater for easement.<br/>**Zoning Ordinance: Section 138-356</p> <p>* Corner: Proposing: 10 feet or greater for easement.<br/>**Zoning Ordinance: Section 138-356</p> <p>* Garage: 18 ft. except where greater setback is required, greater setback applies.<br/>**Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN<br/>- Remove the above wording from plat note #3 prior to final/recording as it is not a required plat note.</p> | <p>Required</p> <p>Applied</p> <p>Applied</p> <p>Applied</p> <p>Applied</p> <p>Required</p> |
| SIDEWALKS   |   |
| <p>* 4 ft. wide minimum sidewalk required along N. Ware Road both sides of all interior streets and Collector streets if applicable.<br/>Revisions needed:<br/>- The note must be finalized based on the variance requests prior to final/recording.<br/>- 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/S collector as applicable.<br/>***Sidewalk requirements may increase to 5 ft. as per Engineering Department requirements, prior to final/recording.<br/>**Subdivision Ordinance: Section 134-120</p> <p>**The engineer submitted a variance application (VAR2024-0002) including a variance to the N/S &amp; E/W quarter mile collector requirements. Two CUP applications for PUD (CUP2023-0161) for Phase I &amp; (CUP2024-0005) for Phase II has been submitted and are in process. 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>* 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, and along N. Ware Road and the collector streets, if applicable.<br/>Revisions Needed:<br/>- Plat note must be finalized once the variance request (VAR2024-0002) is finalized, prior to final/recording.<br/>**Landscaping Ordinance: Section 110-46</p> <p>**The engineer submitted a variance application (VAR2024-0002) including a variance to the N/S &amp; E/W quarter mile collector requirements. Two CUP applications for PUD (CUP2023-0161) for Phase I &amp; (CUP2024-0005) for Phase II has been submitted and are in process. 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> | Required |
| <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses<br/>**Landscaping Ordinance: Section 110-46</p>   | Applied  |
| <p>*Perimeter buffers must be built at time of Subdivision Improvements.<br/>- Remove the above wording from plat note #10 prior to final/recording.</p>  | Required |
| NOTES   |          |
| <p>* No curb cut, access, or lot frontage permitted along N. Ware Road.<br/>- If the variance request (VAR2024-0002) is approved, plat note #13 must be revise as shown above prior to final/recording.<br/>- Proposing: No curb cut, access, or lot frontage permitted along N. Ware Road and other streets as applicable.<br/>**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> <p>**Two CUP applications for PUD (CUP2023-0161) for Phase I &amp; (CUP2024-0005) for Phase II has been submitted and are in process. The PUD must be approved prior to final/recording 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>   | Required |
| <p>* Common Areas, any detention lots, etc. must be maintained by the lot owners/HOA and not the City of McAllen.<br/>- 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.<br/>- Based on the submitted application, the subdivision is public. Clarify/revise plat notes #12 &amp; #18 prior to final/recording.<br/>- Plat notes #12 &amp; #18 seem to be duplicate. Clarify/remove one note 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 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets.<br/>**Section 134-168 applies if private subdivision is proposed.<br/>**Landscaping Ordinance: Section 110-72<br/>**Subdivision Ordinance: Section 134-168<br/>- Clarify/combine plat notes #14, #15, #16 prior to final/recording.</p>  | Required |

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

|  |          |
|--|----------|
| <ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if public subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>- A draft HOA document needed prior to recording. HOA must be signed and recorded after staff review and the document number must be cross-referenced on the plat and HOA.</li> </ul> | Required |
| <b>LOT REQUIREMENTS</b>  |          |
| <ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> <li>* Minimum lot width and lot area</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>  | Applied  |
| <ul style="list-style-type: none"> <li>** Two CUP applications for PUD (CUP2023-0161) for Phase I &amp; (CUP2024-0005) for Phase II has been submitted and are in process. The PUD must be approved prior to final/recording 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</li> </ul>  | Required |
| <b>ZONING/CUP</b>  |          |
| <ul style="list-style-type: none"> <li>* Existing: R-1 Proposed: R-1</li> <li>***Zoning Ordinance: Article V</li> </ul>  | Applied  |
| <ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>  | NA       |
| <b>PARKS</b>   |          |
| <ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> </ul>  | Applied  |
| <ul style="list-style-type: none"> <li>* A request to pay park fees in lieu of land dedication for Harvest Cove Phase I &amp; II has been submitted and is in process. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. If the request is approved, \$350 per dwelling unit is needed prior to recording and plat note to reference that must be finalized prior to recording.</li> </ul>  |          |
| <ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.</li> </ul>   | Applied  |
| <ul style="list-style-type: none"> <li>* A request to pay park fees in lieu of land dedication for Harvest Cove Phase I &amp; II has been submitted and is in process. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. If the request is approved, \$350 per dwelling unit is needed prior to recording and plat note to reference that must be finalized prior to recording.</li> </ul>  |          |
| <ul style="list-style-type: none"> <li>* Pending review by the City Managers Office.</li> </ul>  | Required |
| <ul style="list-style-type: none"> <li>* A request to pay park fees in lieu of land dedication for Harvest Cove Phase I &amp; II has been submitted and is in process. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. If the request is approved, \$350 per dwelling unit is needed prior to recording and plat note to reference that must be finalized prior to recording.</li> </ul>  |          |
| <b>TRAFFIC</b>   |          |
| <ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation would be honored from previous case, any changes to the current plat will required an updated Trip Gen.</li> </ul>   | Applied  |

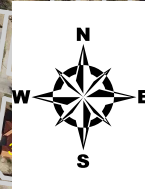
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**

|  |          |
|--|----------|
| * As per Traffic Department, Traffic Impact Analysis (TIA) honored from previous case.   | Applied  |
| <b>COMMENTS</b>  |          |
| <p>Comments:</p> <ul style="list-style-type: none"> <li>* Must comply with City's Access Management Policy.</li> <li>- Clarify/revise the wording for Cul-de-Sac outside the plat boundary to be abandoned by this plat. Any abandonments must be done by separate process, not by plat.</li> <li>- Clarify connection to existing recorded subdivision under Arrow Head Subdivision Phase I, prior to final/recording.</li> <li>- Some details are shown by circles and some by arrows. Please use a consistent method prior to final/recording.</li> <li>- Detail "B" on the north side of Lot 5 is shown outside the subdivision boundary. Review and revise prior to final/recording.</li> <li>- Any temporary Cul-de-Sac must be done by separate instrument and document number referenced on the plat prior to recording.</li> <li>- Any abandonment must be done by separate process and instrument, not by plat.</li> <li>- The subdivision boundary on the location map does not match the plat. Revise it prior to final/recording.</li> <li>- Legal Description of all adjacent properties on all sides, including the east side of N. Ware Road, is needed on the plat prior to recording.</li> <li>- Revise/clarify plat note #17 prior to final/recording.</li> </ul> <p>**The engineer submitted a variance application (VAR2024-0002) including the following:</p> <ol style="list-style-type: none"> <li>1. a variance to the N/S quarter mile collector requirement.</li> <li>2. a variance to the E/W quarter mile collector requirement.</li> <li>3. Block length requirement</li> <li>4. Cul-de-Sac maximum length requirement</li> </ol> <p>At the Planning and Zoning Commission meeting of January 24, 2024, the Board approved the subdivision in revised preliminary form and recommended approval to the requested variance. The variances are scheduled to be heard by the City Commission on February 20, 2024.</p> <p>***Two CUP applications for PUD (CUP2023-0161) for Phase I &amp; (CUP2024-0005) for Phase II has been submitted and are in process. CUP2023-0161 was approved by the Planning and Zoning Commission on 01/10/2024 and is scheduled to be heard by City Commission on 02/12/2024. CUP2024-0005 has been scheduled to be heard by the Planning and Zoning Commission on 02/20/2024 and by City Commission on 03/11/2024.</p> <p>****The engineer requested the subdivision to be considered for final/recording approval form subject to the variance and PUD approval. 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> | Required |
| <b>RECOMMENDATION</b>  |          |
| 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



NIKKI ROWE  
HIGH SCHOOL



City of McAllen

Planning Department

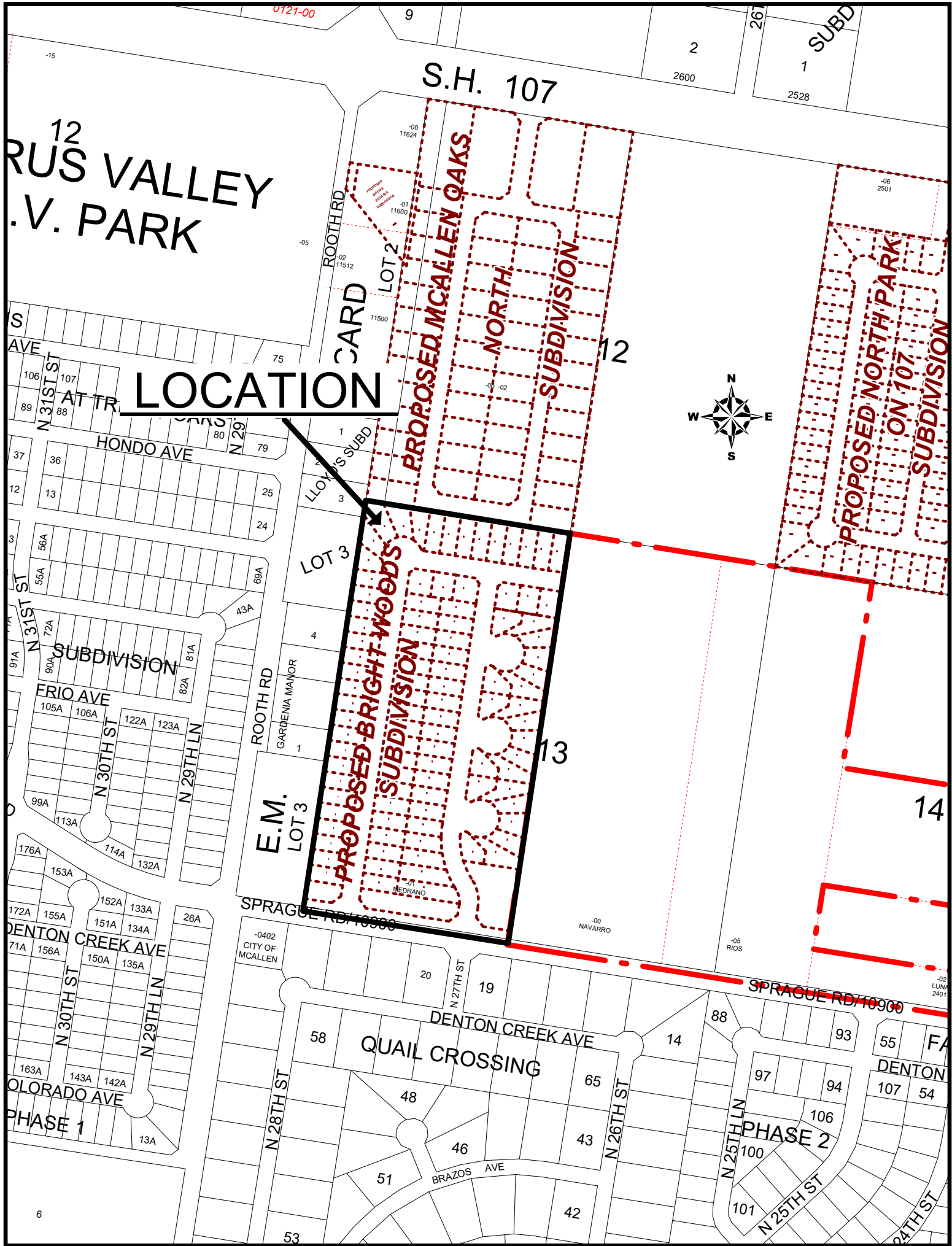
311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

SUB2023-0084

|                            |   |  |                   |   |
|----------------------------|---|--|-------------------|---|
| Project Information        | Subdivision Name  | Bright Woods Subdivision   |                   |   |
|                            | Location  | North side of Sprague St W, Approximately 300 feet east of N 29th St   |                   |   |
|                            | City Address or Block Number  | 2700 SPRAGUE RD  |                   |   |
|                            | Number of Lots  | 99   | Gross Acres       | 19.94   |
|                            | Net Acres   | 18.09  | ETJ               | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
|                            | Existing Zoning   | R-3A   | Proposed Zoning   | R-3A  |
|                            | Rezoning Applied for  | <input type="checkbox"/> Yes <input type="checkbox"/> No Date N/A  |                   |   |
|                            | Existing Land Use   | OPEN LAND  | Proposed Land Use | DUPLEX  |
|                            | Irrigation District #   | HCID1  |                   |   |
|                            | Replat  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <input type="checkbox"/> Residential <input type="checkbox"/> |                   |   |
| Agricultural Exemption     | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   |  |                   |   |
| Estimated Rollback Tax Due | N/A   |  |                   |   |
| Parcel #                   | 297743  |  |                   |   |
| Tax Dept. Review           | Not in city Limits  |  |                   |   |
| Water CCN                  | <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other <input type="checkbox"/>  |  |                   |   |
| Legal Description          | A 19.946-ACRE (20.0 ACRES RECORDED) OF LAND, BEING OUT OF THE WEST HALF OF LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS. |  |                   |   |
| Owner                      | Name  | Christina Sifuentes as Independent Executrix for the Estate of Teresa L. Medrano   |                   |   |
|                            | Address   | 4935 E. IOWA RD.   |                   |   |
|                            | City  | Edinburg   | State             | TX  |
| Developer                  | Name  | Star Trail Holdings, LLC   |                   |   |
|                            | Address   | 1007 Sycamore Ave.   |                   |   |
|                            | City  | McAllen  | State             | TX  |
|                            | Contact Person  |  |                   |   |
| Engineer                   | Name  | S2 ENGINEERING PLLC  |                   |   |
|                            | Address   | 2020 E GRIFFIN PKWY  |                   |   |
|                            | City  | MISSION  | State             | TEXAS   |
|                            | Contact Person  | JOSE NOE SALDIVAR P.E., C.F.M.   |                   |   |
| Surveyor                   | Name  | HOMERO GUTIERREZ R.P.L.S.  |                   |   |
|                            | Address   | P.O. BOX 548   |                   |   |
|                            | City  | MCALLEN  | State             | TEXAS   |







| Parcel Line Table |        |                  |  |  |
|-------------------|--------|------------------|--|--|
| Line #            | Length | Direction        |  |  |
| L1                | 35.30  | N53° 57' 55.96"E |  |  |
| L2                | 35.42  | N36° 02' 04.04"W |  |  |
| L3                | 35.30  | N53° 57' 55.95"E |  |  |
| L4                | 35.67  | N36° 05' 36.50"W |  |  |

| Curve Table |        |        |       |              |
|-------------|--------|--------|-------|--------------|
| Curve #     | Length | Radius | Delta | Chord Length |
| C1          | 14.61  | 15.00  | 55.81 | 14.04        |
| C2          | 68.46  | 65.00  | 60.35 | 65.34        |
| C3          | 50.69  | 65.00  | 44.68 | 49.41        |
| C4          | 61.06  | 65.00  | 53.82 | 58.84        |
| C5          | 48.70  | 65.00  | 42.93 | 47.57        |
| C6          | 13.96  | 15.00  | 53.33 | 13.46        |
| C7          | 50.40  | 230.13 | 12.55 | 50.30        |
| C8          | 53.05  | 230.00 | 13.21 | 52.93        |
| C9          | 59.94  | 230.00 | 14.93 | 59.77        |
| C10         | 9.29   | 230.00 | 2.31  | 9.29         |
| C11         | 47.87  | 70.00  | 39.18 | 46.94        |
| C12         | 83.21  | 130.00 | 36.67 | 81.80        |
| C13         | 76.89  | 170.00 | 25.92 | 76.24        |
| C14         | 50.75  | 170.05 | 17.10 | 50.56        |
| C15         | 8.99   | 130.00 | 3.96  | 8.98         |

| LEGEND |                           |
|--------|---------------------------|
| ✕      | 1/2" IRON PIN W/CAP FOUND |
| ●      | 1/2" IRON PIN SET         |
| ○      | 1/2" IRON PIN W/CAP SET   |
| ○      | 1/2" IRON PIN FOUND       |

STATE OF TEXAS  
COUNTY OF HIDALGO

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF THE PRELIMINARY REVIEW AND COMMENTS UNDER THE AUTHORITY OF JOSE N. SALDIVAR P.E. DATE: 02/01/24 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, AND/OR PERMIT PURPOSES.

Preliminary

JOSE N. SALDIVAR, P.E., C.F.M.  
LICENSED PROFESSIONAL ENGINEER No. 94076  
S2 ENGINEERING, PLLC  
2020 E. GRIFFIN PARKWAY  
MISSION, TEXAS 78574

STATE OF TEXAS  
COUNTY OF HIDALGO

I, RESTITUTO A. ASCANO III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE BRIGHT WOODS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON

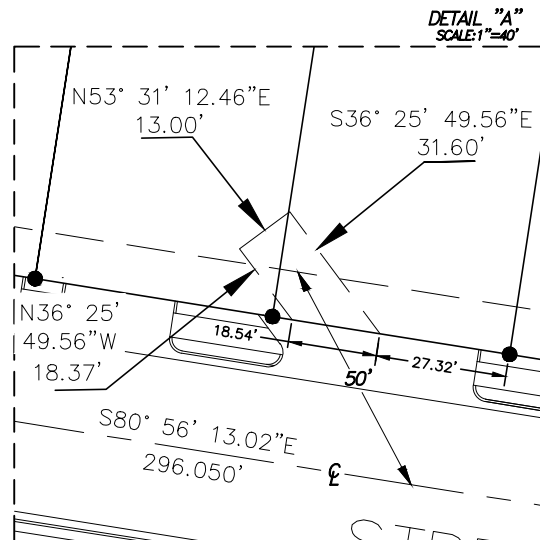
Preliminary

RESTITUTO A. ASCANO III, R.P.L.S. DATE  
R.P.L.S. No. 6225

| PRINCIPAL CONTACTS:                         |                         |                       |               |
|---|-------------------------|-----------------------|---------------|
| Name  | Address                 | City & Zip            | Phone         |
| OWNER: IRENE URIBE                          | 1007 SYCAMORE AVE       | MCALLEN, TEXAS, 78501 | (956)207-4913 |
| ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.     | 2020 E. GRIFFIN PARKWAY | MISSION, TEXAS 78574  | (956)403-9787 |
| SURVEYOR: RESTITUTO A. ASCANO III, R.P.L.S. | P.O. BOX 548            | MCALLEN, TEXAS 78505  | (956)369-0988 |

## SUBDIVISION PLAT OF: BRIGHT WOODS SUBDIVISION

A 19.946-ACRE TRACT (20.0 ACRES RECORDED) OF LAND, BEING OUT OF THE WEST HALF OF LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168 - 171, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS.



2020 E. GRIFFIN PARKWAY  
MISSION TEXAS, 78574  
PHONE (956) 403-9787

| NO. | SHEET | REVISION | DATE | APPROVED |
|-----|-------|----------|------|----------|
|     |       |          |      |          |
|     |       |          |      |          |
|     |       |          |      |          |
|     |       |          |      |          |

PLAT NOTES OF:  
**BRIGHT WOODS**  
**SUBDIVISION**

A 19.946-ACRE TRACT (20.0 ACRES RECORDED) OF LAND, BEING OUT OF THE WEST HALF OF LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168 - 171, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 19.946-ACRE TRACT (20.0 ACRES RECORDED) OF LAND, BEING OUT OF THE WEST HALF OF LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168 - 171, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, AND AS DESCRIBED IN WARRANTY DEED VIA DOCUMENT NO. 28721 RECORDED IN VOLUME 1467, PAGES 710 - 711, IN THE HIDALGO COUNTY DEED RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE NORTH SIDE OF SPRAGUE ROAD APPROXIMATELY 220 FEET EAST OF ROTH ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT ON THE APPARENT EXISTING CENTERLINE OF A 40-FOOT RIGHT-OF-WAY OF SAID SPRAGUE ROAD FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 13 AND OF SAID 19.946-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 19.946-ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, NORTH 08 DEGREES 52 MINUTES 04.93 SECONDS EAST, WITH THE APPARENT WEST LOT LINE OF SAID LOT 13 AND OF SAID 19.946-ACRE TRACT, A DISTANCE OF 20.00 FEET PASSED A NO. 4 REBAR FOUND ON THE APPARENT EXISTING NORTH RIGHT-OF-WAY LINE OF SAID SPRAGUE ROAD (N: 16636090.35, E: 1070980.1720), CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT NORTHWEST CORNER OF SAID 19.946-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 80 DEGREES 55 MINUTES 40.88 SECONDS EAST, ALONG AN EXISTING 4-FOOT CONCRETE IRRIGATION CANAL TO THE RIGHT OF, AND WITH THE APPARENT NORTH LOT LINE OF SAID LOT 13 AND OF SAID 19.946- ACRE TRACT, A DISTANCE OF 657.30 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT NORTHEAST CORNER OF SAID 19.946-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 45 MINUTES 00.54 SECONDS WEST, WITH THE APPARENT EAST LOT LINE OF SAID 19.946-ACRE TRACT, A DISTANCE OF 1, 1,299.91 FEET PASSED A NO. 4 REBAR FOUND ON THE SAID SPRAGUE ROAD EXISTING NORTH RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 1,319.91 FEET TO A POINT ON THE SAID SPRAGUE ROAD 40-FOOT RIGHT-OF-WAY CENTERLINE FOR THE APPARENT SOUTHEAST CORNER OF SAID 19.946- ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 80 DEGREES 56 MINUTES 13.02 SECONDS WEST, WITH THE SAID SPRAGUE ROAD 40-FOOT RIGHT-OF-WAY CENTERLINE, AND THE APPARENT SOUTH LOT LINE OF SAID LOT 13 AND OF SAID 19. 946-ACRE TRACT, A DISTANCE OF 659.97 FEET FOR THE APPARENT SOUTHWEST CORNER OF SAID 19.946-ACRE TRACT OF LAND HEREIN DESCRIBED, AND BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 19.946 ACRES OF LAND, OF WHICH 0.303 OF AN ACRE LIES IN EXISTING SPRAGUE ROAD RIGHT-OF-WAY, AND SAVE & EXCEPT 0.4527 OF AN ACRE IN HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 CANAL RIGHT-OF-WAY, FOR A NET OF 19.190 ACRES, MORE OR LESS.

GENERAL NOTES:

1. FLOOD ZONE STATEMENT:

FLOOD ZONE DESIGNATION: ZONE "X"

ZONE "X" AREAS (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN, ACCORDING TO COMMUNITY-PANEL NO. 480334 0325 D, MAP REVISED: MAY 17, 2001.

2. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE.

3. SETBACKS:

FRONT: 20.00 FEET OR GREATER FOR EASEMENT  
FRONT SETBACKS FOR LOTS 36, 44, 45, 51, 52, AND 58 SHALL BE LOT LINE FACING STREET.  
REAR: 10 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.  
INTERIOR SIDES: 6 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN  
CORNER: 10 FT. OR GREATER FOR EASEMENTS OR SITE PLAN.  
GARAGE: 18 FT. EXCEPT WHEREVER GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE \_\_\_\_\_ CUBIC FEET STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON SITE VIA A DETENTION POND WITH A CAPACITY OF \_\_\_\_\_ CUBIC FEET WATER WILL THEN DISCHARGE THROUGH AN 24 BLEEDER LINE INTO AN EXISTING CITY OF MCALLEN STORM SEWER NETWORK LOCATED ON THE NORTH ROAD RIGHT-OF-WAY OF SPRAGUE RD.

5. CITY OF MCALLEN BENCHMARK: "MC 68" FROM THE CITY OF MCALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY QUICK LINK ON OCTOBER 06 1999 BEING LOCATED ON NORTHEAST CORNER OF THE INTERSECTION OF JACKSON ROAD & EL DORA ROAD 20 ALLUM PIPE WITH 3 ½ BRASS MONUMENT CAP ON TOP AT ELEVATION=1111.23 NORTHING \_\_\_\_\_ EASETING \_\_\_\_\_ (NAV088).

6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.

7. 5FT WIDE MINIMUM 'SIDEWALK' REQUIRED ALONG THE NORTH SIDE OF SPRAGUE ROAD AND 4FT WIDE MINIMUM SIDEWALK REQUIRED ALONG BOTH SIDES OF ALL INTERNAL STREETS.

8. 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.

9. AN 8 FT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL INDUSTRIAL OR MULTIFAMILY RESIDENTIAL ZONES/USES.

10. A 25FT X 25 FT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

11. COMMON OR DETENTION AREAS ANY PRIVATE STREET/ALLEYS AND/OR GATES MUST BE MAINTAINED BY THE PROPERTY OWNERS/HOA AND NOT THE CITY OF MCALLEN.

12. NO CURB CUT ACCESS OR LOT FRONTAGE PERMITTED ALONG SPRAGUE ROAD.

13. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE BRIGHT WOODS SUBDIVISION RECORDED UNDER DOCUMENT NUMBER \_\_\_\_\_, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSOR AND/OR ASSIGNS, AND NO THE CITY OF MCALLEN SHALL BE RESPONSIBLE OF INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL & VOID.

14. COMMON LOTS IDENTIFIED AS DETENTION AREAS SHALL BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, BRIGHT WOODS 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 ERECTED IN COMMON LOTS, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON LOTS TRANSFER OF TITLE TO THE BRIGHT WOODS SUBDIVISION HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNERS'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE BRIGHT WOODS 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 LOTS THE OWNER'S MAINTENANCE OBLIGATION, AND CONVEYANCE AS A DEED RESTRICTION RECORDED IN INSTRUMENT No. \_\_\_\_\_ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

15. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEER DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

STATE OF TEXAS  
CITY OF MCALLEN  
PLANNING AND ZONING COMMISSION

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

CHAIRMAN OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS  
CITY OF MCALLEN  
MAYOR APPROVAL

I, THE UNDERSIGNED MAYOR OF THE CITY OF MCALLEN HEREBY CERTIFY TAHT 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: \_\_\_\_\_

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

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

SUBJECT TO RIGHTS OF WAY/EASEMENTS AS PER RECORD(S) IN

VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_MAP RECORDS, HIDALGO COUNTY, TEXAS

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #1 RIGHTS OF WAYS OR EASEMENTS.

PRESIDENT \_\_\_\_\_ ATTEST \_\_\_\_\_ SECRETARY \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

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

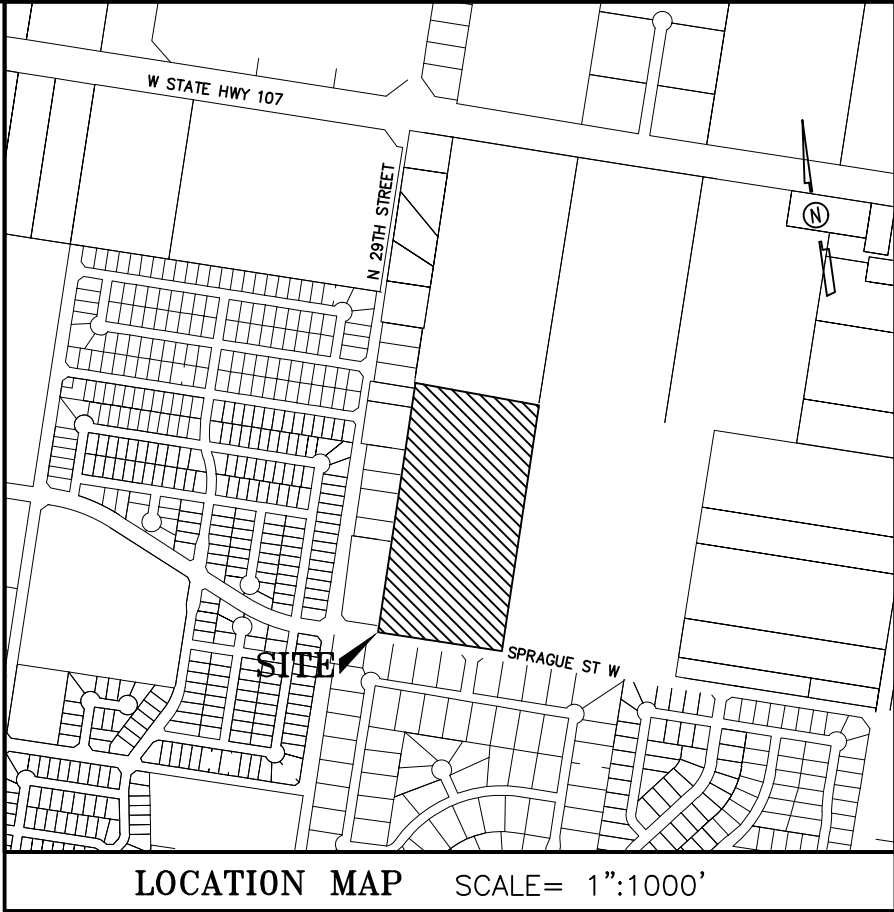
IRENE URIBE, PRESIDENT \_\_\_\_\_ DATE: \_\_\_\_\_  
GARMAN REAL ESTATE DEVELOPMENT LLC  
1007 SYCAMORE AVE.  
MCALLEN, TX 78501

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED IRENE URIBE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS \_\_\_\_\_

DATE MY COMMISSION EXPIRES \_\_\_\_\_



STATE OF TEXAS  
COUNTY OF HIDALGO

I, RESTITUTO A. ASCANO III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE BRIGHT WOODS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON \_\_\_\_\_



Preliminary

RESTITUTO A. ASCANO III, RPLS \_\_\_\_\_ DATE \_\_\_\_\_  
R.P.L.S. No. 6225

STATE OF TEXAS  
COUNTY OF HIDALGO

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW AND COMMENTS UNDER THE AUTHORITY OF JOSE N. SALDIVAR, P.E. 6074 ON 01/24/24. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, AND/OR PERMIT PURPOSES.

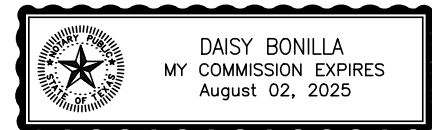
Preliminary

JOSE N. SALDIVAR, P.E. , C.F.M.  
LICENSED PROFESSIONAL ENGINEER No. 94076  
52 ENGINEERING, PLLC.  
2020 E. GRIFFIN PARKWAY  
MISSION, TEXAS 78574

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared IRENE URIBE, proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, de-clared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2024.



NOTARY PUBLIC- STATE OF TEXAS \_\_\_\_\_

INDEX OF SHEETS

SHEET 1.- HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION, TRASH BIN ESMT DETAILS; SURVEYOR'S AND ENGINEER'S CERTIFICATION.

SHEET 2.- HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO.1 CERTIFICATION; REVISION NOTES.

| PRINCIPAL CONTACTS:                        |                         |                       |               |
|--|-------------------------|-----------------------|---------------|
| Name                                       | Address                 | City & Zip            | Phone         |
| OWNER: IRENE URIBE                         | 1007 SYCAMORE AVE       | MCALLEN, TEXAS, 78501 | (956)207-4913 |
| ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.    | 2020 E. GRIFFIN PARKWAY | MISSION, TEXAS 78574  | (956)403-9787 |
| SURVEYOR:RESTITUTO A. ASCANO III, R.P.L.S. | P.O. BOX 548            | MCALLEN, TEXAS 78505  | (956)369-0988 |



2020 E. GRIFFIN PARKWAY  
MISSION TEXAS, 78574  
PHONE (956) 403-9787

| NO. | SHEET | REVISION | DATE | APPROVED |
|-----|-------|----------|------|----------|
|     |       |          |      |          |
|     |       |          |      |          |
|     |       |          |      |          |
|     |       |          |      |          |
|     |       |          |      |          |



# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 2/2/2024

### SUBDIVISION NAME: BRIGHT WOODS SUBDIVISION

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

Sprague Road: Dedication as required for 40 ft. from centerline for 80 ft. total ROW  
Paving: 52 ft. Curb & gutter: both sides  
Revisions needed:  
- If 60 ft. is the "Existing ROW" please label it according. Add the document number on the plat for the existing ROW and provide a copy for staff review prior to recording.  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to recording.  
\*\*COM Thoroughfare Plan

E/W Quarter Mile Collector (north boundary): dedication required for 60 ft. total ROW  
Paving: 40 ft. Curb & gutter: both sides  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to recording.  
\*\*COM Thoroughfare Plan

\*\*A variance application (VAR2024-0007) has been submitted to consider the interior E/W and N/S streets as 1/4 mile collectors. No department objected to the variance request; therefore, the variance request was approved administratively.

Interior Streets: Dedication as required for 60 ft. total ROW  
Paving: 40 ft. Curb & gutter: both sides  
Revisions needed:  
- The temporary turn around shown on Lots 33, 34, and 35 is not labeled nor dimensioned. Label and dimension must be finalized prior to recording.  
- Money must be escrowed prior to recording to remove the turnaround when the street is extended to the east, if layout remains as shown.  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to recording  
\*\*COM Thoroughfare Plan

\*\*A variance application (VAR2024-0007) has been submitted to consider the interior E/W and N/S streets as 1/4 mile collectors. No department objected to the variance request; therefore, the variance request was approved administratively.

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

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

\*\*A variance application (VAR2024-0007) has been submitted to consider the interior E/W and N/S streets as 1/4 mile collectors and block length to be accepted as shown. No department objected to the variance request; therefore, the variance request was approved administratively.

Required

Applied

Required

Applied

Applied

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

|   |          |
|---|----------|
| * 900 ft. Block Length for R-3 Zone Districts _____<br>**Subdivision Ordinance: Section 134-118   | NA       |
| * 600 ft. Maximum Cul-de-Sac<br>**Subdivision Ordinance: Section 134-105  | NA       |
| <b>ALLEYS</b>   |          |
| ROW: 20 ft. Paving: 16 ft.<br>*Alley/service drive easement required for commercial properties<br>**Subdivision Ordinance: Section 134-106<br>***Based on Public Works Department, there is an agreement to provide centralized dumpster locations within the subdivision, in lieu of providing alleys. Dumpster locations and details must be approved by Public Works prior to final/recording. | Applied  |
| <b>SETBACKS</b>   |          |
| Front: 20 ft. or greater for easements or approved site plan<br>- Revise setback plat note #3 as shown above prior to final/recording.<br>- Proposed: Front: 20 ft. or greater for easements. Front Setback for Lots 38, 44, 45, 51, 52, and 58 shall be lot line facing street   | Required |
| Rear: 10 ft. or greater for easements or approved site plan.<br>**Zoning Ordinance: Section 138-356   | Applied  |
| Interior Sides: 6 ft. or greater for easements or approved site plan<br>**Zoning Ordinance: Section 138-356   | Applied  |
| * Corner: 10 ft. or greater for easements or approved site plan.<br>- Revise the setback note as shown above prior to final/recording.<br>- Proposing: 10 ft. or greater for easements or site plan.  | Required |
| * Garage: 18 ft. except wherever greater setback is required, greater setback applies.<br>**Zoning Ordinance: Section 138-356   | Applied  |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN   | Applied  |
| <b>SIDEWALKS</b>  |          |
| * 4 ft. wide minimum sidewalk required on Sprague Road and both sides of all interior streets.<br>** Engineering Department may require 5 ft. sidewalk prior to final.<br>- Proposing: 5 ft. wide minimum sidewalk required along the north side of Sprague Road, and 4 ft. wide minimum sidewalk required along both sides of all interior streets.<br>**Subdivision Ordinance: Section 134-120  | Applied  |
| * Perimeter sidewalks must be built or money escrowed if not built at this time.  | Applied  |
| <b>BUFFERS</b>  |          |
| * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Sprague Road.<br>- Revise plat note #8 as shown above prior to final/recording.<br>**Landscaping Ordinance: Section 110-46  | Required |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses<br>**Landscaping Ordinance: Section 110-46   | Applied  |
| *Perimeter buffers must be built at time of Subdivision Improvements.   | Applied  |

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

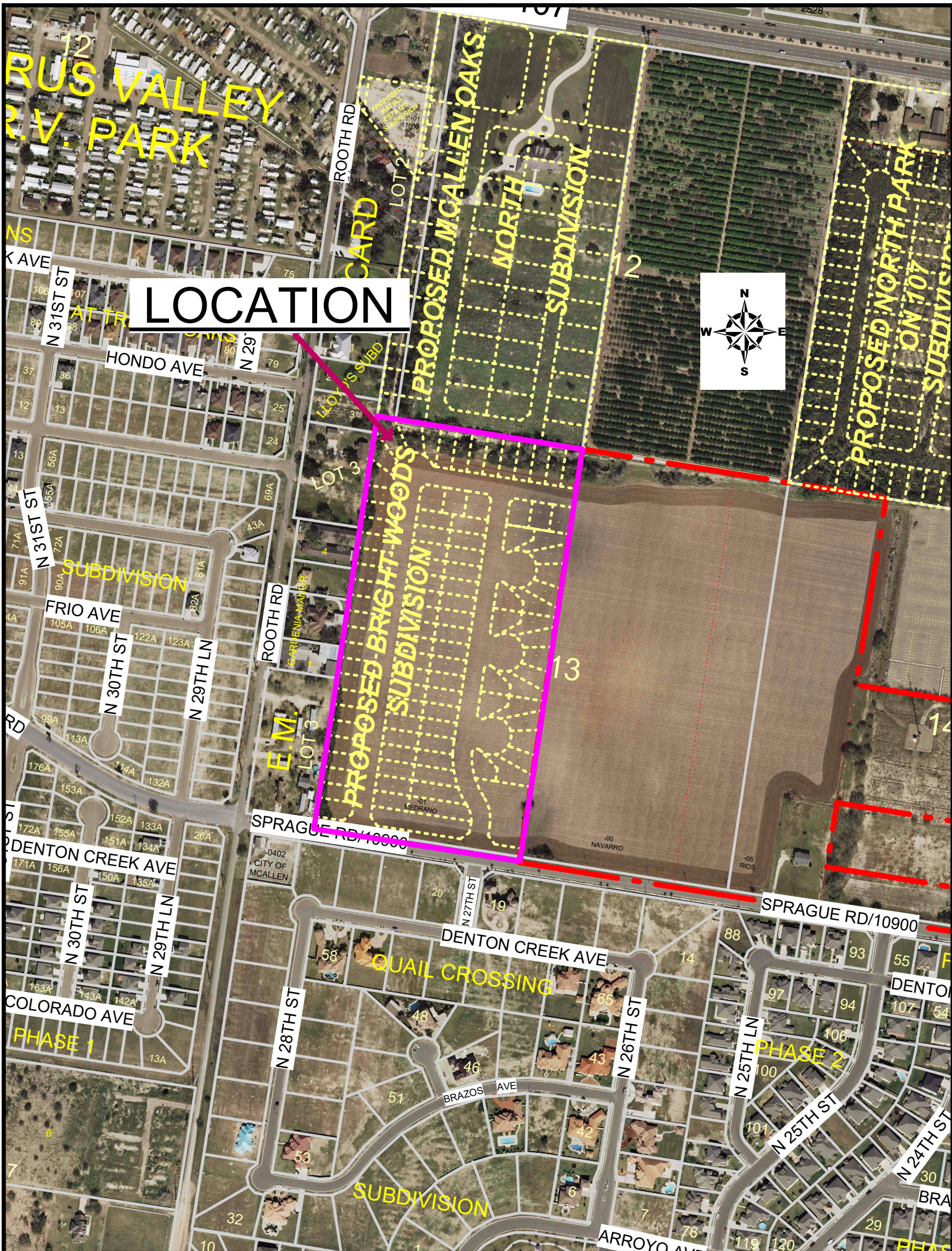
| NOTES  |          |
|--|----------|
| <ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along Sprague Road.</li> <li>**Must comply with City Access Management Policy</li> </ul>   | Applied  |
| <ul style="list-style-type: none"> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance for any lots with more than 4 dwelling units.</li> </ul>   | Applied  |
| <ul style="list-style-type: none"> <li>* Common lots and detention areas must be maintained by the lot owners/HOA and not the City of McAllen.</li> <li>- The project engineer informed staff that the subdivision will be public. Clarify/Revise plat note #11 as shown above prior to final/recording.</li> </ul>  | Applied  |
| <ul style="list-style-type: none"> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> </ul>   | NA       |
| <ul style="list-style-type: none"> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 134-168 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>  | Required |
| <ul style="list-style-type: none"> <li>-As per the project engineer, the subdivision will be public. Revise HOA plat notes to reference Section 110-72 which is for public subdivisions prior to final/recording.</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if public subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>- Based on the plat notes it seems that an HOA document will be recorded. Provide a draft HOA document for staff review prior to recording.</li> <li>- As per the project engineer, the subdivision will be public. Revise HOA plat notes to reference Section 110-72 which is for public subdivisions prior to final/recording.</li> </ul> | Required |
| LOT REQUIREMENTS   |          |
| <ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>   | Applied  |
| <ul style="list-style-type: none"> <li>* Minimum lot width and lot area</li> <li>**Zoning Ordinance: Section 138-356</li> <li>**The engineer informed staff that only one duplex is proposed to be built on each lot. Minimum lot size for a duplex is 5,600 SF.</li> </ul>  | Applied  |
| ZONING/CUP   |          |
| <ul style="list-style-type: none"> <li>* Existing: R-3A Proposed: R-3A</li> <li>***Zoning Ordinance: Article V</li> <li>** An annexation and initial zoning to R-3A was approved by the City Commission on March 28, 2023.</li> <li>***The engineer informed staff that only one duplex will be built on each lot.</li> </ul>  | Applied  |
| <ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>  | NA       |

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

| PARKS   |          |
|---|----------|
| <p>* Land dedication in lieu of fee.</p> <p>The engineer submitted a request to pay park fees in lieu of land dedication. There are 97 lots shown on the latest submitted plat. Based on the information provided by the engineer, only one duplex will be built on each lot. If the request is approved, a park fee of \$135,800 (97 x 2 x \$700) is needed prior to recording. If the number of units changes in future, additional park fees must be paid.</p>   | Applied  |
| <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.</p> <p>The engineer submitted a request to pay park fees in lieu of land dedication. There are 97 lots shown on the latest submitted plat. Based on the information provided by the engineer, only one duplex will be built on each lot. If the request is approved, a park fee of \$135,800 (97 x 2 x \$700) is needed prior to recording. If the number of units changes in future, additional park fees must be paid.</p>  | Applied  |
| <p>* Pending review by the City Manger's office.</p> <p>The engineer submitted a request to pay park fees in lieu of land dedication. There are 97 lots shown on the latest submitted plat. Based on the information provided by the engineer, only one duplex will be built on each lot. If the request is approved, a park fee of \$135,800 (97 x 2 x \$700) is needed prior to recording. If the number of units changes in future, additional park fees must be paid.</p>   | Required |
| TRAFFIC   |          |
| <p>* As per Traffic Department, Trip Generation approved.</p>   | Applied  |
| <p>* As per Traffic Department, Traffic Impact Analysis (TIA) is waived.</p>  | Applied  |
| COMMENTS  |          |
| <p>Comments:</p> <ul style="list-style-type: none"> <li>- Provide a copy of the referenced documents for staff review prior to final/recording.</li> <li>- Label the common lots (e.g. Common Detention Lot A) and add a plat note to clarify prior to final/recording.</li> <li>- The proposed trash bin easements must be approved by all departments including Public Works and Utilities prior to final/recording.</li> <li>- Some lots dimensions and information are overlapped with other texts or lines, review and revise as applicable prior to final/recording.</li> <li>- Clarify and provide a copy of the referenced document referenced as "30 ft. Save and Except to Hidalgo County Irrigation District No. 1 Vol 24 Pages 168-171 Doc. 2880111" and resolve the overlap on a "proposed 20 ft. easement to Hidalgo Country Irrigation District No 1" and proposed 10 ft. U.E. prior to final/recording.</li> <li>- Remove any wording referencing "proposed" (e.g. Prop. 10 ft. U.E.) and change it to "By This Plat" if it is dedicated by this plat.</li> <li>- Any abandonment must be done by separate instrument and referenced on the plat prior to final/recording.</li> <li>- Signature blocks complying with Sec. 134-61 of the subdivision ordinance is required prior to final/recording.</li> <li>- Legal description of all adjacent lots on all sides are required prior to final/recording.</li> <li>- Check and revise any discrepancy between the survey and subdivision dimensions and bearing prior to final/recording.</li> </ul> <p>*Must comply with City's Access Management Policy.</p> <p>**The project engineer informed staff that the subdivision will be public and only one duplex will be built on each lot.</p> | Required |

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

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



LOCATION



|    |                   |
|----|-------------------|
| P  | PRESENT           |
| A  | ABSENT            |
| MC | MEETING CANCELLED |
| LQ | LACK OF QUORUM    |

## 2024 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS

[illegible]

## 2024 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION WORKSHOPS

[illegible]