

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JANUARY 21, 2025 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

- a) Approval of minutes for the October 22, 2024 meeting.

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Oscar I. Guerrero on behalf of RZ United LLC., for a Conditional Use Permit, for one year, for a Vaporizer Store at Lot 18A & 1.99% Common Area 'A', Broadway North Subdivision Phase, Hidalgo County, Texas; 721 Dove Avenue. **(CUP2024-0146)**
2. Request of Loretta L. Johnson on behalf of Gabriel Kamel (FK Real Estate LLC), for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar at Block 4A, North Park Estates Unit 2 Subdivision, Hidalgo County, Texas; 1701 Dove Avenue Suites 75 & 80. **(CUP2024-0149)**
3. Request of Anita Moon on behalf of Greater McAllen Association of Realtors, for a Conditional Use Permit, for life of the use, and adoption of an ordinance for two portable buildings greater than 10' x 12' at Lot B1, Aim Media, Hidalgo County, Texas; 1324 East Nolana Avenue. **(CUP2024-0093)**

b) REZONING:

1. Rezone from C-1 (Office Building) District to R-3 (High Density Residential) District: 2.14 acre tract of land out of the North ½ of Lot 4, Section 12, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 1501 Trenton Road. **(REZ2024-0070)**
2. Initial Zoning to R-2 (duplex-fourplex residential) District: 1.43 acre tract of land out of Lot 14, section 280, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2401 Sprague Road. **(REZ2024-0061)**

3. Rezone from R-1 (single family residential) District to R-3T (multifamily residential townhouses) District: 1.81 acre tract of land out of Lot 14, section 280, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 10921 North 23rd Street. **(REZ2024-0062)**

3) CONSENT:

- a) Villas on Bentsen Subdivision, 5912 North 42nd Street, Carlo and Brooke Cantu **(SUB2023-0086) (FINAL SIX-MONTH EXTENSION) QHA**
- b) The Heights on Wisconsin Subdivision, 7901 North 7th Street, DK3 Investment Group, LLC **(SUB2024-0099) (REVISED FINAL) S2E**
- c) Southfork Subdivision, 604 South Peking Street, Marie Isabelle O. Gutierrez **(SUB2024-0138) (FINAL) SEA**
- d) Estancia at Tres Lagos Phase IV Subdivision, 4900 Town Lake Drive, Rhodes Development Inc. **(SUB2024-0133) (FINAL) M&H**

4) SUBDIVISIONS:

- a) Vacating a portion of Racquet Club and Replat to Park West Subdivision, 11201 North 10th Street, Domain Development, Corp. **(SUB2025-0008) (FINAL) M&H**
- b) Mediterranean Subdivision, 13931 North Ware Road, Ancer Properties, LLC **(SUB2024-0026) (FINAL) TRE**
- c) Balboa Acres Subdivision, The East Half of Lot 12 Block 26, 3309 Covina Avenue, Guadalupe Trejo and Maria Irene Trejo **(SUB2024-0142) (PRELIMINARY)**
- d) Herb's Subdivision, 9220 North Bentsen Road, Herb R Scurlock and Nancy Scurlock **(SUB2024-0141) (PRELIMINARY) QHA**
- e) Enclave on 107 Subdivision, 2700 State Highway 107, Urban Landworks, LLC **(SUB2024-0140) (PRELIMINARY) M&H**

5) DISCUSSION:

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, October 8, 2024 at 3:30p.m.at the McAllen City Hall, 3rd Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

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

CALL TO ORDER – Chairperson Michael Fallek

PLEDGE OF ALLEGIANCE

INVOCATION- Mr. Marco Suarez

1) MINUTES:

- a) Approval of Minutes for the July 29, 2024 SPECIAL MEETING.

The minutes for the special meeting held on July 29, 2024 was approved as submitted by Mr. Marco Suarez. Seconding the motion was Mr. Emilio Santos Jr. which carried unanimously with five members present and voting.

2) PUBLIC HEARING:

- a) **CONDITIONAL USE PERMITS:**

- 1) Request of Kelley A. Heller-Vela on behalf of The Family Church, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for an institutional use (church), at 15.00 acres out of Sections 227 and 232, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 14500 North Shary Road. **(CUP2024-0050)**

Ms. Natalie Moreno stated that the subject property is located on the southeast corner of north Shary Road and Tres Lagos Boulevard. The property is zoned C-4 (Commercial Industrial) District. The adjacent zoning is R-1 (single family residential) District to the east and south, C-4 (commercial industrial) District and R-3A (apartments) to the north, and C-4 District to the west. Surrounding land uses includes Texas A&M Tres Lagos, Single-family residential homes, Idea Public Schools and McAllen's Fire Station #8. An Institutional Use is permitted in a C-4 District with a Conditional Use Permit and in compliance with requirements.

This is the initial Conditional Use Permit for an Institutional Use at this location. The application for this request was submitted on April 19, 2024.

The applicant is proposing to construct and operate a 32,000 sq. ft. church building under the name of "The Family Church". The applicant is proposing to have a main sanctuary, lobby, café, basketball pad, nursery, youth worship and an expansion of future buildings. The days and hours of services of the church will be on Sunday from 7:30 a.m to 4:00 p.m., office will be closed on Mondays. Weekly hours are from Tuesday through Friday from 9:00 a.m. to 5:00 p.m. The church will be open during the evenings on Saturdays when they have services or events that are schedule in advance. Based on the seats proposed in the sanctuary area (700 seats), 175 parking space are required; 336 parking spaces are being proposed.

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

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The church has access on North Shary Road and Tres Lagos Boulevard.
- 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 700 seats in the sanctuary, 175 parking space is required; 336 parking spaces are being proposed.
- 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 comply with all other Zoning Ordinance and Building Code requirements that will be requested during the building permit process. The subdivision review process is still underway for this tract and no building permits may be issued prior to recordation.

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

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

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit request. There was one.

Citizen Mr. Vicente Valle (5013 River Road), stated his concerns are, first, the space that is being proposed is too large for a church. Second concern, he feels not enough citizens were notified of this proposal. His third concerns are the noise levels and approving this request would have an impact on property values.

Mr. Marco Suarez asked the citizen to elaborate on his concerns. Mr. Valle repeated what had already been expressed.

Chairperson Mr. Fallek did explain that the legal notices were followed as per city ordinances.

After a lengthy discussion, Mr. Reza Badiozzamani moved to approve the conditional use permit (life of use) subject to compliance with requirements of the Zoning Ordinance, Building Department, and Fire Department requirements. Mr. Marco Suarez second the motion with five members present and voting.

- 2) Request of George A. Garza for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center (Windsor Event Center) at Lot 6, Citrus Grove Plaza Subdivision, Hidalgo County, Texas; 4101 Expressway 83. **(CUP2024-0105)**

Mr. Porfirio Hernandez stated that the property is located on the North side of Colbath Road, approximately 860 ft. east of South Bentsen Road and is zoned C-3 (general business) District. The adjacent zoning is R-1 (single-family residential) District to the south, C-3 District to the north, east and west. Surrounding land uses include La Doble M, Tru fit, Zen Asian Bistro, commercial businesses, and single family residences. An event center is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

Citrus Grove Plaza Subdivision was recorded on February 17, 2012. The initial request for a conditional use permit for an event center at this location was approved by City Commission on July 11, 2022. The development underwent Site Plan Review Process and was approved by the Development Team in January 2023. The conditional use permit for the event center was approved as a renewal by City Commission on August 14, 2023. The conditional use permit application was submitted on September 16, 2024 for the renewal of the permit.

The applicant is proposing to build and operate an event center and a terrace with open air seating. The proposed hours of operation for the event center office will be Monday to Friday from 9 AM to 6 PM. The proposed hours of operation for the event center is daily from 8 AM to 2 AM (based on events). Based on the square footage of the establishment, 183 parking spaces are required and the development will provide 208 parking spaces.

Construction of the building is almost complete and the Fire Department will conduct inspection upon completion. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from the nearest residential use or residentially zoned property.
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has access to U.S Expressway 83.
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage of the establishment, a total of 183 parking spaces are required of which 6 would have to be accessible to persons with disabilities. The development is in compliance with parking requirement. Two hundred and eight spaces are provided as shown on the provided site plan.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

The Planning Department has not received any phone calls nor emails in opposition of the conditional use permit request.

Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance to residential use or residential zoned property) of the Zoning Ordinance.

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

Being no discussion, Mr. Marco Suarez moved to disapprove the conditional use permit with favorable recommendation based on noncompliance with requirement #1 (distance to residential use or residential zoned property) of the Zoning Ordinance. Mr. Emilio Santos Jr. second the motion with five members present and voting.

- 3) Request of Robert Wilson for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar/ Billiards at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite G. **(CUP2024-0106)**

Mr. Porfirio Hernandez stated that the property is located at the northeast corner of Nolana Avenue and North 6th Street and is zoned C-3 (general business) District. The adjacent zoning is C-1 (office building) District to the north, C-3 District to the south, east and west. There is also R-1 (single family residential) District to the east and A-O (agricultural and open space) District to the west. Surrounding land uses include commercial businesses, offices, restaurants, single and multifamily residences, vacant land, and a water tower. A bar is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The initial conditional use permit was approved for this establishment by the Planning and Zoning Commission on November 2, 1999 and had been periodically renewed over the years. The last permit renewal was approved for one year on October 9, 2023 by the City Commission with a variance to the distance requirement. The conditional use permit application was submitted on September 20, 2024 for the renewal of the permit.

The applicant is proposing to continue to operate a bar/billiards hall from the existing 14,891 sq. ft. lease space within the shopping center. The hours of operation will continue to be from 11:00 a.m. to 2:00 a.m. Monday thru Saturday and from 12:00 p.m. to 2:00 a.m. on Sundays.

A police activity report is attached for service calls from October 2023 to present. Fire and Health Department have inspected the establishment and allowed the CUP process to continue. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- a) The property line of the lot of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00p.m. The proposed establishment is within 400 ft. of residential zones and uses, and a water tower;
- b) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street need to be closed as required by other Conditional Use Permits issued in this commercial plaza;
- c) The abovementioned business must provide parking in accordance with the city off- street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Currently there is a multi-tenant commercial building on the property. The shopping center consists of various uses including office, retail, vacant suites, restaurants, a children's event center, and bars. The

proposed 11,875 sq. ft. bar/billiards hall requires 149 parking spaces; 729 parking spaces are provided on the common parking area in the front and rear of the building. For the 729 parking spaces of the common parking area, 15 accessible parking spaces are required and are provided on site, as per section 138-400(a) of the Off-Street Parking and Loading requirements, all off-street parking must be clearly striped and free of potholes;

- d) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- e) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- f) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- g) The abovementioned business shall restrict the number of persons within the building to those allowed by the Chief Building Official and Fire Marshal. The occupancy load will be established by the Building Inspections Department as part of the building permit review process.

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

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

Being no discussion, Mr. Marco Suarez moved to disapprove the conditional use permit with favorable recommendation based on noncompliance with requirement of distance to a residence or residentially zoned property of Section 138-118(4) of the Zoning Ordinance. Mr. Emilio Santos Jr. second the motion with five members present and voting.

- 4) Request of Sanjuanita Cantu On behalf of Ofelia Garcia, for a Conditional Use Permit, for one year, for a Home Occupation (daycare facility), at Lot 35, McAllen Builders Subdivision, Hidalgo County, Texas; 2128 South 34th Street. (CUP2024-0109)

Mr. Samuel Nunez stated that the applicant has withdrawn item. No action required, none taken.

- 5) Request of Mayda Fuentes on behalf of Aleyda Enterprises LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center at Lot 1, Angela Subdivision, Hidalgo County, Texas; 2313 Harvey Drive. **(CUP2024-0116)**

Ms. Hilda Tovar stated that the subject property is located on the southeast corner of Harvey Drive and North 24th Street. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 to the north, east and south, R-1 to the west across North 24th Street. Surrounding land uses include a hair salon, barbershop, gas station, a gym and single family residential. An Event Center is allowed in

a C-3 District with a conditional use permit and in compliance with requirements.

This is the initial Conditional Use permit application for an event center at this location.

The applicant is proposing to operate an event center in a multitenant commercial building of approximately 1,200 square feet. The proposed days and hours of operation are Friday, Saturday and Sunday from 5:00 PM to 12:00 AM

The Fire Department has failed their inspection but allowed the CUP process to continue. The Health Department is pending to complete their inspection. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the lot of any of the above-mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from a residential property and a school.
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has direct access from Harvey Drive and North 24th Street. The establishment does not generate traffic into residential areas;
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage and use of the establishment, 12 parking spaces are required one of which should be accessible parking spaces. The parking lot is common area and should be clear of potholes and properly striped.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

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

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

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

Being no discussion, Mr. Marco Suarez moved to disapprove the conditional use permit with favorable recommendation based on noncompliance with requirement #1 (distance) of section 138-118(a)(4) of the Zoning Ordinance. Vice Chairperson Mr. Gabriel Kamel second the motion with five members present and voting.

b) REZONING:

- 1) Rezone from C-3L (light commercial) District to C-4 (commercial industrial) District: 1.03 acres, more or less, out of Lot 89, La Lomita and Construction Company Subdivision, Hidalgo County, Texas; 5721 North Ware Road.
(REZ2024-0051)

Ms. Alexis Martinez stated that the subject property is located along the west side of North Ware Road, South of Flamingo Avenue. There is a width of 155 feet and depth of 289.42 feet for a tract size of 1.03 acres. The subject property is zoned C-3L (Light Commercial) District.

The applicant is proposing to rezone the property to C-4 (commercial industrial) District in order to develop the tract of land for a plumbing supply company with retail/rental services with outside storage. A feasibility plan has not been submitted.

The adjacent zoning is R-1 (single family residential) District to the South and West, and C-3L District to the North and East across North Ware Road.

The subject property currently has a single-family dwelling, which will be demolished as part of the proposed development. Surrounding land uses include a childcare facility, Stripes convenient store, retail uses, single-family residences, and vacant land.

The Envision McAllen Future Land Use Plan designates the future land use category for this property as Mixed Use Corridor, which is a land use designation where light industrial use is not generally considered appropriate. This future land use designation considers activity centers, retail and services most appropriate.

The development trend for this area along North Ware Road is single-family residential and general business.

The property was initially zoned A-O (agricultural and open space) District upon comprehensive zoning in 1979. A rezoning request as part of a larger tract during the city initiated A-O rezoning project was approved by the Board of Commissioners in September 2015.

The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also does not conform to the rezoning and development trends.0

Subdivision and site plan review will be required prior to building permit issuance to include parking, landscaping, and buffer/masonry screen requirements, as applicable.

Staff has not received any inquiries pertaining to the zoning request.

Staff recommends disapproval of the rezoning request to C-4 (commercial industrial) District.

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

Mr. Reza Badiozzamani questioned why staff was recommending a disapproval. Ms. Martinez stated the C-4 zoning is not appropriate with the Envision Tomorrow Plan.

Representative for the applicant, Mr. Homero Orozco (5721 N. Ware Road) (901 E. Lee Street, Pharr, TX) stated they are still not certain as to what they want to build. It may be industrial (central plumbing) or it may be retail but wanted the options to be available.

Ms. Martinez again stated the Envision Tomorrow Plan has designated this area for retail, activity centers or service centers.

After a lengthy discussion, Vice Chairperson Mr. Gabriel Kamel moved to disapprove the rezoning requests. Mr. Reza Badiozzamani second the motion which was disapproved with five members present and voting.

3) SITE PLAN:

- a) Site plan approval for Lot 2, Copperfield Estates Phase IA Subdivision, Hidalgo County, Texas; 4217 Pecan Boulevard. **(SPR2024-0037)**

Ms. Hilda Tovar stated that the subject property is located on the southwest corner of Pecan Boulevard and 42nd Street. The subject property is zoned C-3 (general business) District. Adjacent properties are zoned R-1 (single family residential) District to the south, A-O (agricultural and open space) District to the west, C-3L (light commercial) and C-2 (neighborhood commercial) to the north across Pecan Boulevard and C-3 (general business) District to the east. Surrounding land uses include single family residential, commercial and office uses.

The applicant is proposing to construct an 8,653 square-foot building to operate as a multi-tenant retail and office plaza.

Access to the site is from 42nd Street. No alley is proposed.

Based on 8,653 square-foot that will be used for the multi-tenant retail and office plaza, 41 parking spaces are required for the site. 41 parking spaces are proposed. Moreover, 2 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.

2,655 square feet of green area is required for the new development. The tree requirement is as follows: 14 two-and-a half-inch-caliper trees, 7 four-inch caliper trees, 4 six-inch caliper trees, or 4 palm trees. A minimum 10 feet wide landscaped strip is required inside the front property line. Fifty percent of the required green area for the new development must be visible from the street or front property line, and each parking space must be within 100 feet of a landscaped area with a tree. A 6-foot buffer is required around dumpsters/compactors if visible from the street. Finally, an 8-foot masonry wall is required between commercial and residential zone/use. The applicant is meeting landscaping requirements for

green area and trees.

There is a 140-foot front yard setback along Pecan Boulevard or greater for approved site plan or easements, a 49-foot rear yard setback or greater for approved site plan or easements, a 10-foot corner side setback along 42nd Street and other setbacks as per Zoning Ordinance or greater for easements. No structures are permitted to be built over any easements. The new development will be complying with all required setbacks for the property.

A 4-foot-wide minimum sidewalk is required along Pecan Boulevard and 42nd Street.

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve site plan subject to the conditions noted, Building Permit requirements and the subdivision and zoning ordinances with Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting.

4) SUBDIVISIONS:

- a) Pecan Bentsen Retail Subdivision, 4401 Pecan Boulevard, Pecan Bentsen Retail Partners **(SUB2024-0106) (FINAL) BOW**

Mr. Julio Constantino stated that the property located on Pecan Boulevard (S.H. 495) : dedication for 60 ft. from Centerline for total 120 ft. R.O.W. Paving: By the State Curb & gutter: By the State Revisions Needed: Clearly Label Streets and street dedications. Please differentiate the Boundary line from the new lot line after accounting for R.O.W. dedication on Pecan Blvd. also lot lines between lots 1 & 2 should also be lighter/not as bold as boundary line. Disclaimer: Change the lineweight for these boundary lines. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. North Bentsen Road: 10 ft. of dedication for 50 ft. from Centerline for total 100 ft. R.O.W. Paving: 65 ft. Curb & gutter: Both sides need to show Document numbers for acquired R.O.W. on Bentsen Rd. on the plat prior to recording to assure compliance with requirements. Abandonment of easements cannot be done by plat, it must be done by a Separate Instrument. Prior to final/recording, need to clarify if 5 ft. and 20 ft. utility easements shown on the plat are abandoned. 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. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Revise Plat note #7 as follows: A minimum 24 ft. private service drive easement will be established as part of the site plan and will be maintained by lot owners, not the City of McAllen. Private Access Service Drive Easement cannot dead-end, must be in compliance with Fire & Public Works Department Requirements. Maintenance of such drive is by the property owner and not the City of McAllen. Subdivision Ordinance: Section 134-106. Front: (Pecan Boulevard & N. Bentsen Road) In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk

required on Pecan Boulevard & N. Bentsen Road. May Increase to 5 ft. as per Engineering Department, prior to final/recording. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer require from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along: Must comply with City Access Management Policy and Traffic Department Conditions which requires that an access shared by both lots be shown on plat as required. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private drives, access easements, private service easements, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Please verify Lot Width and Lot Area. Please submit the survey for staff review. Surveys submitted on 09-17-24 are under review. Provide for all interior lot dimensions after accounting for all R.O.W. dedication to assure compliance with minimum requirements prior to final. Zoning Ordinance: Section 138-356". Existing: C-3 Proposed: C-3. Zoning Ordinance: Article V. If planning to change Zoning, Rezoning needed before final approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department, TG is approved, TIA Level III has been waived as per their department's conditions. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, TG is approved, TIA Level III has been waived as per their department's conditions. Comments: Please label document numbers for recorded R.O.W.'s and Easements on plat prior to recording. No overlap of easements into the R.O.W. is allowed. Disclaimer: Any abandonments must be done by separate process, not by plat. Disclaimer: Plat references Survey Notes 1-3 as per Survey. At the special meeting of July 29, 2024, the Subdivision was approved in Preliminary Form, subject to the conditions noted, drainage & utilities approval. Must comply with City's Access Management Policy.

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

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

b) 6400 Industrial Center Subdivision, 5800 South 10th Street, Mario E. Gonzalez (SUB2024-0032) (FINAL) NE

Chairperson Mr. Michael Fallek announced that he would abstain from voting on this item (4b) therefore, he relinquished the chair to Vice Chairperson Mr. Gabriel Kamel.

Mr. Julio Constantino stated that the property located on W. Military Highway (F.M. 1016): Dedication as needed for 75 feet from centerline for 150 feet total R.O.W. Paving: 65-105 ft. Curb & gutter: Both sides Revisions Needed: Total R.O.W. needs to be shown after accounting for R.O.W. dedications. Label Total R.O.W. after accounting for the dedication. Use applicable arrow annotation (Total 135 ft. R.O.W.). Please provide how existing R.O.W. was dedicated with a document number on plat prior to recording. Please provide a copy of Document numbers regarding existing dedications for staff review 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. South 10th Street (S.H.336): Dedication as needed for 75 ft. from centerline for 150 ft. total R.O.W. Paving: By the state Curb & gutter: By the State Revisions Needed: Revise all street name references as shown above prior to

recording. South 10th Street (S.H. 336). Please provide how existing R.O.W. was dedicated with a document number on plat prior to recording. Please provide a copy of Document numbers regarding existing dedications for staff review 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. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial (C-4), industrial, and multi-family properties. 24 ft. 'Private' Access Service Drive Easement with 24 ft. of paving and in compliance with Fire and Public Works Department is required/proposed. Subdivision Ordinance: Section 134-106. Front: South 10th Street (S.H. 336)/ W. Military Highway (F.M. 1016): In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: Revise plat note as shown above prior to recording. Proposing: "Front: South 10th street/military highway (FM 1016): In accordance with zoning ordinance or GRATER for easements or approval site plan, or in line with average setback, whichever is greater applies." There are misspellings on the plat note. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revision Needed: Revise note as shown above prior to recording. Proposing: "Rear in accordance with the Zoning Ordinance or GRATER for easements line, or approved site plan whichever is greatest." There are misspellings on the plat note. Zoning Ordinance: Section 138-356. Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revision Needed: Revise note as shown above prior to recording. Proposing: "Interior Sides: In accordance with the Zoning Ordinance or GRATER for easements line, or approved site plan whichever is greatest." There are misspellings on the plat note. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on W. Military Highway (F.M.1016) and South 10th Street. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and as may be required by ordinance. Revisions Needed: Finalize note wording as may be required prior to final. This following comment is informational only and will be reviewed at time of site plan review: A buffer shall be provided to screen refuse areas (including refuse dumpsters, compactors and contained compactors), outdoor storage areas and loading docks from public streets. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions needed: In note #10 revise reference from "walls" to "wall", review note as noted above, review and revise as applicable prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along South 10th Street. Revision Needed; Include note as shown above, prior to final/recording. Plat submitted on 10/14/24 has removed this plat note that was shown on the previous plat submittal. As per Traffic Department and as per McAllen Access Management Policy, spacing requirement for Military Highway is 425 ft. between any existing and proposed access, spacing requirement for S. 10th Street is 425 ft. between driveways and entrances, no additional driveways will be allowed along S. 10th Street. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Proposing: "Common areas, any private service drive easements, gates areas, etc. must be maintained by the lot owners and not the city of McAllen" In Note #12, revise wording from "maintained" to maintained. Note subject to change once subdivision requirements have been finalized. Finalize wording prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-4(Commercial-Industrial) District Proposed: C-4(Commercial-Industrial) District. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and

or rezoning process, review and finalize prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation approved, no TIA required. Traffic Impact Analysis (TIA) required prior to final plat. Pending Items: As per Traffic Department, Trip Generation approved, no TIA required. Please correct application to reflect owner as the LLC and Mr. Gonzalez as the General Manager. This is to be reflected on the Plat sheet owner signature line as well, and this change would need to be reflected on the original subdivision application. Please show the legal description of the adjacent properties on all sides, including the legal description of the property on the North side of W. Military Highway. Survey, plat and warranty deed show some discrepancies on lot boundaries and the lot acreage, please clarify prior to recording. Plat is missing a legend table. Need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, it should read; Chairman, Planning & Zoning Commission date. There are various misspellings on the Plat Notes, please make sure to use correct verbiage. Please update the date of preparation with each plat submittal. On the Notary Signature, the commission expiry date shown says, "My Commission Expires: 12-19-2022". Please add the scale, City of McAllen City Limits, and the Hidalgo County Parcel maps on the Location Map. Also, please make sure that the street and road names are shown legibly on the location map, prior to recording. At the Planning and Zoning Commission meeting of July 26th, 2023, the board approved the subdivision in preliminary form subject to the conditions noted, drainage and utilities approval. Must comply with City's Access Management Policy.

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

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

c) Norlola Subdivision, 700 South 8th Street, John Paul & Nora Sandoval & Lola Properties, LLC (SUB2024-0002) (FINAL) MAS

Mr. Julio Constantino stated that the property located on Houston Ave: Dedication for 40 ft. from centerline for total 80 ft. R.O.W. (VAR2024-0035) R.O.W. dedication of 7.5 ft. required. Paving: maintain existing Curb & gutter: both sides. Variance (VAR2024-0035) was approved by the City Commission on August 26, 2024 as recommended by the Planning & Zoning Commission, to dedicate 7.5 ft. of R.O.W. dedication which provides 32.10 ft. from centerline. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. S. 8th Street: Dedication for 25 ft. from centerline total 50 ft. ROW paving: 32 ft. Curb & gutter: both sides. Reference the document number for the existing R.O.W. on both sides of the centerline and provide a copy for staff review prior to final. Document number provided makes reference to Fairfield Place which dedicated S. 8th Street on the south side of the subdivision, reference appropriate document number that dedicated ROW for S. 8th Street along the east side of the subdivision, review prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Galveston Ave: Dedication for 25 ft. from centerline for 50 ft. total ROW Paving: 32 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multifamily properties. Proposing a private 24 ft. access easement as shown on plat. Must comply with traffic requirements prior to recording. Subdivision Ordinance: Section 134-106. Front: Lot 1: 25 ft. or greater for easements Lots 2 & 3: In accordance with the zoning ordinance or greater for approved site plan or easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: Lot 1: 10 ft. or greater for easements Lots 2 & 3: In

accordance with the zoning ordinance or greater for approved site plan or easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: Lot 1: In accordance with the zoning ordinance or greater for easements Lots 2 & 3: In accordance with the zoning ordinance or greater for approved site plan or easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Corner/Galveston Ave/ Houston Avenue: Lot 1: 10 ft. or greater for easements Lots 2 & 3: In accordance with the zoning ordinance or greater for approved site plan or easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Houston Avenue, S. 8th Street, and Galveston Avenue. Engineering Department may require 5 ft. sidewalk prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Based on the access to perimeter streets, the plat note requirement will be finalized prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. As per Traffic Department, access along Houston Avenue approved through variance. Must comply with Traffic requirements regarding private access easement prior to recording as needed. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments for any lots with more than 4 dwelling units prior to building permit issuance. Common Areas, any private service drives/access, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 and R-3A Proposed: R-1 and R-3A. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. As per the applicant, the rezoning was done before the subdivision was submitted. The project engineer needs to verify if the zoning line matches the proposed lot layout. If not, new rezoning must be submitted and approved prior to final. Zoning Ordinance: Article V. Land dedication in lieu of fee. The application and plat submitted on September 1, 2023, proposes 3 lots; two multifamily lots and one single-family lot. A park fee of \$700 per dwelling unit must be paid prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The application and plat submitted on September 1, 2023, proposes 3 lots; two multifamily lots and one single-family lot. A park fee of \$700 per dwelling unit must be paid prior to recording. Pending review by the City Manager's Office. The application and plat submitted on September 1, 2023, proposes 3 lots; two multifamily lots and one single-family lot. A park fee of \$700 per dwelling unit must be paid prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Use a bold line to show the original boundary of the subdivision prior to recording. Change the lineweight on the boundary line so that it is shown thicker. Survey and plat show discrepancies on depth of lot and acreage, clarify prior to recording. Survey and plat show discrepancies on bearings, clarify prior to recording. As per the submitted application and site plan on September 1, 2023, and conversation with the engineer, Lot 1 will be single-family and Lots 2 & 3 will be multifamily. Subdivision received revised preliminary approval at the meeting of August 6, 2024. Variance was approved by the City Commission as recommended by the Planning department to dedicate 7.5 ft. of R.O.W. dedication. Signature blocks must comply with Sec. 134-61 of the subdivision ordinance. Must comply with City's Access Management Policy.

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

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

d) Ware Hotel Group LP Subdivision, 401 South Ware Road, Ware Hotel Group LP (SUB2024-0019) (FINAL) M&H

Mr. Julio Constantino stated that the property located on S. Ware Road: 60 ft. from centerline for 120 ft. Total ROW. Paving: by the state Curb & gutter: by the state Revisions Needed: Please provide copies of R.O.W. documents referenced on plat for staff review, prior to final/recording. There are sidewalks being shown on the plat, public improvements do not need to be shown visually on the plat. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are not constructed prior to recording. S.35th Street: Dedication as needed for 30 ft. from centerline for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both Sides Revision needed: Please provide copies of R.O.W. documents referenced on plat for staff review, prior to final/recording. There are sidewalks being shown on the plat, public improvements do not need to be shown visually on the plat. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are not constructed prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties and multi-family properties. Revisions Needed: Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end. Private Access Service Drive Easement must be minimum 24 ft. with 24 ft. of paving and in compliance with Fire and Public Works Department requirements. Proposing: Plat Note #13 Min. 24 ft. wide private service drive easement for city services will be provided as part of the site plan review for this process, and it will be extended north and south when adjacent properties develop. Plat Note #14 Shared access easement to be extended north when property develops. Subdivision Ordinance: Section 134-106. Front(S. Ware Road/ S.35th Street) : In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required along S. Ware Road and 4 ft. wide minimum sidewalk required along S. 35th Street. Revisions needed: Revise note #7 as shown above, prior to final/recording. 5 ft. Sidewalk requirements as per Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy Applied. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private drives, 27.0 ft. common access easements, and 24 ft. shared access easements, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Note subject to change once subdivision requirements have been finalized. Finalize wording on plat prior to final/recording. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 (General Business) District Proposed:C-3 (General Business) District. Engineer must verify if proposed subdivision and use is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. As per application dated March 17, 2023 proposed land use is commercial, please review intended use as it may require a conditional use permit. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation is

approved, no TIA is required. As per Traffic Department and as per Access management Policy, there is spacing requirement along S. Ware Road, please contact the Traffic Department. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Trip Generation is approved, no TIA is required. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. Please remove the sidewalks that are being shown on the plat, as these public improvements do not need to be shown visually on the plat. Freeze the sidewalk layer on the plat, and clean up any of the extra lines along these streets. Note as may be required on plat regarding public use of 27.0 ft. Common Access Easement and 24 ft. shared access easement must be included, prior to recording. Vacating plat applicable if any restrictions, etc. are proposed to be removed or changed from existing recorded plat, finalize prior to recording. P.O.B. is missing from the Plat. Please add the scale on the location map. Verify that the signature lines match the number of owner's of this property. Finalize wording for Note #13 once Shared Access Easement requirements as required by Traffic Department are established prior to final/recording. At the Planning and Zoning Commission meeting of April 4th, 2023, the subdivision was approved in preliminary form subject to the conditions noted, drainage, and utility approvals. Please verify, on the surveyor's signature line, there is a small misspelling on the surveyor's seal, it currently says "Registered"

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

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

e) The Villages at Dallas Subdivision, 601 Dallas Avenue, The Villages at Dallas, LLC (SUB2023-0126) (FINAL) AE

Mr. Julio Constantino stated that the property located on Dallas Avenue: R.O.W. to remain as existing 52.7 ft. Paving: 40 ft. Curb & gutter: Both sides Revisions needed: Please show the label for the Centerline (C.L.) on Dallas Ave. There is a bolded boundary line that is still being shown where the original 3.65 ft. R.O.W. dedication was labeled. Please clarify this line's purpose on the plat. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. As per the P&Z meeting of October 8, 2024, the subdivision was approved with the existing R.O.W. being shown as 52.7 ft. with the condition that the sidewalk is to be re-adjusted to be on the R.O.W. Interior Streets: Dedication as needed for 60 ft. total ROW Paving: 40 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. 900 ft. Block Length for R-3T and R-3C Zone Districts. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. A 32 ft. alley is proposed on the north side of Lots 29 & 40, is labeled as Trash Receptacle Area Common Lot C on the most recent submittal. Alley/service drive easement required for commercial and multifamily properties. Subdivision Ordinance: Section 134-106. Front: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance 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. Add a plat note as shown above prior to final. Clarify/revise the plat note shown above prior to recording. Proposing: "10 ft. or GREATER for easements". Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Dallas Ave. and both sides on all interior streets. - Minimum sidewalk width is subject to increase as per the Engineering Department. On Dallas Ave. the subdivision was approved in revised preliminary form, with the condition that the sidewalk is to be

re-adjusted to be on the R.O.W. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Dallas Avenue. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy Applied. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Section 138-210 requires that 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. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. A plat note to cross reference the HOA document number is needed prior to final. Submit the HOA document for staff review prior to recording. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3T Proposed: R-3T. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The latest submitted plat seems to have 43 lots, with 40 townhomes and three common lots. A variance request to pay half of the park fees (\$350 per dwelling unit) prior to recording and the other half (\$350 per dwelling unit) prior to building permit issuance was reviewed and approved by the City Manager on April 19, 2024. A plat note to reflect the approved variance must be finalized prior to recording. Approved by the City Manager's Office. The latest submitted plat seems to have 43 lots, with 40 townhomes and three common lots. A variance request to pay half of the park fees (\$350 per dwelling unit) prior to recording and the other half (\$350 per dwelling unit) prior to building permit issuance was reviewed and approved by the City Manager on April 19, 2024. A plat note to reflect the approved variance must be finalized prior to recording. As per Traffic Department, Trip Generation is approved. As per Traffic Department, Traffic Impact Analysis (TIA) is not required. The name of the subdivision on the application is proposed as "THE Villages at Dallas" and plat shows "Villages at Dallas Subdivision". Please clarify/revise the application/plats prior to recording. Revise the plat title from "FINAL PLAT" to "PLAT OF", with smaller font, prior to recording. Label all easements, add dimensions and clarify if they are existing or dedicated by this plat. A plat note to reference that may be used and must be finalized prior to final. Signature block complying with Sec. 134-61 of the subdivision ordinance is required prior to recording, there are some revisions needed for some of the spelling of the owner's signature block. Missing plat note for the section regarding Doc. No that cross-references HOA recording document. Page 1 & Page 2 have differing titles of the subdivision. Missing the Plat note for the approved Variance to the park fees for 50% upfront payment. Verify all utility easements shown on the plat. Missing information on the Location map from Hidalgo County parcel maps. As per the P&Z meeting of October 8, 2024, the subdivision was approved in revised preliminary form, with the existing R.O.W. being shown as 52.7 ft. with the condition that the sidewalk is to be re-adjusted to be on the R.O.W. If any revisions are submitted for the plat, it will require REVISED FINAL approval.

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

Being no discussion, Vice Chairperson Mr. Gabriel. Kamel moved to in final form, subject to the conditions noted. Mr. Marco Suarez seconded the motion, which was approved with five members present and voting.

- f) Aqualina at Tres Lagos Phase IV Subdivision, 6500 Tres Lagos Boulevard, Rhodes Development, Inc. **(SUB2024-0113) (PRELIMINARY) M&H**

Mr. Eduardo Garza stated that the property located on Russell Road (9 Mile Line): Dedication as needed for 100 ft. Total ROW Paving: 65 ft. Curb & gutter: Both Sides. Show street name as shown above prior to final, notes wording as applicable must be updated once finalized. Show ROW and range of ROW to determine dedication requirements. City of McAllen thoroughfare plan designates 9 Mile line (Russell Road), as a Minor arterial with 100 ft. of ROW, provide ROW detail along mile 9 road regarding, centerline existing dedication dimensions as applicable and Total ROW to establish compliance with required ROW dedications. Any ROW being dedicated by this plat must be included as well, finalize prior to final. Provide Centerline of existing street across Russell Road, to ensure compliance with minimum requirements street jog requirements. Street jogs with centerline offsets of less than 125 feet shall be avoided. Sec.134-105(d). Temporary turnaround will be needed at end of Russel Road as it is proposed to be improved as subdivisions are developed. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Interior streets: Dedication as needed for 50 ft. minimum ROW. Paving: 32 ft. Curb & gutter: both sides. Street names will be established prior to final. Finalize street name requirement prior to final. Temporary turnaround easement required at end of the interior streets, additional notes as required may apply, finalize temporary turnaround requirements, prior to final. As per Fire Department, temporary turnaround paving must be 96 ft. in diameter face to face. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Need to clarify use of Lot 100 and Lot 101 in order to establish additional requirements. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac: The proposed subdivision applies the "coving method" with emergency access walks/drives provided per established agreement. Temporary turnaround easement required at end of the interior streets, additional notes as required may apply, finalize temporary turnaround requirements, prior to final. As per Fire Department, temporary turnaround paving must be 96 ft. in diameter face to face. Subdivision Ordinance: Section 134-105. Front: 20 ft. or greater for easements, as per agreement. Setbacks to be established once zoning requirements have been finalized. Must comply with PID requirements. Zoning Ordinance: Section 138-356. Zoning Ordinance: Section 138-356. Rear: 11 ft. or greater for easements. Setbacks to be established once zoning requirements have been finalized. Must comply with PID requirements. Zoning Ordinance: Section 138-356. Zoning Ordinance: Section 138-356. Interior Sides: 5 ft. or greater for easements. Setbacks to be established once zoning requirements have been finalized. The proposed subdivision complies with minimum setback requirements, as per agreement. Must comply with PID requirements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Setbacks to be established once zoning requirements have been finalized. Must comply with PID requirements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Must comply with PID requirements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along Russell Road (9 Mile Line). Interior Sidewalks: City ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by

the registered engineer designing the unit of development, per agreement. Provide sidewalk plan prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Russell Road (9 Mile Line) and Tres Lagos Boulevard. Revise plat note #8 as shown above, prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Russell Road (9 Mile Line). Provide a plat note as shown above, prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, detention areas, any service drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area Need to clarify use of Lot 100 and Lot 101 in order to establish additional requirements. Zoning Ordinance: Section 138-356. Existing: R-3A & R-1 Proposed: R-3A & R-1. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat/setbacks/requirements and or rezoning. Rezoning to R-1 must be finalized, prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat/setbacks/requirements and or rezoning. Rezoning to R-1 must be finalized, prior to final. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Pending review by the City Manager's Office. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. As per Traffic Department, Trip Generation is approved, no TIA required. Must comply with City's Access Management Policy. Must comply with the Agreement and Public Improvement District (PID) conditions. Provide a master plan for all phases of the development. Any abandonments must be done by separate process, not by plat.

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

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

**g) Ware Village Subdivision, 4100 State Highway 107, Adolfo Gutierrez
(SUB2024-0114) (PRELIMINARY) SEA**

Mr. Eduardo Garza stated that the property located on S.H. 107: 86 ft. from centerline for 172 ft. ROW existing Paving: by the state Curb & gutter: by the state. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. N. Ware Road: 35 ft. ROW dedication required for 75 ft. from centerline for 150 ft. ROW Paving: by the state Curb & gutter: by the state. Revise ROW dedication, please see requirements above. Please clarify and provide documentation. Please indicate how existing ROW has been dedicated on plat. Verify with TxDot for ROW acquisition and if any dedication will be needed on the west side of Ware Road, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Interior Streets: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides. Streets don't comply with minimum requirements for a commercial development, revise as applicable or submit a variance request. Streets cannot dead-end, plat needs to be revised accordingly for approved turnaround, prior to final. Future streets/stub outs must provide temporary turnaround within this subdivision boundary, finalize prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving; 16 ft. Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to recording. Alley/service drive easement required for commercial/multi-family properties. Subdivision Ordinance: Section 134-106. Front: S.H. 107 Proposing - 75 ft. or greater for approved site plan or easements. N. Ware Road (FM 2220) Proposing - 75 ft. or greater for approved site plan or easements. Engineer must clarify if portion of the subdivision (Lot 4) will be annexed into the city limits to establish requirements. Finalize setbacks as needed, prior to final. Zoning Ordinance: Section 138-356. Rear: Proposing. In accordance with the Zoning Ordinance, or greater for approved site plan or easements. Engineer must clarify if portion of the subdivision (Lot 4) will be annexed into the city limits to establish requirements. Finalize setbacks as needed, prior to final. Zoning Ordinance: Section 138-356. Sides: Proposing - In accordance with the Zoning Ordinance, or greater for approved site plan or easements. Engineer must clarify if portion of the subdivision (Lot 4) will be annexed into the city limits to establish requirements. Finalize setbacks as needed, prior to final. Zoning Ordinance: Section 138-356. Engineer must clarify if portion of the subdivision (Lot 4) will be annexed into the city limits to establish requirements. Finalize setbacks as needed, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on State Highway 107 and North Ware Road. 5 ft. wide sidewalk required along S. H. 107 and N. Ware Road as per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Revisions needed: Remove plat note #9 as it is not needed, site plan will be reviewed by the Planning and Development Departments. Common Areas, any private streets/drives, access or service drive easements, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Include a plat note as shown above, wording to be finalized, prior to final. Common Areas for commercial developments provide for common parking, access,

setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 & ETJ Proposed: C-3. Engineer must clarify if portion of the subdivision (Lot 4) will be annexed into the city limits to establish requirements. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Engineer must clarify if portion of the subdivision (Lot 4) will be annexed into the city limits to establish requirements. Zoning Ordinance: Article V. As per Traffic Department, Master Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Engineer must clarify if portion of the subdivision (Lot 4) will be annexed into the city limits to establish requirements. Any abandonments must be done by separate process, not by plat. Provide clarification on turn-a-round/service drive easements as they are referenced on plat notes, but not shown on the plat. Must comply with City's Access Management Policy.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve in preliminary form subject to the conditions noted, drainage, and utility approval. Mr. Marco Suarez seconded the motion, which was approved with five members present and voting.

h) La Lomita Paradise Subdivision, 3500 La Lomita Road, La Lomita Paradise, LLC (SUB2024-0073) (REVISED FINAL) RDE

Mr. Eduardo Garza stated this property located on Paving: 52 ft. - 65 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Brazos Avenue (E/W 1/4 mile Collector on Northern Boundary): 35 ft. ROW dedication required from centerline for 70 ft. total ROW Paving: 44 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Interior Streets: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides. The name of the interior streets will be finalized by staff prior to recording. Gates on private streets shall be setback with a turnaround as specified by the city engineer. Gate clearance and mechanisms shall comply with the requirements of the fire marshal for emergency access. If boulevard/ island proposed, 20 ft. face to face of paving on both sides required. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Previous submitted plat was for a proposed duplex subdivision in which the variance to the block length was approved by City Commission on July 22, 2024. Revised plat submitted is for a proposed R-3T subdivision in which a variance to the 900 ft. block length will be required. Variance request for the 900 ft. block length was approved administratively as City Commission had approved a variance to the 1200 ft. block length previously. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial/multi-family properties. Subdivision Ordinance: Section 134-106. Front: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for easement. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easement. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on La Lomita (Mile 6 1/2) Road, Brazos Avenue, and both sides of all interior streets. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along La Lomita (Mile 6 1/2) Road and Brazos Avenue. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential

and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along La Lomita (Mile 6 1/2) Road and Brazos Avenue. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Zoning Ordinance: Section 138-210. Common Areas, detention lots, alleys must be maintained by the lot owners/HOA and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Submit a draft HOA document for staff review prior to recording. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-2 Proposed: R-3T. Rezoning to R-3T was approved by City Commission on October 14, 2024. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning to R-3T was approved by City Commission on October 14, 2024. Zoning Ordinance: Article V. Land dedication in lieu of fee. Based on the plat submitted on March 27, 2024 there are 42 lots proposed and based on the application, a duplex is proposed on each lot. Revised plat submitted on August 30, 2024, 78 lots/dwelling units are proposed. If a park fee in lieu of land dedication is proposed, a letter must be submitted to the Planning Director prior to final. The request will be reviewed by the City Manager's Office and if approved, \$700 per dwelling unit must be paid prior to recording. Park Fee of \$700 per dwelling unit to be paid prior to recording. Based on the plat submitted on March 27, 2024 there are 42 lots proposed and based on the application, a duplex is proposed on each lot. Revised plat submitted on August 30, 2024, 78 lots/dwelling units are proposed. If a park fee in lieu of land dedication is proposed, a letter must be submitted to the Planning Director prior to final. The request will be reviewed by the City Manager's Office and if approved, \$700 per dwelling unit must be paid prior to recording. Pending review by City Manager's Office. Based on the plat submitted on March 27, 2024 there are 42 lots proposed and based on the application, a duplex is proposed on each lot. Revised plat submitted on August 30, 2024, 78 lots/dwelling units are proposed. If a park fee in lieu of land dedication is proposed, a letter must be submitted to the Planning Director prior to final. The request will be reviewed by the City Manager's Office and if approved, \$700 per dwelling unit must be paid prior to recording. As per Traffic Department, Trip Generation approved, no TIA required. Label for Mile 6 1/2 Road on Location map is obscured. Revise prior to final. Show the layout of the recorded subdivisions and correct the City limits line on the Location map prior to final. Any existing easements must be shown on the plat prior to final and any abandonment must be done by separate process, not by plat. All signature blocks must comply with Section 138-61 of the subdivision ordinance prior to recording. Must comply with City's Access Management Policy. A subdivision application under the same name, La Lomita Paradise Subdivision (SUB2023-0069) for the subject property was in process by the same developer but with a different engineer and was approved in preliminary form subject to the conditions noted, drainage, and Utilities approval on July 26, 2023. The previous application was withdrawn by the developer with a termination agreement with the previous engineer and resubmitted by Rio Delta Engineering on March 27, 2024.

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

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

i) Austin 495 Subdivision, 4101 Pecan Boulevard, Jinguo Liu (SUB2023-0120) (REVISED FINAL) TRE

Mr. Eduardo Garza stated that the property located on Pecan Boulevard: Minimum 20 ft. of dedication for 60 ft. from centerline for 120 ft. total ROW. Paving :65 -85 ft. Curb & gutter Both Sides. Revisions Needed: Provide a copy of document regarding referenced existing dedications prior to recording. Clarify 20' ROW reference across Pecan Blvd, if existing include as part of existing ROW labeling, any dedications that have not been done by plat or separate instrument should not be included on plat, finalize prior to recording. Any dedication done by separate instrument must include instrument number finalize all ROW labeling and dedications 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. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial, industrial, and multi-family properties. Provide for alley or service drive easement on the plat, prior to final. Alley or service drive easement cannot dead-end. Access/Service Drive must be minimum 24 ft. with 24 ft. of paving and in compliance with Fire and Public Works Department requirements. If a service drive is proposed a plat note stating must be provided on plat, prior to recording " A minimum 24 ft. private service drive will be established as part of the site plan and will be maintained by the lot owners and not the City of McAllen", prior to recording. Subdivision Ordinance: Section 134-106. Front: 92 feet or greater for easement or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356, 138-367. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required along Pecan Boulevard (F.M. 495). 5 ft. sidewalk as per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Remove portion of plat note #7 that states this as it is a requirement and not a plat note. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Remove plat note #18 as it is a requirement and not a plat note. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. As per Traffic Department, McAllen Access Spacing requirement for Pecan Blvd at 45 MPH is 360 ft. from any driveway/entrances/streets, Variance Approved with conditions applied. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Remove plat note #17 as it is a requirement and not a plat note. Common Areas, Private Service Drives, access easements etc. must be maintained by the lot owners and not the City of McAllen. Revise plat note #15 as shown above, prior to recording. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 (General Business) District Proposed: C-3 (General Business) District. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation approved, TIA waived. Any abandonments must be done by separate process, not by plat, prior to recording. Interior lot dimensions are not shown on plat. Subdivision boundary line doesn't appear to match up with property line as it appears that the

additional 20 ft. was already dedicated ROW. Subdivision boundary line may need to be adjusted. Must comply with Traffic conditions for access easement and must show as dedicated by this plat. Must comply with City's Access Management Policy.

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

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

- j) Villas at Tres Lagos B Phase I Subdivision, 15200 North Shary Road, Rhodes Development, Inc. **(SUB2024-0112) (PRELIMINARY) M&H**

Mr. Kaveh Forghanparast stated that the property located on N. Shary Road: 60 ft. from centerline for 120 ft.- 192 ft. ROW Paving: 65 ft. Curb & gutter: both sides Revisions needed: Show and label centerline and existing ROW on both sides to verify compliance prior to final. Show the existing ROW at multiple points to clarify that minimum 120 ft. ROW exists along this property, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Interior Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides Revisions needed: Submitted application indicates single-family development which requires 50 ft. ROW. Revise the plat to show minimum 50 ft. ROW for interior streets prior to final. Paved temporary turn around and escrow will be needed at the end of the interior street between Lots 22 and 23 prior to final. If it is outside the boundary of the subdivision, it must be by a separate instrument. Add a knuckle at Lot 234 prior to final. Street names will be finalized prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for multifamily and commercial properties. The alley requirement applies to the current zone (R-3A). If the property is rezoned to R-1 zone, as indicated on the application, then alley does not apply. Finalize the zoning prior to final. Subdivision Ordinance: Section 134-106. Front (proposing): 20 ft. or greater for easements. Finalize the zoning requirement to finalize the setback requirements prior to final. Zoning Ordinance: Section 138-356. Rear (proposing): 11 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior Sides (Proposing): 5 ft. or greater for easements. The proposed subdivision complies with minimum setback requirements, as per agreement. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. Shary Road. City Ordinance will not apply for interior street sidewalk, provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. Add a sidewalk note for N. Shary Road. Minimum 4 ft. sidewalk required on N. Shary Road. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Shary Road. Revisions Needed: Revise plat note #8 as shown above, prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Shary Road. Add a plat note as shown above prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Finalize the zoning to finalize the

requirement prior to final. Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. As per the application the subdivision is public subdivision. Clarify/remove the reference to "gate areas" from plat note #20 prior to final. Clarify if the Lot labeled as 234 is a common lot prior to final. Add correct label to clarify and add a plat note to indicate the use. Public Improvement District (PID) / Developer / Homeowner's Association / Owners, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. The current zone is R-3A. As per the submitted application, this is a single-family development and will be rezoned to R-1 District. The lots width complies to the agreement requirement. However, the lot area does not comply with minimum lot size as per the agreement. Revise the layout and finalize the zoning prior to final. Zoning Ordinance: Section 138-356. Existing: R-3A Proposed: R-1. The zoning must be finalized prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. No easement is shown on Lot 180. Clarify/revise as applicable prior to final. Rezoning must be submitted and finalized prior to final. Revise the layout to comply with the minimum lot size as per agreement. Legal description of all adjacent lots will be needed prior to final, including the west side of N. Shary Road. Submit a master layout including the future phases with the proposed lot numbering prior to final as some lot numbers seem to be out of the order. Remove the lot layout for future phases from this plat prior to final as the future phases are not recorded. Must comply with City's Access Management Policy.

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

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

** Vice Chairperson Mr. Gabriel Kamel stepped out of the meeting.

- k) Mayberry Hills Subdivision, 10400 North Mayberry Road, 22 Real Estate, LLC (SUB2024-0003) (REVISED FINAL) MAS

Mr. Kaveh Forghanparast stated that the property located on 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 11, 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 22, 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. Internal Streets: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides Revisions Needed: City assigned street names will be established prior to recording, get with staff before Mylar printing. Engineer submitted updated Variance request letter dated December 11, 2023, requesting that the ROW be reduced from 60 ft. to 50 ft., the Engineer has indicated that the paving width will remain at 40 ft., and will have an additional 10 ft. Utility Easement on either side. Development staff has reviewed the request and indicated that if approved that a 10 ft. U.E and Sidewalk Easement be dedicated along the front of the lots as applicable. At the Planning and Zoning Commission meeting of December 19, 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.) Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. Subdivision layout is being processed with public works centralized locations. Subdivision Ordinance: Section 134-106. Front: 20ft., except 15 feet for unenclosed carports or greater for easements Revisions needed: Revise front setback as noted above prior to recording. Engineer submitted updated Variance request letter dated December 11, 2023, requesting a front setback of 20 feet except 15 feet for unclosed carports only. At the Planning and Zoning Commission meeting of December 19, 2023, the request was approved. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along North Mayberry Road, N. 88th Street, Yale Avenue and both sides of all interior streets. Sidewalk width requirements might increase to 5 ft. per Engineering Department requirements, finalize wording for note prior to recording. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Mayberry Road, North 88th Street, and Yale Avenue. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North Mayberry Road, N. 88th Street, and Yale Avenue. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance for 5 or

more dwelling units on each lot if applicable. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Zoning Ordinance: Section 138-210. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. 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. Revisions required: Revise note #26 to show the correct section reference, please see below, finalize prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3A Proposed:R-3A. Initial Zoning to R-3A was approved by Planning and Zoning Commission on May 14, 2022. Annexation and Initial Zoning to R-3A was approved by City Commission on June 13, 2022. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Initial Zoning to R-3A was approved by Planning and Zoning Commission on May 14, 2022. Annexation and Initial Zoning to R-3A was approved by City Commission on June 13, 2022. Zoning Ordinance: Article V. 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. 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. 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. As per Traffic Department, Trip Generation approved, TIA waived. Complete. Must comply with City's Access Management Policy. As per conversation with Engineer of record on December 13th,2023, subdivision will be public. As per updated information ownership has changed Engineer must update submitted documentation to the City as applicable prior to recording. Revise note 12 as follows: A 25 ft. x 25 ft. sight obstruction easement required at all street intersections. Remove note #18 and 19, prior to recording. Clarify note #20 prior to recording:

- * Annexation and Initial Zoning to R-3A was approved by City Commission on June 13, 2022.
- * All signature blocks must comply with Sec. 134-61 of the subdivision ordinance.
- * Provide break points for all lots to clarify the dimensions.
- * Provide a curve table for all curves as applicable prior to recording.
- * At the Planning and Zoning Commission meeting of February 6, 2024, the subdivision was approved in Final Form subject to conditions noted. After final approval, the project engineer proposed an offsite and added additional lots to the subdivision (Lots 33-35) which requires review by staff and revised final approval by the Planning and Zoning Commission.

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

After a brief discussion and clarification on the detention area, Mr. Marco Suarez moved to approve in revised final form subject to conditions noted. Mr. Reza Badiozzamani seconded the motion, which was approved with four members present and voting.

I) The District Phase IA Subdivision, 7901 North 10th Street, Domain Development, Corp **(SUB2024-0035) (REVISED FINAL) M&H**

Mr. Kaveh Forghanparast stated that the property located on North 10th Street: 60 ft. from centerline for 120 ft. total ROW Paving: By the State Curb & gutter: By the States Revisions needed: Provide document number on plat and a copy of the document for staff review, regarding dedication of existing ROW. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Wisconsin Road: 80-87 ft. ROW Paving: 52-65 ft. Curb & gutter: Both sides. Monies must be escrowed if any improvements are required prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105 ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Proposing to abandon some of the existing private service drive/access easement by a document. Any abandonment must be done by a separate process, not by plat, prior to final/recording. Any new service drive/access easement must comply with Traffic Department's requirements and approved as part of plat/site plan review and approval. Some call outs of the private service drive easement is confusing. Reference the document number for any existing easements and the remaining easement after the abandonment. The callouts must be finalized prior to final/recording. Minimum paving for Service drive is 24 ft. face-to-face. If any islands/boulevards are proposed, 20 ft. of paving face-to-face on each side of the island must be provided. Subdivision Ordinance: Section 134-106. Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Zoning Ordinance: Section 138-356 & 138-367. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Corner: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on North 10th Street and 4 ft. wide sidewalk required on Auburn Avenue. Sidewalk requirements might increase to 5 ft. prior to recording subject to Engineering Department requirements. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Variance request to City Access Management Policy for North 10th Street approved subject to conditions noted in approval letter as of September 6, 2022. Must comply with City Access Management Policy Applied. Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. Existing plat note #3 "Site plan must be approved by Planning and Zoning Commission prior to building permit issuance." Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3(General Business) District. Proposed: C-3(General Business) District. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Proposed zoning is compliant with current zoning. Zoning Ordinance: Article V. As per Traffic Department, Master Trip Generation approved and TIA waived for Phase I. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Master Trip Generation approved and TIA waived for Phase I. The existing access easement on the northwest corner of the subdivision seems to be moved. Since

the access easement was dedicated by a separate instrument, show the access easement at the location dedicated by the instrument. Recorded plat notes remain effective. Please add all relevant plat notes from The District Phase I Subdivision prior to final/recording. If any plat note is proposed to be removed or altered, a vacate and replat is required. Any abandonment must be done by a separate process and instrument, not by plat. Revise the wording to "abandoned by instrument No. _____" prior to recording. The document number on the plat and a copy of the referenced document must be provided prior to recording. Reference the document number for existing easements and ROW prior to final/recording and provide a copy for staff review. All signature blocks must comply with Section 134-61 of the subdivision ordinance prior to recording. All existing easements that were dedicated by the recorded plat must show the document number. Any new easements must be labeled as dedicated by this plat. It's not clear the distance between the north lot line and the proposed E/W 26 ft. private service drive-access easement on Lot 6. Add dimensions as applicable prior to final/recording. Must comply with City's Access Management Policy. The subdivision is a proposed replat of The District Phase I Subdivision to decrease the recorded subdivision acreage and move the boundary on the west side to the east. Some of the lots dimensions have changed too (Lots 4-7). All originally recorded plat notes will apply. If any subdivision notes is proposed to be removed or altered a vacate and replat will be required.

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

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

Vice Chairperson Mr. Gabriel Kamel re-entered the meeting.

DISCUSSION:

Mr. Edgar Garcia spoke regarding the Unified Development Code, stated 6 townhall meetings and workshops will take place for the public and will be notified with dates and times. A lengthy discussion took place between board members and staff. Assistant City Manager Michelle Rivera stated that the city has hired an outside firm to help create the UDC and expressed how much time that has gone into the planning and creation of the UDC.

ADJOURNMENT:

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

Michael Fallek, CHAIRPERSON

ATTEST: _____
Magda Ramirez, ADMINISTRATIVE ASSISTANT

Memo

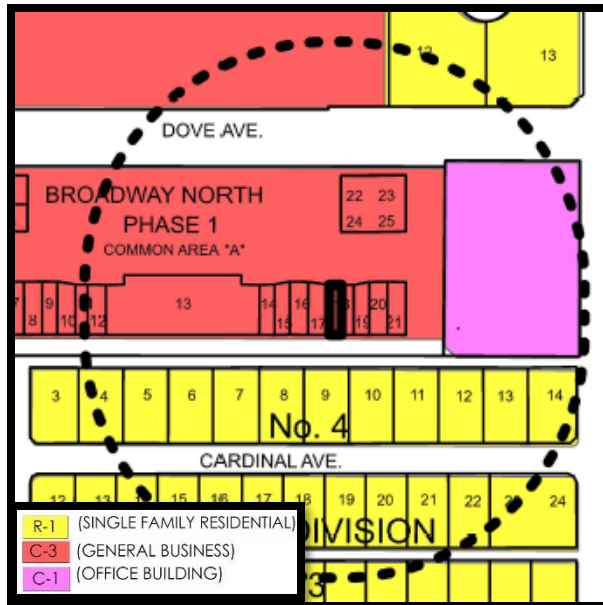
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: January 20, 2024

SUBJECT: REQUEST OF OSCAR I. GUERRERO ON BEHALF OF RZ UNITED LLC., FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A VAPORIZER STORE AT LOT 18A & 1.99% COMMON AREA 'A', BROADWAY NORTH SUBDIVISION PHASE, HIDALGO COUNTY, TEXAS; 721 DOVE AVENUE. (CUP2024-0146)

BRIEF DESCRIPTION: The property is located along the southeast corner of Dove Avenue and North 10th Street. The subject property is zoned C-3 (General Business) District. The adjacent zoning is C-1 (Office Building) district to the east, C-3 to the west, and R-1 (Single Family Residential) district to the south. There is also R-1 district to the northeast across Dove Avenue. Surrounding land uses on the subject property are Pizza Hut, Casa Petrides, Helium Trampoline Park, Plant Based Cuisine restaurant, Holiday Wine & Liquor and various other commercial uses. A vaporizer store is allowed within a C-3 district with a Conditional Use Permit (CUP) and in compliance with requirements.



HISTORY: A Conditional Use Permit for a vaporizer store at this location was approved by City Commission on December 11, 2023. An application for a renewal was submitted on December 16, 2024.

SUMMARY/ANALYSIS: The applicant is proposing to operate a CBD and vaporizer store in a 1,660 square feet property as per Hidalgo County Appraisal District records. The store hours are to be Monday through Sunday from 10:00 A.M. to 11:00 P.M. The applicant has stated in the past that no smoking is allowed on the premises. This is strictly a retail operation.

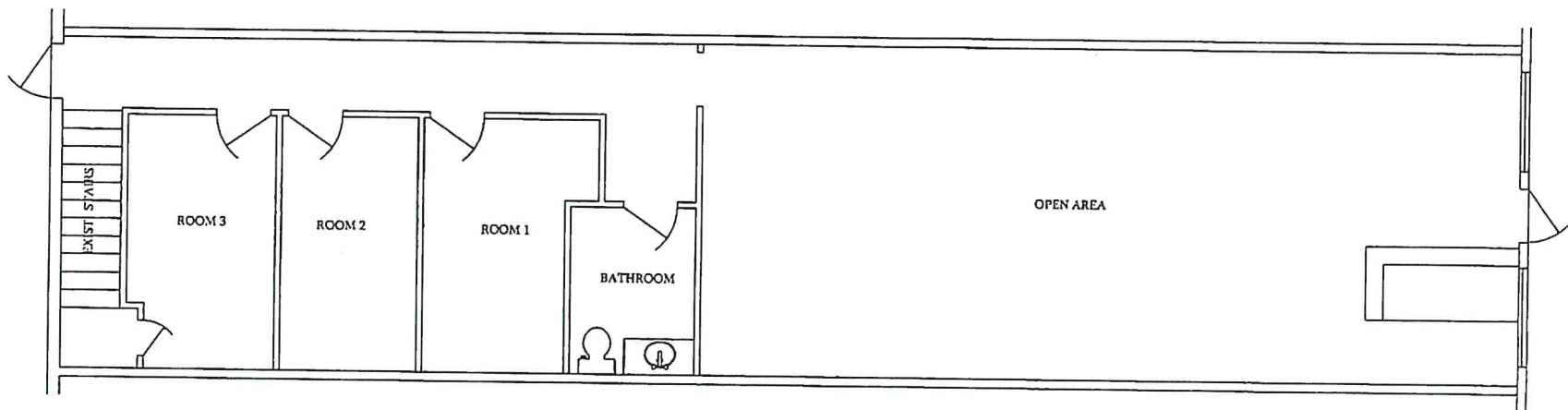
The Fire Department has inspected the location and indicated the CUP process may continue. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must comply with requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

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

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

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

BY:  DEC 06 2024



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

PLANS FOR:
721 DOVE AVENUE
MCALLEN, TEXAS

MAR-BET DRAFTING & DESIGN
McALLEN, TEXAS
TEL. (956) 905-9591

PAGE NO.
1/3

PLAN NO.
23-2292



GC
SALÓN

MOTAVATION
DISPENSARY
956-856-6682

Milana
Vegana
RESTAURANT

721

OPEN

723

Milana Vegana
RESTAURANT

Memo

TO: Planning and Zoning Commission

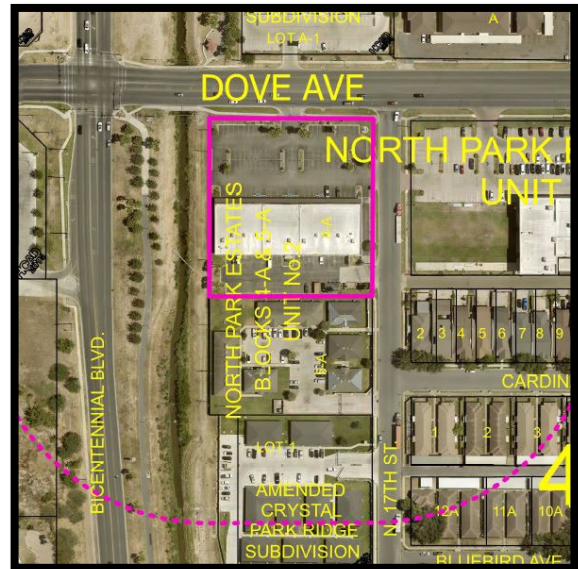
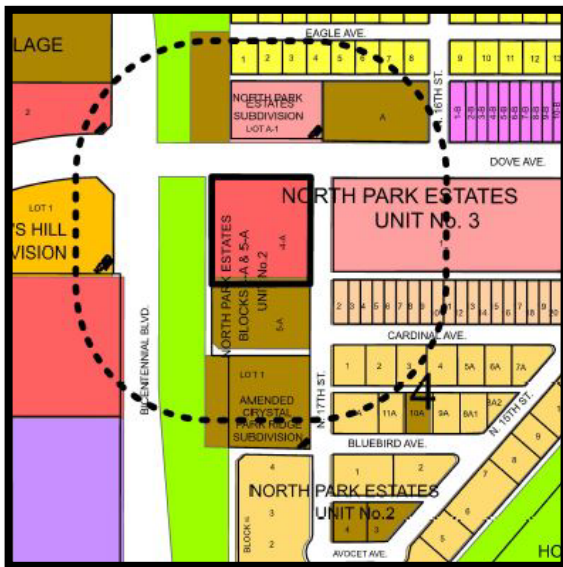
FROM: Planning Staff

DATE: December 20, 2024

SUBJECT: REQUEST OF LORETTA L. JOHNSON ON BEHALF OF GABRIEL KAMEL (FK REAL ESTATE LLC), FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A BAR AT BLOCK 4A, NORTH PARK ESTATES UNIT 2 SUBDIVISION, HIDALGO COUNTY, TEXAS; 1701 DOVE AVENUE SUITES 75 & 80. (CUP2024-0149)

DESCRIPTION:

The property is located on the southwest corner of Dove Avenue and North 17th Street and is zoned C-3 (general business) District. The adjacent zoning is C-3L (light commercial) District to the north and east, R-3A (apartments) to the North and south, and A-O (agricultural and open space) District to the west. Surrounding land uses include a multitenant plaza, retail, Golds Gym, Apartments, and single family residential. A bar is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



HISTORY:

This is the initial conditional use permit request for a bar at this location. The application was submitted December 16th, 2024.

ANALYSIS:

The applicant is proposing to operate a bar (Broken Spoke) from two existing suites that total about 1,890 square feet. The proposed hours of operation would be Tuesday through Sunday from 12 p.m. to 2 a.m.

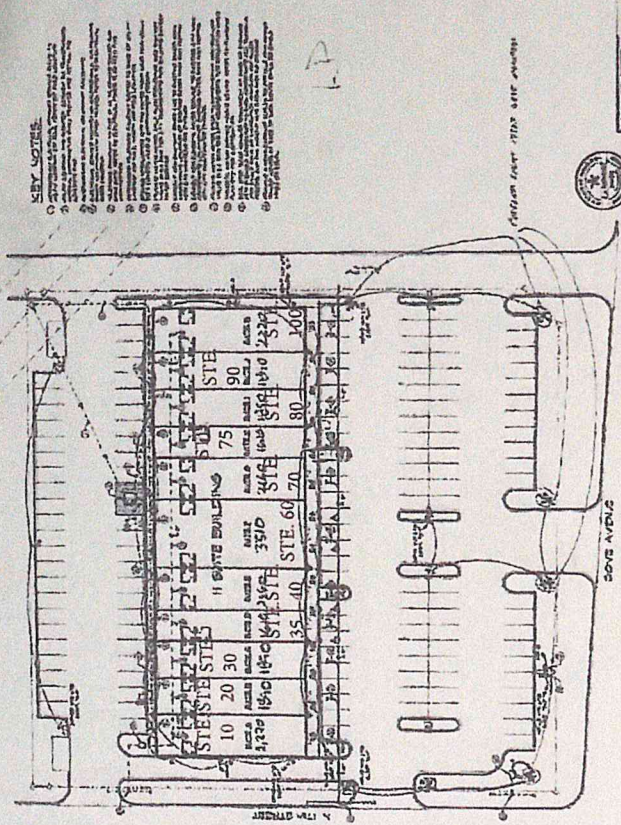
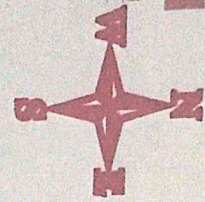
The Fire and Health Departments have inspected the bar and the property is in compliance. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the Lot of the abovementioned business must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of a residential zone or use;
2. The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to Dove Avenue 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. Based on the square footage, 19 parking spaces are required and about 126 are provided as per site plan in a shared parking lot.
4. The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
5. The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
6. The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
7. The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

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

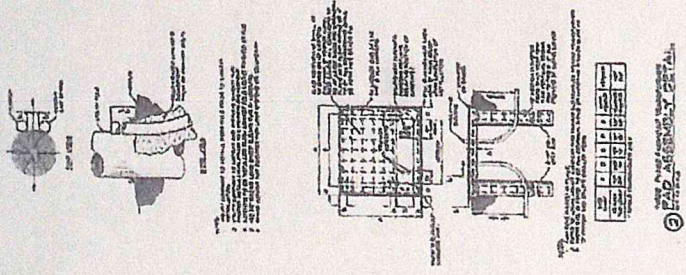
RECOMMENDATION:

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



DOVE AVENUE
① SITE PLAN

1701 DOVE AVE



NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	

② ARCHITECTURAL DRAWINGS
③ FLOOR PLAN

- SEBY USES:**
- 1. TO BE USED FOR OFFICE PURPOSES ONLY.
 - 2. TO BE USED FOR OFFICE PURPOSES ONLY.
 - 3. TO BE USED FOR OFFICE PURPOSES ONLY.
 - 4. TO BE USED FOR OFFICE PURPOSES ONLY.
 - 5. TO BE USED FOR OFFICE PURPOSES ONLY.
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 - 17. TO BE USED FOR OFFICE PURPOSES ONLY.
 - 18. TO BE USED FOR OFFICE PURPOSES ONLY.
 - 19. TO BE USED FOR OFFICE PURPOSES ONLY.
 - 20. TO BE USED FOR OFFICE PURPOSES ONLY.

REVISIONS: SEE SHEET 1701-01 FOR DETAILS

RECEIVED
DEC 16 2024
By OC



Not going to use

Sq Ft
1890


Unit H

Currently
Unit I

Changing
to Unit
75

Planning
is changing
to Unit 80



RECEIVED
DEC 16 2024
By 

ION RENDON Affordable Art & Frame



SPACE AVAILABLE
COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY
Javi Cantu Jr.
956.467.7311
Office
956.631.1322
cbonograndevalley.com

NOTICE BAR FOR THIS PROPERTY CUP2024-0149
CITY OF McALLEN PLANNING DEPT
REG. USE
WWW.MCALLEN.NET



Memo

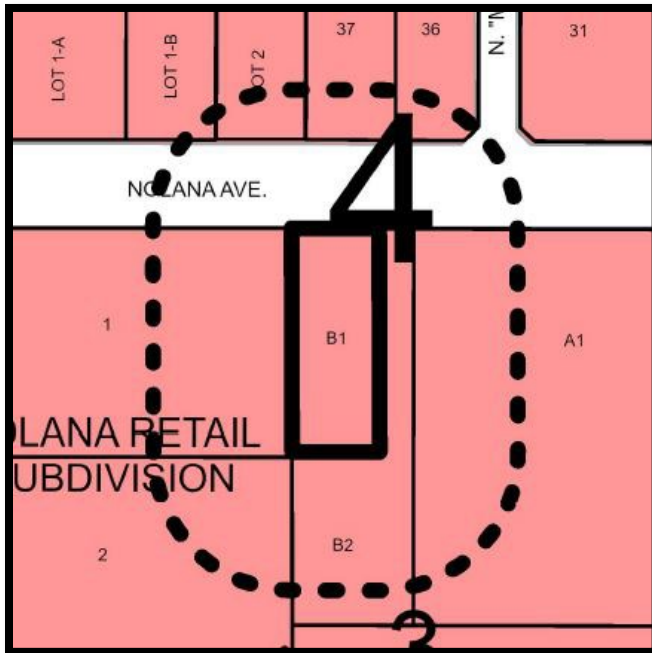
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: December 31, 2024

SUBJECT: REQUEST OF ANITA MOON ON BEHALF OF GREATER MCALLEN ASSOCIATION OF REALTORS, FOR A CONDITONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE FOR TWO PORTABLE BUILDINGS GREATER THAN 10' X 12' AT LOT B1, AIM MEDIA, HIDALGO COUNTY, TEXAS; 1324 EAST NOLANA AVENUE. (CUP2024-0093)

BRIEF DESCRIPTION: The subject property is located on the south side of Nolana Avenue and west of North Jackson Road. The Greater McAllen Association of Realtors is currently on the subject property. The property is zoned C-3 District. The adjacent zoning is C-3 District in all directions. Surrounding land uses include O'Reilly Auto Parts, KRGV Channel Five News, One Nolana Center, Freedom Bank, and a vacant lot. A portable building is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



HISTORY: The initial application for one portable building greater than a 10 x 12 at this location was submitted on September 07, 2021. The application was amended for adding a second portable building. A conditional use permit for life of use was submitted on August 20, 2024 for two portable buildings.

On August 20, 2024, staff noticed that the second portable building was only 2 feet away from the building. Our code calls for structures to be 5 feet away from the main structure. On October 09, 2024 the applicant applied for a variance with the Zoning Board of Adjustments and Appeals to see if they can be granted the 2 feet to the main structure. After the discussion and item was tabled, the applicant decided to move the structure to be in compliance. The portable building is being relocated.

SUMMARY/ANALYSIS: The applicant is wanting to utilize two portable buildings Shed #1 will measure 8 feet deep, 18 feet wide, and Shed #2 will measure 8 feet deep and 20 feet wide. The two portable buildings will be located on the south side of the subject property. The portable building will be in compliance with requirements. The portable buildings will be used for storage of outdoor equipment, picnic tables, chairs, event signs and sign holders

The Fire Department completed their inspection and has allowed the CUP to continue. Should the Conditional Use Permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The portable building must also meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

- 1) Portable buildings shall not be used for living quarters. Portable building will be used for banners, signs, etc.
- 2) Portable buildings shall be located in such a manner as to have access to a public right-of-way within 200 feet.
- 3) Portable buildings approved for occupancy shall be connected to an approved water distribution and sewage disposal system.
- 4) Portable buildings shall be provided with garbage and trash collection services.

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 life of use, subject to Section 138-118 of the Zoning Ordinance, Building, and Fire Department requirements.

EAST NOLANA LOOP

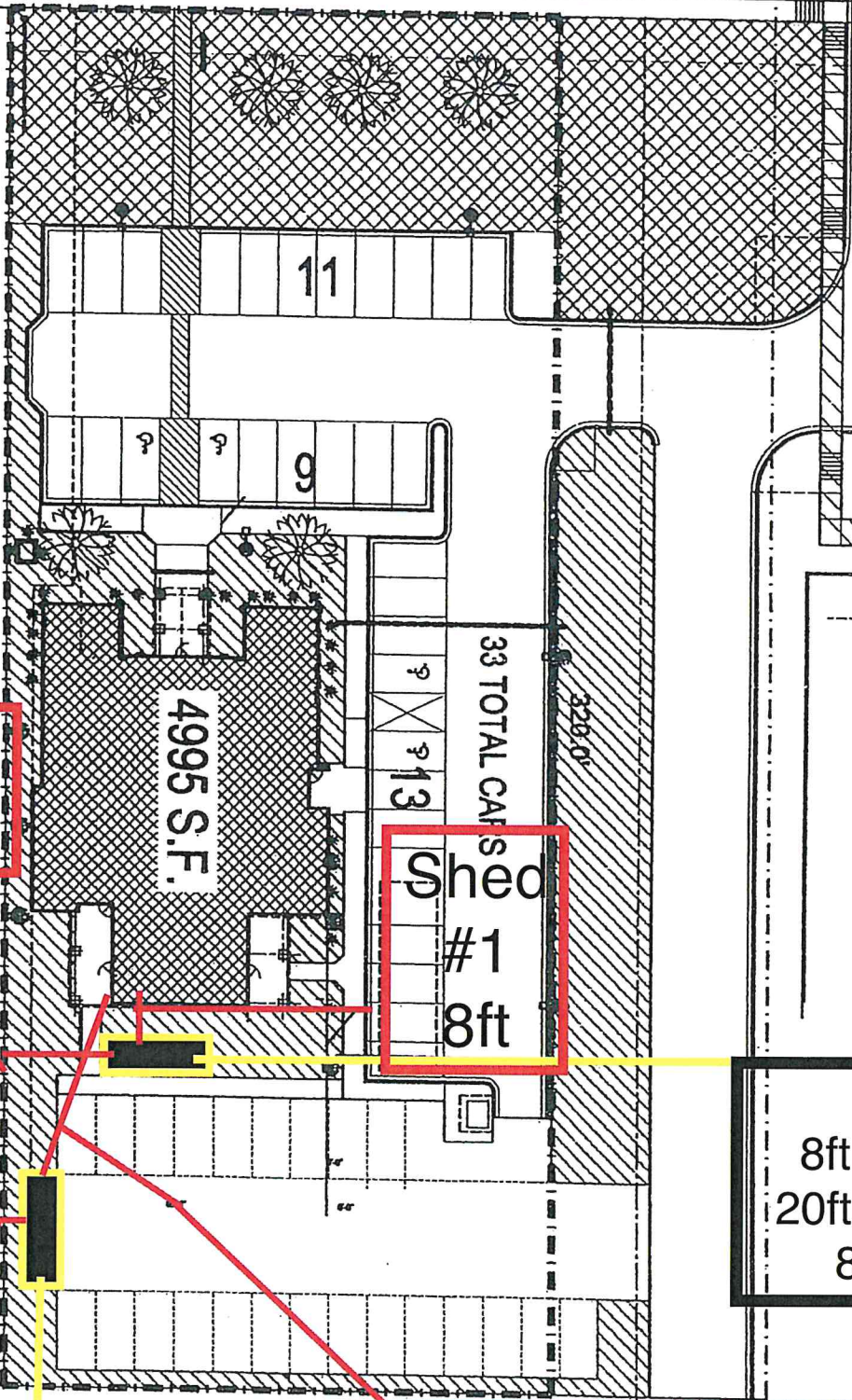
ERFD NO. 10027704020202000



LANDSCAPE AREA WITH DEEP PENETRATION
LANDSCAPE AREA WITH LIGHT PENETRATION



DRIVEWAY/PVC PIPE FOR SPRINKLER SYSTEM
LANDSCAPE AREA WITH LIGHT PENETRATION



THE MONITOR

Shed #1
20ft

Shed #1
8ft

Shed #2
12ft

Shed #1
8ft deep x 18ft wide
20ft from property line
8ft from building

SITE PLAN



Shed #2
8ft deep x 20ft wide
12ft from property line
34ft from building

Shed #2
34ft from building





8FT FROM WALL

SHED RELOCATION



SHED RELOCATION



NOTICE
PORTABLE
BUILDING
FOR
THIS PROPERTY
CUP 2024-0093
CITY OF McALLEN PLANNING DEPT.
856-661-1238
WWW.MCALLEN.NET

GREATER McALLEN
ASSOCIATION OF REALTORS®

Memo

TO: Planning and Zoning Commission

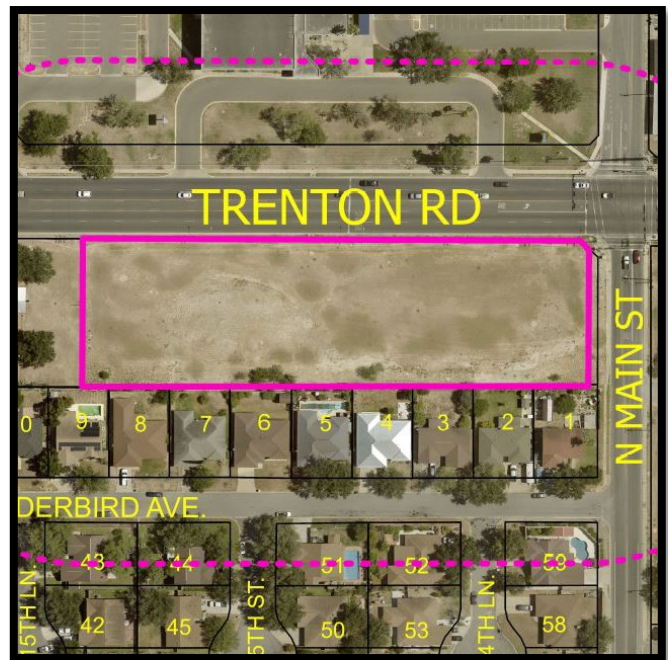
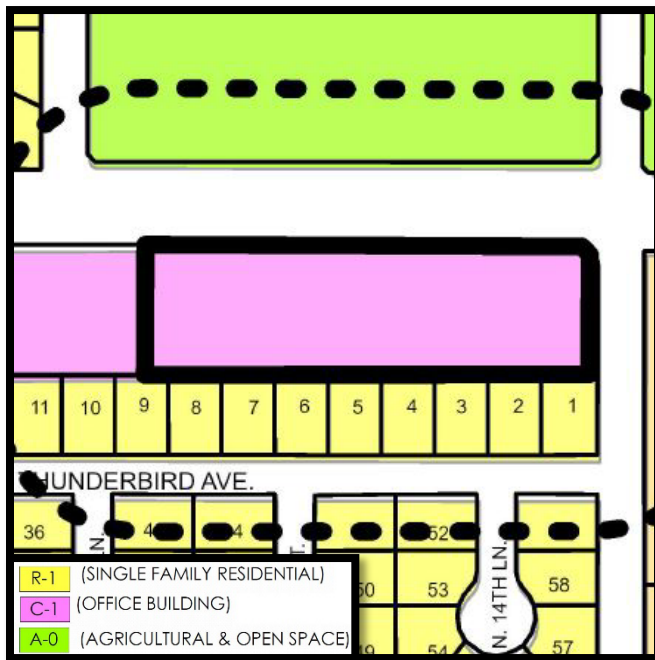
FROM: Planning Staff

DATE: January 14, 2025

SUBJECT: REZONE FROM C-1 (OFFICE BUILDING) DISTRICT TO R-3 (HIGH DENSITY RESIDENTIAL) DISTRICT: 2.14 ACRE TRACT OF LAND OUT OF THE NORTH ½ OF LOT 4, SECTION 12, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 1501 TRENTON ROAD. (REZ2024-0070)

LOCATION: The subject property is located on the southwest corner of Trenton Road and North Main street. The property is zoned as C-1 (Office Building) District.

PROPOSAL: The applicant is requesting to rezone the property to R-3 (High Density Residential) District to construct apartments. The property is currently vacant.



ADJACENT ZONING: The adjacent properties are A-O (Agriculture & Open Space) District to the north, R-3C (Condominiums) District to the east, R-1 (Single Family Residential) District to the south, and C-1 District to the West.

FUTURE LAND USE: Surrounding land uses include Homer J. Morris Middle School, Kids being Kids Academy, single family residential homes, vacant land and Extreme Auto Clinic.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property to as Complete Communities. Duplex, townhomes, triplex/quadplex,

small multifamily (defined as 8-12 units) , and neighborhood scale mixed-use retail are the most appropriate developments for this type of use. This includes diverse housing options and promotes walkability.

DEVELOPMENT TRENDS: The development trend of this area is primarily a mix of single family residential and commercial. There is currently an R-3A (Multifamily Residential Apartments) District subdivision to the east of the subject property. However, the use of most all of that subdivision is duplex/quadplex which would be more appropriate as R-2 (Medium Density Residential) District.

HISTORY:There was a request to rezone the property from A-O District to R-3C (multifamily condominiums) District that was approved by the City Commission Board on June 6, 1992. There was a request to rezone the property from R-3C District to C-3 District but was disapproved by the City Commission Board on November of 2002. Lastly, there was a request to rezone the property from R-3C District to C-1 (office building) District and was approved by the City Commission Board July 26, 2004. The current rezoning application was submitted December 12, 2024.

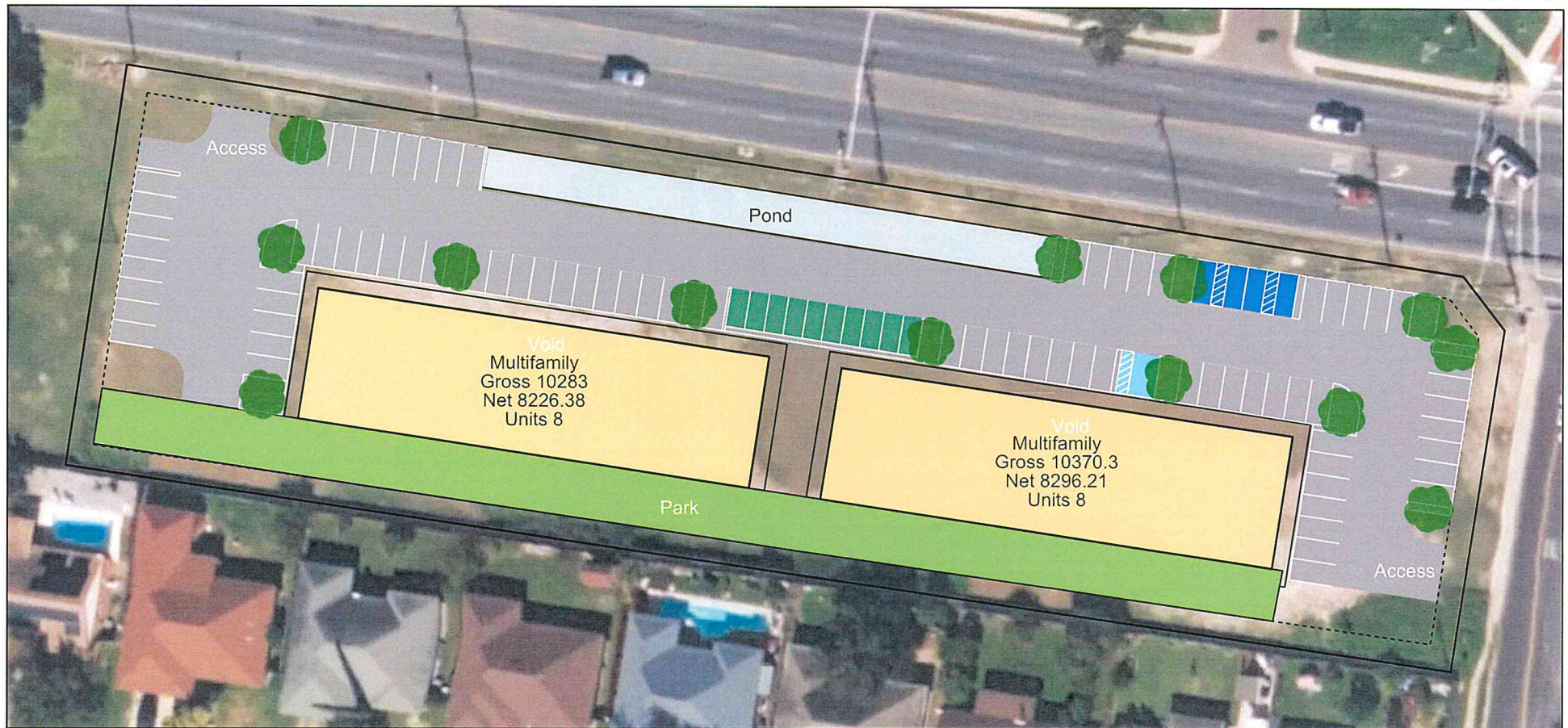
ANALYSIS: The requested zoning does not conform to Envision McAllen's Future Land Use designation. High density residential will be at odds in areas with established single family residential and no access to mix-uses.

A subdivision and site plan review will be required prior to building permit issuance for any future developments in the property. Any future developments must also comply with the permitted and conditional uses of the designated zoning district.

Staff has received one email, and two phone calls in opposition to the rezoning request regarding traffic, lack of privacy, noise, accidents and parking.

RECOMMENDATION: Staff recommends disapproval of the rezoning request to R-3 (High Density Residential) District. However, alternatively, staff recommends approval to R-2 (Medium Density Residential) District since this would be more compatible zone to single family zones and uses to the south and will allow for duplex to fourplex apartment developments.

DYER APARTMENTS



SITE	MULTIFAMILY	PARKS	PARKING	MASTER PLAN	EARTHWORK
Acreage	2.18 Units	32 Load	111 Stalls	93 Stalls	93 Cut 663
FAR	0.44 Beds	0 Net	0.0 Average	388	Fill 752
BLDG CVG%	22.2 Baths	0.0 Gross	11,108.6 Ratio (Units)	2.91 Ratio (Units)	2.91 Import 88
IMP CVG%	60.0 Stalls Req.	64 Stalls Req.	0	Parking Req.	64 Export 0
DU/AC	14.7				

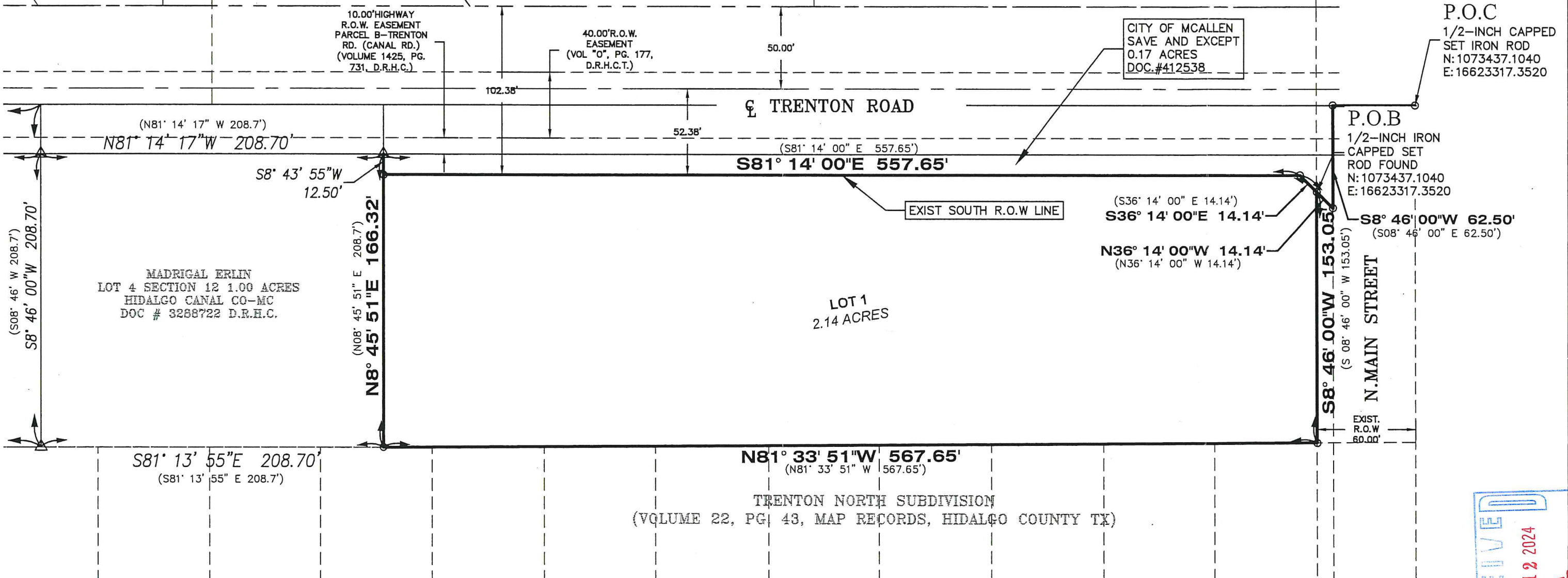


EXHIBIT B
 BOUNDARY SURVEY
 LOT 1 - 2.14 ACRES
 OUT OF LOT 4, SECTION 12,
 HIDALGO CANAL COMPANY'S SUBDIVISION,
 VOLUME Q, PAGE 177, HIDALGO COUNTY DEED RECORDS
 TO ACCOMPANY FIELD NOTES
 LOT 1, SUBDIVISION
 CITY OF MCALLEN INDEPENDENT SCHOOL DISTRICT NO.6
 (VOLUME 23, PG. 112A, MAP RECORDS, HIDALGO COUNTY TX)

LEGEND	
●	1/2" IRON ROD FOUND
○	CAPPED 1/2" IRON ROD SET
△	CALCULATED POINT
XXXX	MEASURED
(XXXX)	DEED CALL. (DOC.# 412538, H.C.O.R.)
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
⊕	CENTER LINE

SCALE: 1" = 60'
 BEARING OF BASIS
 TEXAS STATE PLANE
 COORDINATES TEXAS SOUTH
 ZONE (4205) (NAD 83)
 ALL TERRA NETWORK

TRENTON PECANS
 SUBDIVISION
 PHASE I
 VOL.42, PG. 41,
 H.C.M.R.



MADRIGAL ERLIN
 LOT 4 SECTION 12 1.00 ACRES
 HIDALGO CANAL CO-MC
 DOC # 3288722 D.R.H.C.

LOT 1
 2.14 ACRES

TRENTON NORTH SUBDIVISION
 (VOLUME 22, PG. 43, MAP RECORDS, HIDALGO COUNTY TX)

SURVEYOR'S NOTES:

- 1.) SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 2.) NO ADDITIONAL RESEARCH WAS PERFORMED BY RIO DELTA ENGINEERING FOR ANY ADDITIONAL EASEMENT(S) OR BUILDINGS LINES WHICH MAY OR MAY NOT AFFECT THE SUBJECT TRACT.
- 3.) THE PROPERTY SHOWN IS IN ZONE "B" AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IDENTIFIED ON COMMUNITY PANEL: 480343 0005C MAP REVISED: NOVEMBER 02, 1982

I, IVAN GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE, THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING NOVEMBER, 2024, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS".



IVAN GARCIA
 REG. PROFESSIONAL LAND
 SURVEYOR NO. 6496

12/9/24
 DATE



RIO DELTA ENGINEERING
 FIRM REGISTRATION No. F-7628
 SURVEY FIRM NO. 10194027
 921 S. 10TH AVENUE, EDINBURG TEXAS 78539
 (TEL) 956-380-5152 (FAX) 956-380-5083

DATE:	DEC. 2024
PROJECT:	SUB 24.040
PAGE:	1 OF 1

EXHIBIT A
TRACT 1- 2.14 ACRES
OUT OF LOT 4, SECTION 12
HIDALGO CANAL COMPANY SUBDIVISION
VOLUME Q, PAGE 117, DEED RECORDS OF HIDALGO COUNTY, TEXAS
FIELD NOTES

BEING 2.14 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS SAID 2.14 ACRES BEING OUT OF THE NORTH ½ OF LOT 4, SECTION 12, HIDALGO CANAL COMPANY'S SUBDIVISION, RECORDED IN VOLUME "Q", PAGE 177, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF THE HIDALGO COUNTY, TEXAS AND SAID 2.14 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A ½ INCH CAPPED SET IRON ROD ON THE NORTH LINE OF THE LOT 4, NORTH 81° 14' 00" W, A DISTANCE OF 50.0 FEET FROM THE NORTHEAST CORNER OF THE SAID LOT 4, ALSO BEING A POINT ON THE NORTHERLY PROJECTION OF THE WEST RIGHT-OF-WAY OF 60.0 FEET NORTH MAIN STREET;

THENCE, S 08° 46' 00" W ALONG THE WEST LINE OF MAIN STREET, ALSO BEING AT 30.0 FEET PASS THE NORTHEAST CORNER OF A CALLED 0.17 ACRES EXCEPTION CONVEYED TO THE CITY OF MCALLEN RECORDED DOCUMENT 412538 OFFICIAL RECORDS OF THE HIDALGO COUNTY, TEXAS, A DISTANCE OF 62.5 FEET TO A ½ INCH CAPPED SET IRON ROD FOR THE SOUTHEAST CORNER OF THE SAID EXCEPTION AND ALSO BEING THE SOUTH LINE OF TRENTON ROAD AT A DISTANCE OF 205.2 FEET TO A ½ INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 1, TRENTON NORTH SUBDIVISION, RECORDED IN VOLUME 22, PAGE 43, MAP RECORDS;

THENCE, N 36° 14' 00" W ALONG THE 0.17 ACRE EXCEPTION TO AN INTERIOR CORNER SAME BEING A POINT AT THE WEST LINE OF MAIN STREET, A DISTANCE OF 14.14 TO A ½ INCH CAPPED SET IRON ROD TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING;

THENCE, S 08° 46' 00" W ALONG THE EAST BOUNDARY LINE, ALSO BEING 10 FEET TO THE EAST FOR THE WEST LINE OF MAIN STREET, A DISTANCE OF 153.05 FEET TO A ½ INCH CAPPED SET IRON ROD TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81° 33' 51" W ALONG THE NORTHLINE OF THE TRENTON NORTH SUBDIVISION SAME BEING THE SOUTH BOUNDARY LINE OF OUR TRACT, A DISTANCE OF 567.65 FEET TO A ½ INCH CAPPED IRON ROD SET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 08° 45' 51" E ALONG THE EAST LINE OF A CALLED 1.0 ACRES TRACT OF LAND CONVEYED TO MADRIGAL ERLIN RECORDED IN DOCUMENT NUMBER 3288722 DEED RECORDS OF THE HIDALGO COUNTY, TEXAS SAME BEING THE WEST BOUNDARY LINE OF OUR TRACT, A DISTANCE 166.32 TO A ½ INCH CAPPED IRON ROD SET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 14' 00" ALONG THE SOUTH LINE OF A CALLED 0.17 ACRE EXCEPTION PASSING THE SOUTHWEST CORNER, SAME BEING THE NORTH BOUNDARY LINE OF OUR TRACT, A DISTANCE OF 557.65 TO THE MOST NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

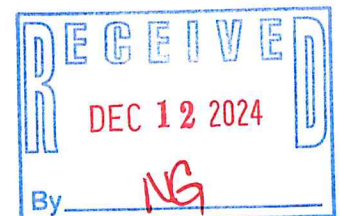
THENCE, S 36° 14' E ALONG THE SOUTHEAST LINE OF A CALLED 0.17 ACRES EXCEPTION, A DISTANCE OF 14.14 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 2.14 ACRES OF LAND MORE OR LESS.

SAVE AND EXCEPT A 0.17 ACRE TRACT OF LAND CONVEYED TO THE CITY OF MCALLEN BY INSTRUMENT DATED JUNE 3, 1994 FILED OCTOBER 4, 1994 RECORDED IN DOCUMENT NUMBER 412538, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.



IVAN GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM NO. 10194027
RIO DELTA ENGINEERING
921 S. 10TH AVENUE
EDINBURG, TEXAS 78539

12/9/24
DATE





JAVIER VILLALOBOS, Mayor
J. OMAR QUINTANILLA, Mayor Pro Tem and Commissioner District 3
TONY AGUIRRE JR., Commissioner District 1
JOAQUIN "J.J" ZAMORA, Commissioner District 2
RODOLFO "RUDY" CASTILLO, Commissioner District 4
VICTOR "SEBY" HADDAD, Commissioner District 5
PEPE CABEZA DE VACA, Commissioner District 6

ISAAC J. TAWIL, City Manager

January 17, 2025

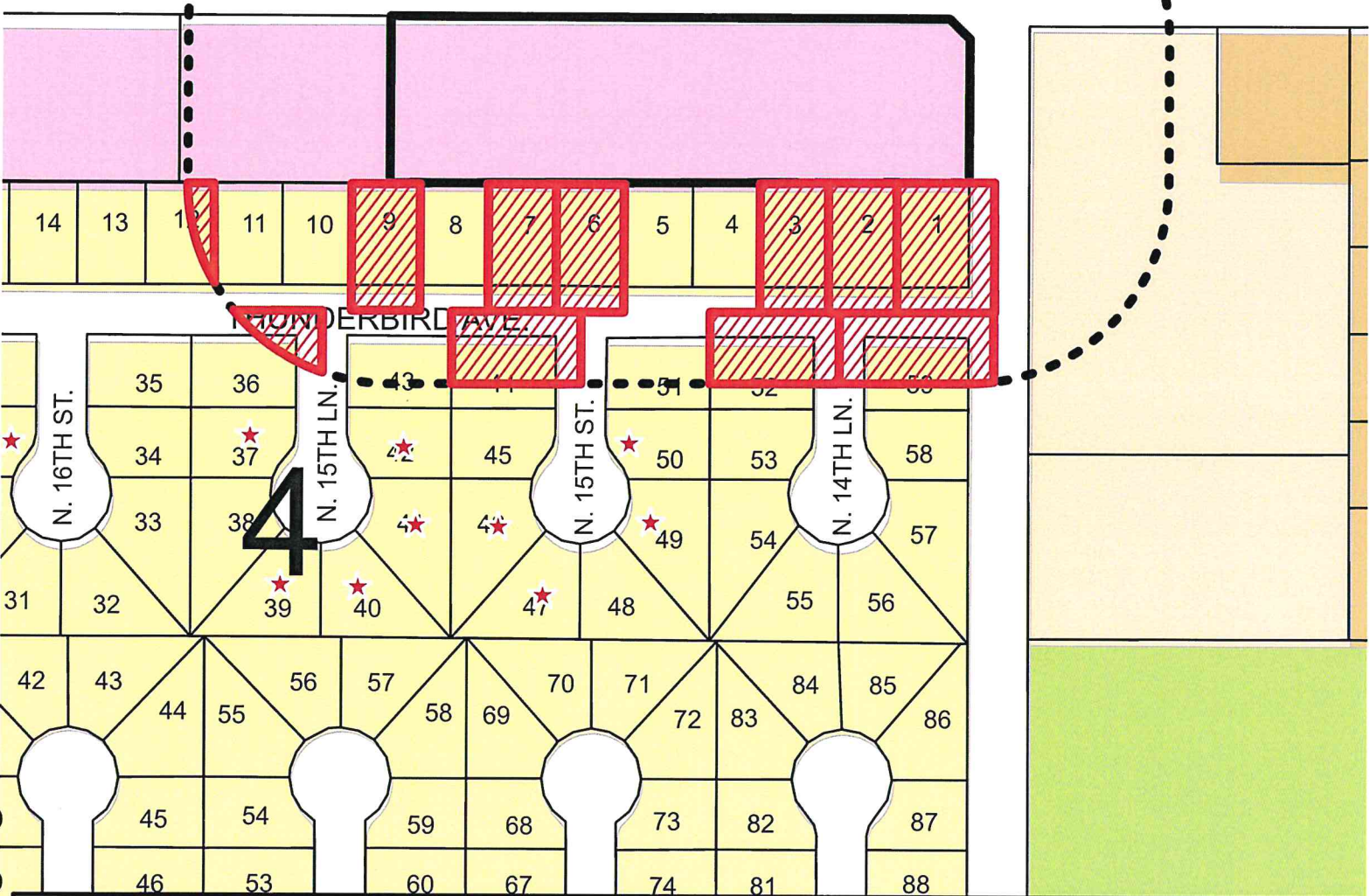
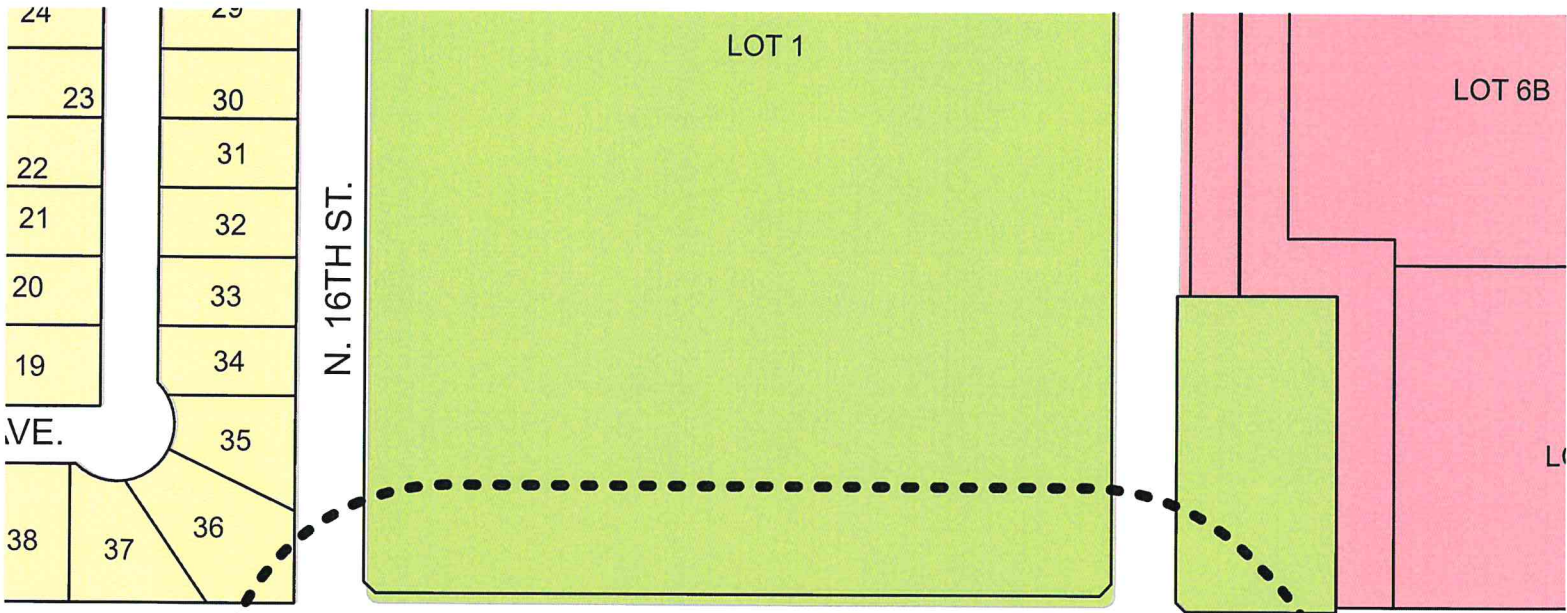
1501 Trenton Rd.
Petition in Opposition for REZ2024-0070

200 Ft. Radius: 59,760 Sq. Ft.
Subject Property: 11,000 Sq. Ft.
Total Area of Opposition: 10,468 Sq. Ft.

<u>200 Ft Radius</u>	<u>Total Area of Opposition</u>	= 0.*** x 100 =	Percentage
- <u>Subject Property</u>	<u>Total Adjust Area</u>		of Opposition
<u>Total Adjusted Area</u>			

59,760 Sq. Ft.	<u>10,468 Sq. Ft.</u>	= 0.2146 x 100 =	21.46% Opposition
- <u>11,000 Sq. Ft.</u>	<u>48,760 Sq. Ft.</u>		
<u>48,760 Sq. Ft.</u>			

Prepared By: Planning Department

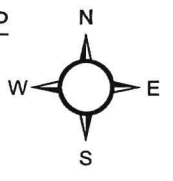


**CITY OF MCALEN
PLANNING DEPARTMENT**

LEGEND
SCALE: N.T.S.

AREA MAP

-  SUBJECT PROPERTY
-  OPPOSITION WITHIN 200 FT
-  200 FT. NOTIFICATION BOUNDARY
-  SIGNED OPPOSITION PETITION OUT OF THE 200 FT RADIUS



This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.



NOTICE
REZONING
FOR
THIS PROPERTY
REZ2024-0070

Memo

TO: Planning and Zoning Commission

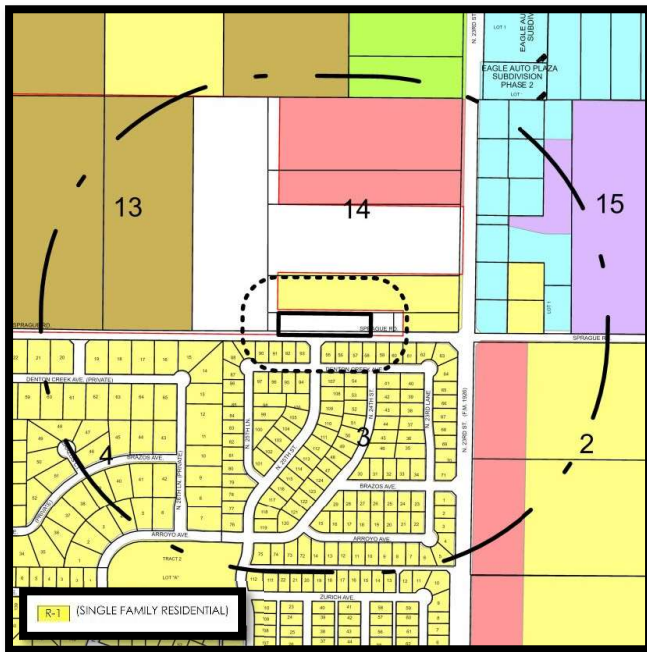
FROM: Planning Staff

DATE: January 7, 2025

SUBJECT: INITIAL ZONING TO R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT: 1.43 ACRE TRACT OF LAND OUT OF LOT 14, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS; 2401 SPRAGUE ROAD. (REZ2024-0061)

LOCATION: The subject property is located along the north side of West Sprague Road, approximately 330 feet west of North 23rd Street.

PROPOSAL: The applicant is proposing annexation of the property and is requesting R-2 (duplex-fourplex residential) District. A feasibility plan has not been submitted. The initial zoning to R-2 District will become effective upon the annexation of the tract into the City.



ADJACENT ZONING: The adjacent properties are zoned R-1 (single family residential) District in all directions, except the property on the west side which is currently outside of McAllen's City limits with no zoning designation.

LAND USE: The property is currently vacant. Surrounding uses include single family residences, multifamily residential, commercial uses, and vacant land.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future

land use category for this property as Complete Communities which allows for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents.

DEVELOPMENT TRENDS: The development trend along West Sprague Road is a mostly single family residential and multifamily residential.

HISTORY: The tract of land has been in the City's Extra-Territorial Jurisdiction (ETJ) since October 1, 1981 and therefore there was not a zoning designation for it.

An annexation application was submitted with an initial zoning request to R-2 on November 19th, 2024.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan and it is compatible with the surrounding zoning districts and development trend along West Sprague Road.

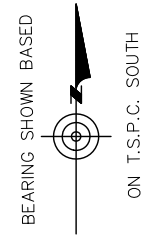
The applicant is requesting to be annexed into the City of McAllen. The annexation will require the applicant to subdivide the property and be in compliance with all other conditions subject to the Zoning Ordinance.

A recorded subdivision plat is required prior to building permit issuance. A masonry screen eight feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone. Required parkland dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

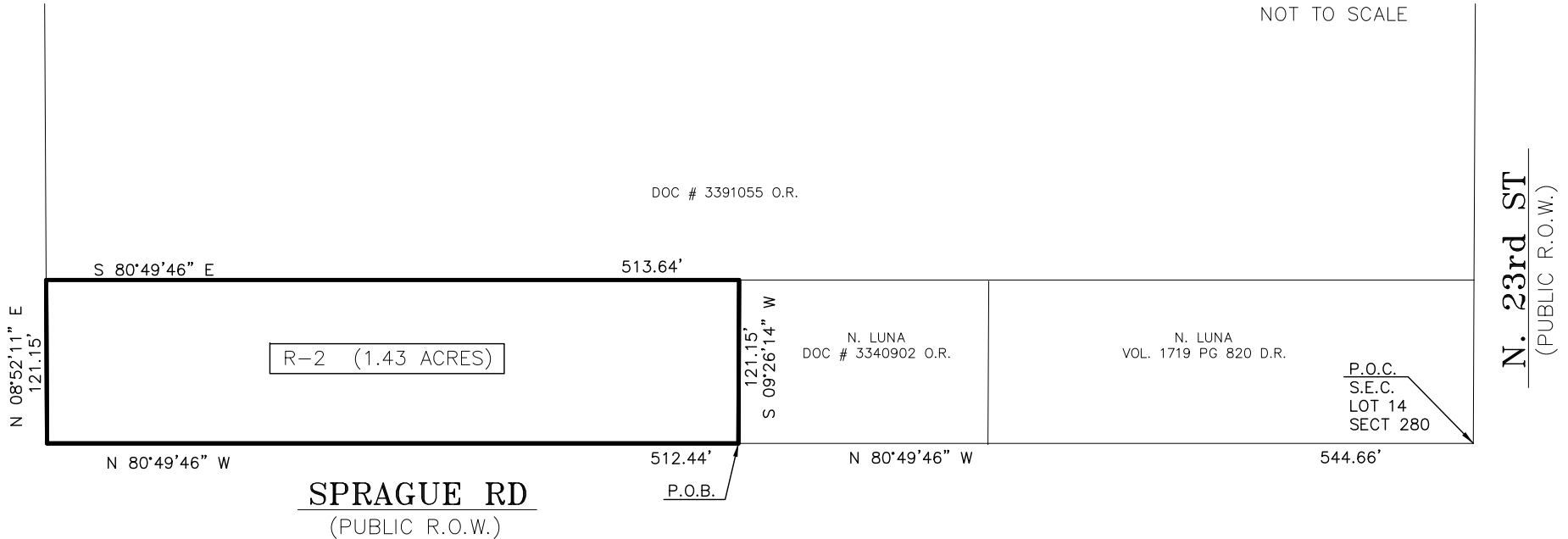
Staff received one phone call in opposition to the initial zoning request due to traffic, value of property and privacy concerns.

RECOMMENDATION: Staff recommends approval of the initial zoning request to R-2 (duplex-fourplex residential) District.

EXHIBIT B



NOT TO SCALE



SPRAGUE RD
(PUBLIC R.O.W.)

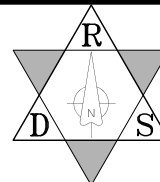
N. 23rd ST
(PUBLIC R.O.W.)

PLAT SHOWING

A 1.43 ACRE TRACT OF LAND OUT OF LOT 14, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 24 PAGE 170, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED

12-19-24



RIO DELTA SURVEYING

24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-262-0222
EMAIL: MARIO@RIODELTASURVEYING.COM
T.B.P.L.S. FIRM # 10013900

JOB NUMBER

RIO 24 243

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RIO-DELTA SURVEYING

24593 FM 88

Monte Alto, Texas 78538

956-262-0222

TBPLS FIRM # 10013900

Metes and Bounds

Exhibit A

R-2

A 1.43 ACRE TRACT OF LAND OUT OF LOT 14, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 24 PAGE 170, DEED RECORDS OF HIDALGO COUNTY, TEXAS SAID 1.43 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 14, SECTION 280 TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, THENCE N 80°49'46" W, A DISTANCE OF 544.66' TO THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE N 80°49'46" W, A DISTANCE OF 512.44' TO THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 08°52'11" E, A DISTANCE OF 121.15' TO THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE S 80°49'46" E, A DISTANCE OF 513.64' TO THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 09°26'14" W, A DISTANCE OF 121.15' TO THE POINT OF BEGINNING, CONTAINIG 1.43 ACRES OF LAND, MORE OR LESS.



12-19-24



* NOTICE *
REZONING
FOR
THIS PROPERTY
REZ2024-0061



Memo

TO: Planning and Zoning Commission

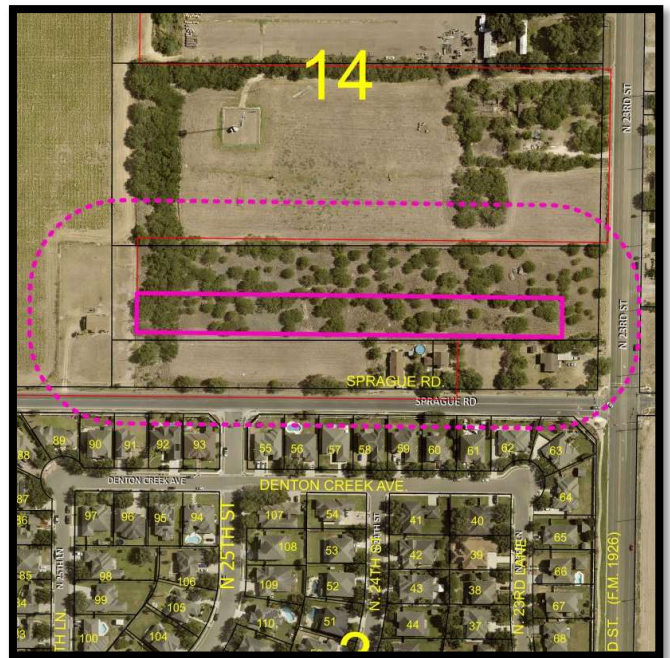
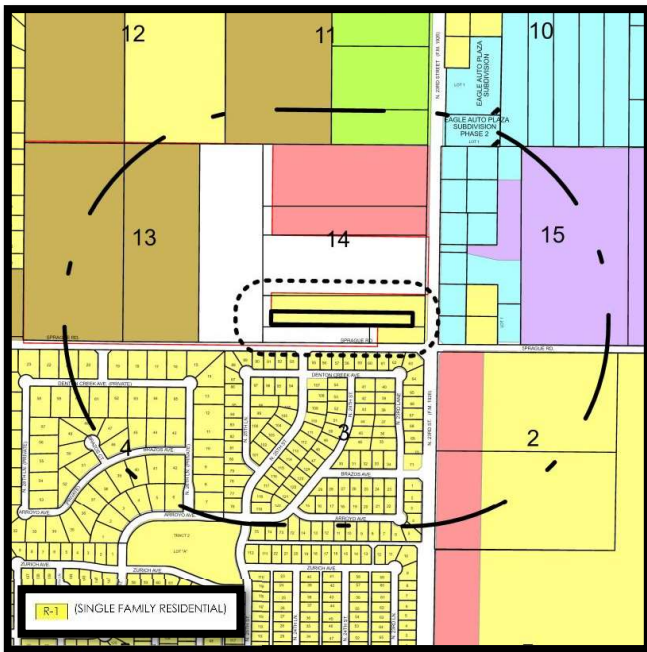
FROM: Planning Staff

DATE: January 7, 2025

SUBJECT: REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-3T (MULTIFAMILY RESIDENTIAL TOWNHOUSES) DISTRICT: 1.81 ACRE TRACT OF LAND OUT OF LOT 14, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS; 10921 NORTH 23RD STREET. (REZ2024-0062)

LOCATION: The subject property is located along the west side of North 23rd Street. The property is zoned R-1 (single family residential) District.

PROPOSAL: The applicant is requesting to rezone the property to R-3T (multifamily residential townhouses) District. The property is currently vacant and a feasibility plan has not been submitted yet.



ADJACENT ZONING: The adjacent properties on the north and east are zoned R-1 (single family residential) District, and the properties on the south and west are currently outside of McAllen's City limits with no zoning designation.

LAND USE: The property is currently vacant. Surrounding uses include single family residences, multifamily residential, commercial uses, and vacant land.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use category for this property as Complete Communities which allows for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents.

DEVELOPMENT TRENDS: The development trend along the west side of North 23rd Street and Sprague Road is mostly single family residential and multifamily residential. On the East side of North 23rd Street there is commercial and industrial uses.

HISTORY: The tract of land was part of the City's Extra-Territorial Jurisdiction (ETJ) in October 1, 1981 and was annexed into the City of McAllen in December 2016 with an initial zoning to R-1 (single family residential) District.

A rezoning application was submitted on November 18th, 2024.

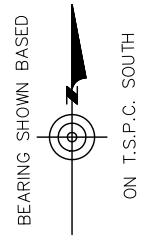
ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan and it is compatible with the surrounding zoning districts and development trend along the west side of North 23rd Street and Sprague Road.

A subdivision and site plan review will be required prior to building permit issuance for any future developments in the property. Any future developments must also comply with the permitted and conditional uses of the designated zoning district.

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

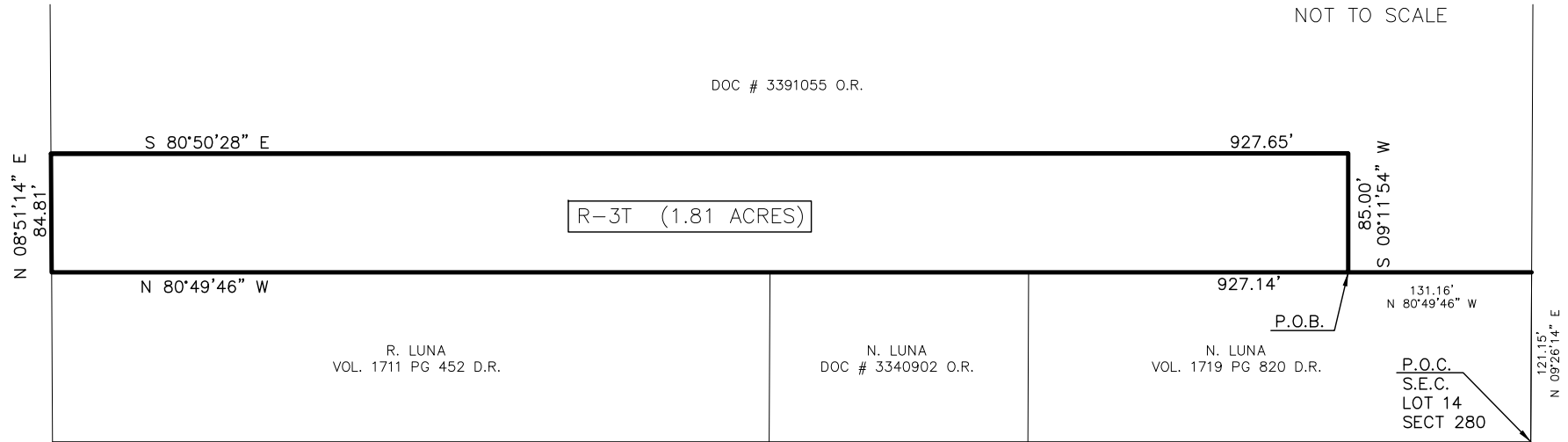
RECOMMENDATION: Staff recommends approval of the rezoning request to R-3T (multifamily residential townhouses) District, since it aligns with the existing uses and development trend for this area.

EXHIBIT B



NOT TO SCALE

DOC # 3391055 O.R.



N. 23rd ST
(PUBLIC R.O.W.)

SPRAGUE RD (PUBLIC R.O.W.)

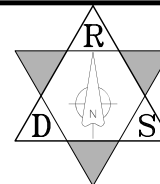
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[Signature]

12-19-24



RIO DELTA SURVEYING

24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-262-0222
EMAIL: MARIO@RIODELTASURVEYING.COM
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Monte Alto, Texas 78538
956-262-0222
TBPLS FIRM # 10013900

Metes and Bounds

Exhibit A

R-3T

A 1.81 ACRE TRACT OF LAND OUT OF LOT 14, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 24 PAGE 170, DEED RECORDS OF HIDALGO COUNTY, TEXAS SAID 1.81 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 14, SECTION 280 TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, THENCE N 09°26'14" E, A DISTANCE OF 121.15'; THENCE N 80°49'46" W, A DISTANCE OF 131.16' TO THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE N 80°49'46" W, A DISTANCE OF 927.14' TO THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 08°51'14" E, A DISTANCE OF 84.81' TO THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE S 80°50'28" E, A DISTANCE OF 927.65' TO THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 09°11'54" W, A DISTANCE OF 85.00' TO THE POINT OF BEGINNING, CONTAINIG 1.81 ACRES OF LAND, MORE OR LESS.



12-19-24



NOTICE
REZONING
FOR
THIS PROPERTY
REZ2024-0062



City of McAllen
Planning Department

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

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

ENTERED

JAN 03 2023

Initial: NM



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E. # 95534 R.P.L.S #4856 Eulalio Ramirez, P.E. # 77062
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys

January 13, 2025

City of McAllen
Eduardo Garza, Planner III
P.O. Box 220
McAllen, TX 78504

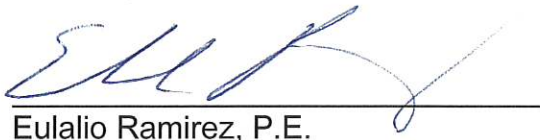
Re: Villas on Bentsen Subdivision

Dear Mr. Garza:

As agents for developer, this letter is to request a time extension for completing the City's Subdivision process

If you have any questions or need additional information please advise. Thank you.

Sincerely,



Eulalio Ramirez, P.E.

cc: Alfonso Quintanilla, P.E., QHA

SUBDIVISION PLAT OF :

VILLAS ON BENTSEN SUBDIVISION

A 0.74 OF AN ACRE TRACT OF LAND OUT OF LOT 236, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 5, PAGE 58, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3328952, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 0.74 OF AN ACRE TRACT OF LAND OUT OF LOT 236, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 5, PAGE 58, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3328952, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF BLOSSOM RIDGE SUBDIVISION (RECORDED IN VOLUME 42, PAGE 174, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF THE ARLIN B. GULLY AND DIANA L. GULLY TRACT (A 1.0 ACRE TRACT OF LAND OUT OF LOT 236, PRIDE O' TEXAS SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2434, PAGE 646, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 08°42'30" W, 228.70 FEET AND S 81°17'30" E, 625.80 FEET (DEED RECORD: 626.17 FEET) FROM THE NORTHWEST CORNER OF LOT 236.

THENCE: N 08°42'30" E, ALONG THE EAST LINE OF THE ARLIN B. GULLY AND DIANA L. GULLY TRACT, A DISTANCE OF 104.00 FEET (DEED RECORD: 104.35 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4802 FOUND ON THE SOUTH LINE OF THE COUNTY OF HIDALGO TRACT (A 3.21 ACRE TRACT OF LAND OUT OF LOT 236, PRIDE O' TEXAS SUBDIVISION, ACCORDING TO DOCUMENT RECORDED COD-1463-B, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°17'30" E, ALONG THE SOUTH LINE OF THE COUNTY OF HIDALGO TRACT, A DISTANCE OF 317.02 FEET (DEED RECORD: 317.09 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAIN DITCH EASEMENT (RECORDED IN VOLUME 2720, PAGE 607, DEED RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 19°03'30" W, ALONG THE WEST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAIN DITCH EASEMENT, A DISTANCE OF 105.72 FEET (DEED RECORD: 106.08 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF BLOSSOM RIDGE SUBDIVISION AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 81°17'30" W, ALONG THE NORTH LINE OF BLOSSOM RIDGE SUBDIVISION, A DISTANCE OF 298.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.74 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH BLOSSOM RIDGE SUBDIVISION, RECORDED IN VOLUME 42, PAGE 174, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO

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



Alfonso Quintanilla
ALFONSO QUINTANILLA
R.P.L.S. No. 4856

NOVEMBER 10, 2022
DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211 DILLS(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY 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: _____

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

STATE OF TEXAS COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE VILLAS ON BENTSEN 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.

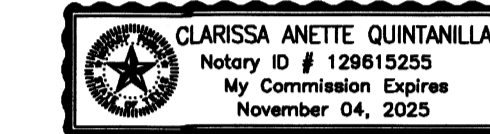
CARLO CANTU AND WIFE, BROOKE CANTU
2016 S. 45TH STREET
HIDALGO COUNTY, TEXAS

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared CARLO CANTU AND WIFE, BROOKE CANTU

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, declared 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 _____, 20____.



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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

MAYOR _____ DATE _____

ATTEST: CITY SECRETARY _____ DATE _____

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. NO. 1

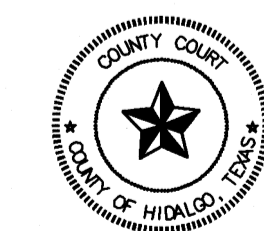
SECRETARY _____ PRESIDENT _____

COUNTY OF HIDALGO STATE OF TEXAS

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.



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
DATE 5-11-23

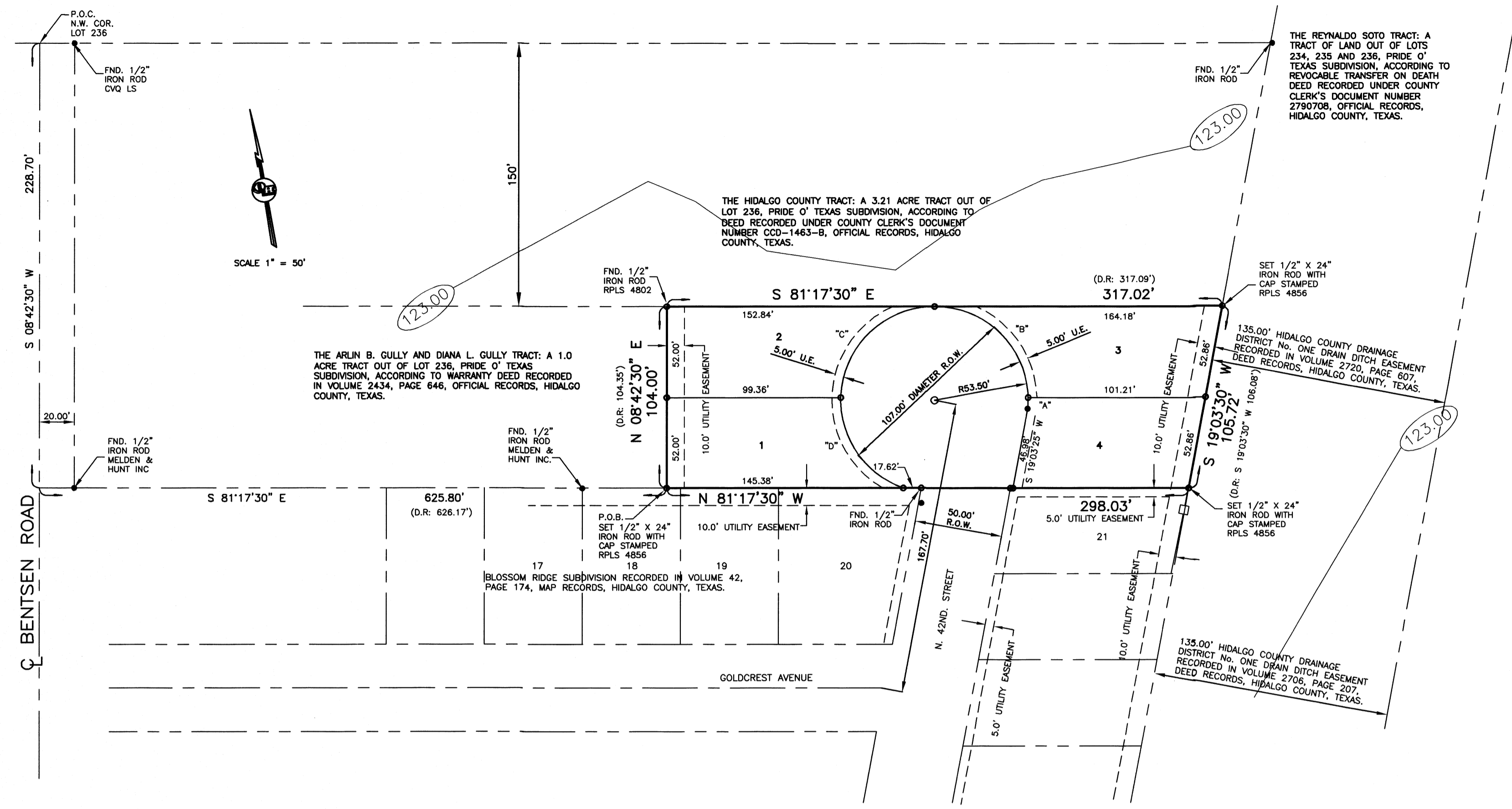


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
NOV. 10-2022	JULIS OVIS		
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY



CURVE	DELTA	RADIUS	LENGTH
"A"	83°47'56"	53.50'	5.79'
"B"	01°36'33"	53.50'	82.54'
"C"	01°36'28"	53.50'	82.54'
"D"	17°40'49"	53.50'	67.53'

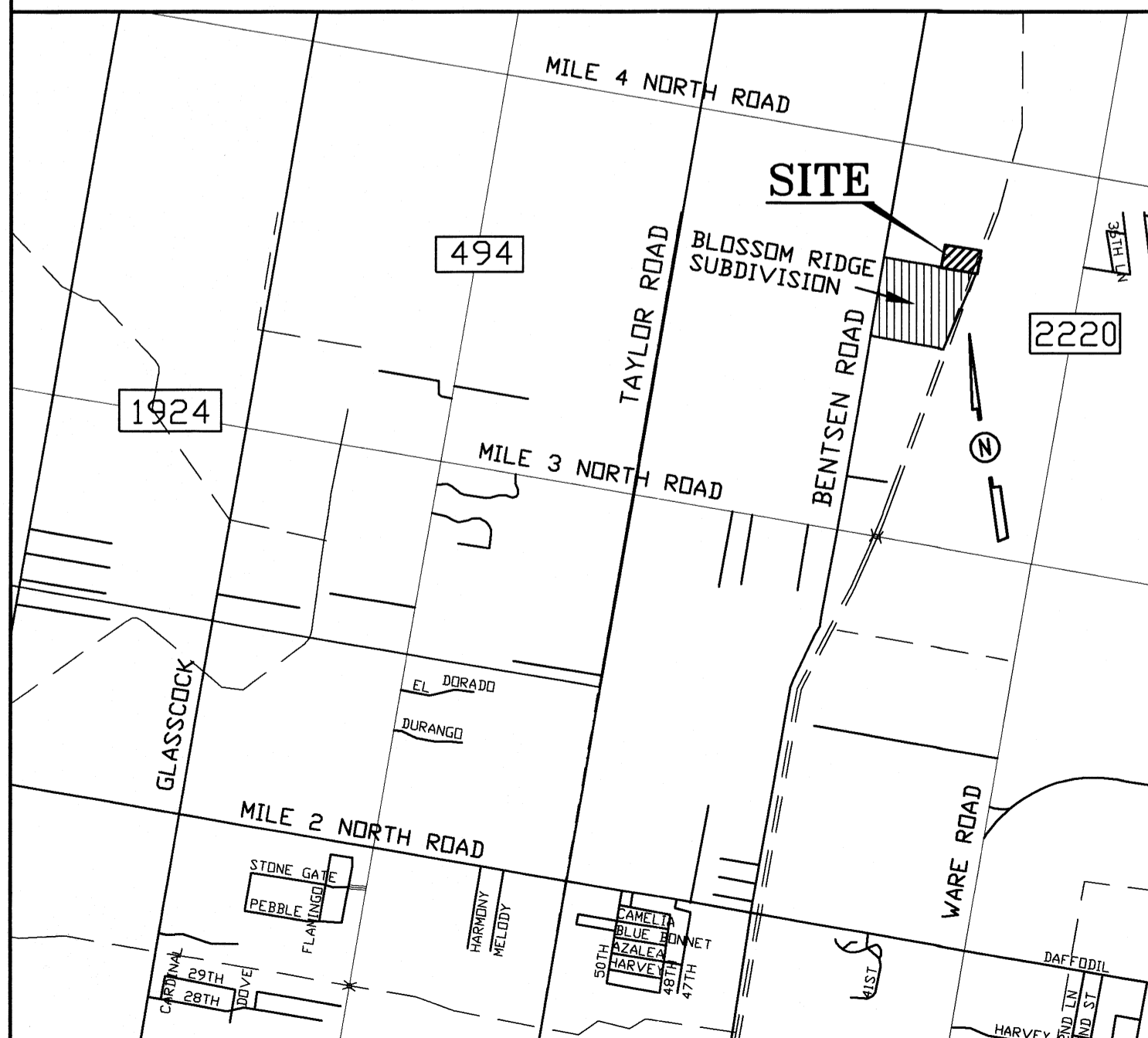
LOT #	AREA (S.F.)	(AC.)
1	5654.75	0.13
2	5779.81	0.13
3	6122.63	0.14
4	5217.77	0.12

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINIMAL FLOODING. (NO SHADING)
C.P.N. 480334 0400 C MAP REVISED: NOVEMBER 16, 1982
COMMUNITY-PANEL NUMBER 480334 0400 C
MAP REVISED: NOVEMBER 16, 1982
- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB OF THE STREET AT MID POINT OF EACH LOT.
- LEGEND: ● - DENOTES 1/2" x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- MINIMUM BUILDING SETBACK LINES:
FRONT:25.00 FT.
OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
REAR:10.00 FT.
OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
SIDES:6.00 FT.
OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
CORNER:10.00 FT.
OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
GARAGE:18.00' EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
- NO BUILDINGS NOR DRAINAGE DETENTION AREAS SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- REQUIRED DRAINAGE DETENTION IS: 3985.51 C.F. (0.091 AC./FT.) TOTAL
- BENCHMARK :
CITY OF McALLEN
BENCHMARK: (BENTSEN) MONUMENT IS LOCATED INSIDE THE McALLEN PUBLIC WORKS.
LOCATED ALONG BENTSEN ROAD AND SOUTH OF 3 MILE LINE CAP ELEV.= 123.99
- AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- FOUR (4) FOOT WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF N. 42ND STREET AND AROUND CUL-DE-SAC
- 6.00 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
- 8.00 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- COMMON AREAS, ANY CUL-DE SACS/DRIVE, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

LOCATION MAP

SCALE: 1" = 2000'



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
ENGINEERING REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 1/16/2025

SUBDIVISION NAME: VILLAS ON BENTSEN	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>N.42nd Street:50ft. of total ROW dedication. Paving: 32 ft. Curb & gutter: Both Sides **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are required prior to recording.</p> <p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are required prior to recording.</p> <p>* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118</p> <p>* 900 ft. Block Length for R-3 Zone Districts. **As per updated application submitted on February 7th,2023 single family residential lots proposed. **Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac. **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. ***Based on subdivision boundary restrictions subdivision proposes 107 ft. of ROW at Cul-De-Sac with 5 ft. Utility Easement along lots. ****Subdivision Ordinance: Section 134-105</p>	Applied
	NA
	NA
	NA
	Applied
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. **As per updated application submitted on February 7th,2023 single family residential lots proposed, if use changes from single family residential a Alley/service drive easement will be required. ***Subdivision Ordinance: Section 134-106</p>	Applied
SETBACKS	
<p>* Front: 25 ft. or greater for easements, whichever is greater applies. **Zoning Ordinance: Section 138-356</p> <p>* Rear: 10 ft. or greater for easements, whichever is greater applies **Zoning Ordinance: Section 138-356</p> <p>* Sides: 6 ft. or greater for easements, whichever is greater applies **Zoning Ordinance: Section 138-356</p> <p>* Corner: 10 ft. or greater for easements, whichever is greater applies **Current subdivision layout does not propose any buildable lots abutting a street, if layout changes and buildable lot abuts a street intersection, the corner setback note will be required. **Zoning Ordinance: Section 138-356</p>	Applied
	Applied
	Applied
	NA

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

<p>* Garage:18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p>SIDEWALKS</p>	
<p>* 4 ft. wide minimum sidewalk required on both sides of N. 42nd Street and around Cul-de-Sac. **Sidewalk requirements may increase to 5 ft. per Engineering Department requirements. Finalize wording for note prior to recording. ****Subdivision Ordinance: Section 134-120</p>	<p>Applied</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Required</p>
<p>BUFFERS</p>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46</p>	<p>Applied</p>
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p>	<p>Applied</p>
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Required</p>
<p>NOTES</p>	
<p>*Must comply with City Access Management Policy</p>	<p>Applied</p>
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	<p>NA</p>
<p>* Common Areas, any Cul-de Sacs/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>	<p>Applied</p>
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>NA</p>
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	<p>Required</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	<p>Required</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public streets. **Subdivision Ordinance: Section 134-1</p>	<p>Compliance</p>

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

<p>* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356</p>	<p>Compliance</p>
<p>ZONING/CUP</p>	
<p>* Existing: R-1(Single-Family) Residential District Proposed: R-1(Single-Family) Residential **Rezoning to R-1 approved at the City commission meeting of February 27, 2023. ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval **Rezoning to R-1 approved at the City commission meeting of February 27, 2023. ***Zoning Ordinance: Article V</p>	<p>Complete</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee. As per updated application submitted on February 7th,2023 a total of 4 lots proposed park fees total to \$2,800 (\$700 X4 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.</p>	<p>NA</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per updated application submitted on February 7th,2023 a total of 4 lots proposed park fees total to \$2,800 (\$700 X4 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.</p>	<p>Required</p>
<p>*Pending review by the City Manager's Office. As per updated application submitted on February 7th,2023 a total of 4 lots proposed park fees total to \$2,800 (\$700 X4 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.</p>	<p>NA</p>
<p>TRAFFIC</p>	
<p>* As per Traffic Department, Trip Generation waived for 4- single family lots.</p>	<p>Completed</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat. **As per Traffic Department, Trip Generation waived for 4- single family lots.</p>	<p>NA</p>
<p>COMMENTS</p>	
<p>Comments: *The plat was approved in final form by the Planning and Zoning Commission on August 22, 2023. The project engineer, on behalf of the developer, submitted an extension request in order to complete the subdivision process on January 13, 2025. The request is scheduled to be heard by Planning and Zoning Commission on January 21, 2025. *Must comply with City's Access Management Policy. **Based on the ownership map submitted by the engineer on August 16th,2023, it appears that no landlocked parcels exist or will be created.</p>	<p>Applied</p>
<p>RECOMMENDATION</p>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION FOR FINAL SIX-MONTH EXTENSION, SUBJECT TO CONDITIONS NOTED.</p>	<p>Applied</p>

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



LOCATION



NORTHWEST MANOR 79

PROPOSED SUNSET VALLEY SUBDIVISION

GOLDCREST AVE
BLOSSOM RIDGE
FLAMINGO AVE

FALCON AVE
SUBDIVISION
EAGLE AVE

FALCON AVE
VALLEY

EAGLE AVE
PHASE 1
PHASE 2

DUNLIN

DUNL

TEXAS

OF

239

90

N 45T, JAY CT, BENTSEN RD, N 42ND LN, KIWI AVE, N 42N, N 41ST LN, N 44TH LN, CT, 65, 68, 64, 61, 49, 45, 44, 233, 67, 27, 26, 22, 59, 58, 71, 6, 10, 234, 235, 00-05, 236, 20, 21, 16, 102, 94, 85, 84, 86, 76, 75, 30, 24, 23, 49, 62, 68, 67, 53, 59, 72, 52, 30, 67, 45, 43, 77, 51, 67, 62, 60, 59, 47, 39, 38, 35, 1, 36, 22, 28, 21, 17, 21, 12, 16, 40, 10, 13, 35, 00-05, 00-05, 6201 REAR, PROPOSED N 41ST ST, PROPOS, PROPOS, PROPOS, PHASE 2, DOVE

SUB2024-0025

City of McAllen Planning Department

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

Project Information	Subdivision Name <u>The Heights on Wisconsin Subdivision Phase I</u>
	Legal Description <u>A 1.917 ACRE TRACT OF LAND BEING OUT OF LOT 10, SECTION 13, HIDALGO COUNTY CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS</u>
	Location <u>SOUTH SIDE OF WISCONSIN RD APPROXIMATELY 0.25 MILES EAST OF 10TH STREET</u>
	City Address or Block Number <u>7701 N. 7th ST</u>
	Total No. of Lots <u>22</u> Total Dwelling Units <u>22</u> Gross Acres <u>1.917</u> Net Acres <u>1.917</u>
	<input type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No
	For Fee Purposes: <input type="checkbox"/> Commercial (<u> </u> Acres)/ <input checked="" type="checkbox"/> Residential (<u>22</u> Lots) Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No
	Existing Zoning <u>R-3T</u> Proposed Zoning <u>R-3T</u> Applied for Rezoning <input checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date <u> </u>
	Existing Land Use <u>OPEN LAND</u> Proposed Land Use <u>TOWNHOUSES</u>
	Irrigation District # <u>NO. 3</u> Water CCN: <input checked="" type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other <u> </u>
Agricultural Exemption: <input type="checkbox"/> Yes/ <input type="checkbox"/> No Parcel # <u> </u>	
Estimated Rollback Tax Due <u> </u> Tax Dept. Review <u> </u>	
Owner	Name <u>DK3 INVESTMENT GROUP LLC</u> Phone <u>956-497-3962</u>
	Address <u>702 W. EXPRESSWAY 83</u> E-mail <u>sonia@reynacompanies.com</u>
	City <u>Weslaco</u> State <u>Texas</u> Zip <u>78596</u>
Developer	Name <u>DK3 INVESTMENT GROUP LLC</u> Phone <u>956-497-3962</u>
	Address <u>702 W. EXPRESSWAY 83</u> E-mail <u>sonia@reynacompanies.com</u>
	City <u>Weslaco</u> State <u>Texas</u> Zip <u>78596</u>
	Contact Person <u>Sonia Flores</u>
Engineer	Name <u>S2 ENGINEERING PLLC</u> Phone <u>956-627-9671</u>
	Address <u>2020 E. GRIFFIN PKWY</u> E-mail <u>S2ENGINEERING.NS@GMAIL.COM</u>
	City <u>MISSION</u> State <u>TEXAS</u> Zip <u>78574</u>
	Contact Person <u>JOSE N. SALDIVAR P.E.</u>
Surveyor	Name <u>S2 ENGINEERING PLLC</u> Phone <u>956-627-9671</u>
	Address <u>2020 E. GRIFFIN PKWY</u> E-mail <u>S2ENGINEERING.SA@GMAIL.COM</u>
	City <u>MISSION</u> State <u>TEXAS</u> Zip <u>78574</u>

RECEIVED
 JUL 10 2024
 By NG

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

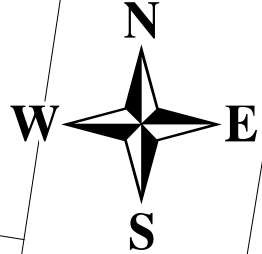
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 7-2-24
 Print Name Jose N. Saldivar P.E.

Owner Authorized Agent

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

CROSSING
CENTER PH 3

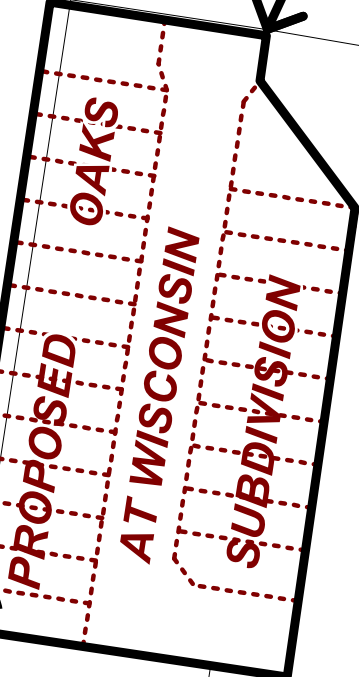


LOCATION

N 5TH ST

WISCONSIN RD

CROSSING
CENTER PH 2-C



7TH ST

OLEDAS

5TH CT

ZENAIDA

CENTER

37

36

5

16

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SUBDIVISION PLAT OF: THE HEIGHTS ON WISCONSIN PHASE 1

TRACT 1: BEING A 1.917 ACRE TRACT OF LAND BEING OUT OF LOT 10, SECTION 13, HIDALGO COUNTY CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS

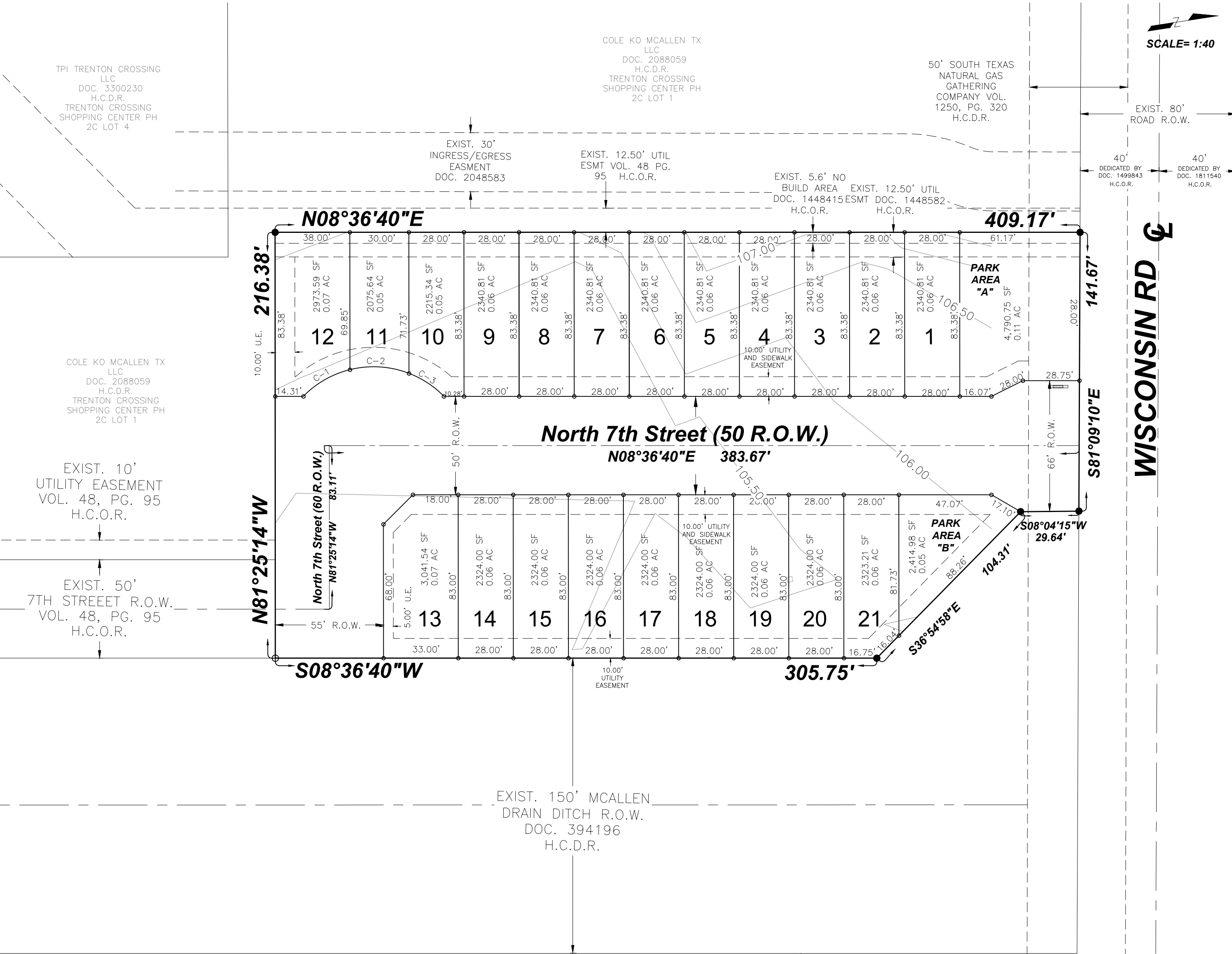
METES AND BOUNDS:

LEGEND	
⊗	1/2" IRON PIN W/CAP FOUND
●	1/2" IRON PIN FOUND
○	1/2" IRON PIN SET "S2 500S"
⊠	CONCRETE MONUMENTS SET

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N36°24'17"W	21.21'



LOCATION MAP SCALE= 1"=100'
LOCATION OF SUBDIVISION WITH RESPECT TO THE HIDALGO COUNTY AREA:
TRACTS AT WISCONSIN PHASE 1 IS LOCATED NORTH HIDALGO COUNTY TEXAS, ON THE SOUTH SIDE OF WISCONSIN RD, THE NEAREST MUNICIPALITY IS THE CITY OF MCALLEN (POPULATION 41,024 - 2021 CENSUS). THIS SUBDIVISION LIES WITHIN THE CITY'S 2.5 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT NO. 1.



SCALE= 1:40

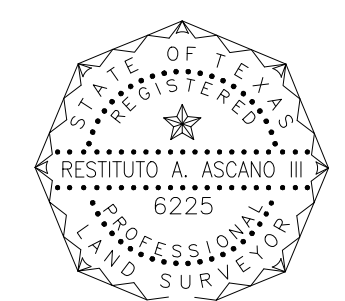
WISCONSIN RD

TRACT 1: BEING A 1.917 ACRE TRACT OF LAND BEING OUT OF LOT 10, SECTION 13, HIDALGO COUNTY CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 1.917 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING, AT A 1/2 INCH IRON ROD FOUND WITH CAP, FOR THE NORTHERN NORTHEAST CORNER OF LOT 4, TRENTON CROSSING SHOPPING CENTER PHASE - 2C SUBDIVISION, RECORDED IN DOCUMENT NO. 2048583, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF LOT 1, OF SAID TRENTON CROSSING SHOPPING CENTER PHASE - 2C SUBDIVISION, THENCE, SOUTH 81°00'10" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF WISCONSIN ROAD (60.00 FOOT RIGHT-OF-WAY), AT A DISTANCE OF 772.68 FEET TO AN IRON ROD SET WITH CAP, FOR A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WISCONSIN ROAD, SAME BEING THE NORTHEAST CORNER OF SAID LOT 1, TRENTON CROSSING SHOPPING CENTER PHASE - 2C SUBDIVISION, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF HEREIN DESCRIBED TRACT;
THENCE, SOUTH 81°09'10" EAST, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WISCONSIN ROAD, A DISTANCE OF 141.67 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP, FOR A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WISCONSIN ROAD, SAME BEING ON THE WEST RIGHT-OF-WAY LINE OF A 150.00 FOOT CITY OF MCALLEN DRAIN DITCH RIGHT-OF-WAY RECORDED IN DOCUMENT NO. 394196 DEED RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHERN NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;
THENCE, SOUTH 08°04'15" WEST, ALONG THE WEST LINE OF SAID 150.00 FOOT CITY OF MCALLEN DRAIN DITCH RIGHT-OF-WAY, A DISTANCE OF 29.64 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP, FOR AN OUTSIDE CORNER OF SAID 150 FOOT CITY OF MCALLEN DRAIN DITCH RIGHT-OF-WAY, SAME BEING AN INSIDE CORNER OF HEREIN DESCRIBED TRACT;
THENCE, SOUTH 36°54'58" EAST, CONTINUING ALONG THE WEST LINE OF SAID 150.00 FOOT CITY OF MCALLEN DRAIN DITCH RIGHT-OF-WAY, A DISTANCE OF 104.31 FEET TO A 1/2 INCH IRON ROD SET WITH CAP ON THE INTERIOR CORNER OF THE SAID 150.00 FOOT CITY OF MCALLEN DRAIN DITCH RIGHT-OF-WAY, SAME BEING AN OUTSIDE CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND THAT BEARS SOUTH 31°23'00"EAST, AT A DISTANCE OF 1.99' FROM THE AFOREMENTIONED OUTSIDE CORNER;
THENCE, SOUTH 08°36'40" WEST, CONTINUING ALONG THE WEST LINE OF SAID 150.00 FOOT CITY OF MCALLEN DRAIN DITCH RIGHT-OF-WAY, A DISTANCE OF 305.75 FEET TO A 1/2 INCH IRON ROD SET WITH CAP, ALONG THE WEST LINE OF SAID 150.00 FOOT CITY OF MCALLEN DRAIN DITCH RIGHT-OF-WAY, SAME BEING THE NORTHEAST CORNER OF A 0.288 ACRE TRACT (50 FOOT ROAD RIGHT-OF-WAY) DEDICATED TO THE CITY OF MCALLEN RECORDED IN VOLUME 48, PAGE 45 (TRENTON CROSSING SHOPPING CENTER PHASE 2 SUBDIVISION) MAP RECORDS HIDALGO COUNTY TEXAS, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;
THENCE, NORTH 81°25'14" WEST, A DISTANCE OF 49.08 FEET PASSING A 1/2 INCH IRON ROD FOUND ALONG THE NORTH LINE OF SAID 0.288 ACRE TRACT OF LAND, SAME BEING THE SOUTHERN NORTH LINE OF SAID LOT 1, TRENTON CROSSING SHOPPING CENTER, PHASE 2-C SUBDIVISION, A TOTAL DISTANCE OF 218.38 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP, FOR AN INSIDE CORNER OF SAID LOT 1, TRENTON CROSSING SHOPPING CENTER, PHASE 2-C SUBDIVISION, SAME BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;
THENCE, NORTH 08°36'40" EAST, A DISTANCE OF 408.54 FEET PASSING A 1/2 INCH IRON ROD ALONG THE EAST LINE OF SAID LOT 1, TRENTON CROSSING SHOPPING CENTER, PHASE 2-C SUBDIVISION, A TOTAL DISTANCE OF 409.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.917 ACRES OF LAND, MORE OR LESS.

- PLAT NOTES AND RESTRICTIONS:**
- FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO A 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). COMMUNITY-PANEL NUMBER: 480334-0425 C. REVISED DATE: NOVEMBER 16, 1982.
 - GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 60 - 153.
 - REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 6,108 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON EXISTING DETENTION POND LOCATED ON THE EAST SIDE OF THE PROPERTY AS SHOWN ON THE DRAINAGE REPORT. THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THIS DETENTION POND THROUGH AN EXISTING 15 INCH PIPE INTO AND EXISTING CITY OF MCALLEN DRAINAGE DITCH LOCATED ON THE SOUTH SIDE OF THIS PROPOSED DEVELOPMENT.
 - MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
 - THERE ARE NO WATER WELLS WITHIN 150 FEET OF THE BOUNDARIES OF THIS SUBDIVISION.
 - MINIMUM BUILDING SETBACK LINES:
FRONT10.00' OR GREATER FOR EASEMENTS
REAR10.00' OR GREATER FOR EASEMENTS
SIDEIN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS
CORNER10.00' OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER
GARAGE18.00' EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
 - 4 FT WIDE MINIMUM SIDEWALK REQUIRED ON WISCONSIN ROAD AND BOTH SIDES OF NORTH 7TH STREET.
 - NO MORE THAN ONE SINGLE-FAMILY DWELLING PER LOT.
 - ALL LOT CORNERS SET HALF INCH (1/2) IRON RODS OR AS NOTED.
 - BENCHMARK NOTE: CITY OF MCALLEN NO. MC 33, EAST SIDE OF WARE ROAD BY THE WATER TREATMENT PLANT. ELEVATION
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO WATER IMPROVEMENT DISTRICT NO. 3, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
 - EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED BY THIS PLAT.
 - 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG WISCONSIN ROAD.
 - AN 8 FT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL INDUSTRIAL OR MULTIFAMILY RESIDENTIAL ZONES/USES.
 - AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEER DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG WISCONSIN ROAD.
 - THIS DEVELOPMENT IS CONSIDERED PUBLIC SUBDIVISION.

CURVE DATA TABLE				
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING
"c1"	31.66	50.00'	27.63'	S21°07'58"E
"c2"	35.02	50.00'	30.53'	S12°11'10"W
"c3"	24.50	50.00'	21.38'	S41°56'08"W

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 THE HEIGHTS ON WISCONSIN SUBDIVISION PHASE 1 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____



RESTITUTO A. ASCANO III, R.P.L.S.
R.P.L.S. No. 6225
S2 ENGINEERING, PLLC.
2020 E GRIFFIN PKWY
MISSION, TEXAS 78574

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.
1-13-25



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

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE HEIGHTS ON WISCONSIN SUBDIVISION PHASE 1, DO HEREBY GRANT AND EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF STREETS, ALLEYS, AND EASEMENTS THEREIN SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

DOMINIC A. REYNA, MEMBER
DK3 INVESTMENT GROUP LLC
702 WEST EXPRESSWAY 83
WESLACO, TX 78596
STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ PROVIDED 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, DECLARED 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 _____, 20____.

NOTARY PUBLIC - STATE OF TEXAS



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

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

HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT ON THIS THE _____ DAY OF _____ 20____

THE IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUTH LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT RIGHT OF WAYS OR EASEMENTS APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE, WAIVER OR ABANDONMENT OF ANY PROPERTY INTEREST HELD BY THE DISTRICT IN THE PROPERTY SHOWN ON THE PLAT; OR THE ACCEPTANCE OR APPROVAL OF THE ACCURACY OF ANY STATEMENT, DIMSION, OR DESCRIPTION SHON ON THE PLAT.

PRESIDENT _____ ATTEST: _____ SECRETARY

PRINCIPAL CONTACTS:			
Name	Address	City & Zip	Phone
OWNER: DK3 INVESTMENT GROUP LLC	702 WEST EXPRESSWAY 83	WESLACO, TEXAS 78596	(956)975-6383
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2020 E GRIFFIN PKWY	MISSION, TEXAS 78574	(956)403-9787
SURVEYOR: RESTITUTO A. ASCANO III	2020 E GRIFFIN PKWY	MISSION, TEXAS 78574	(956)403-9787





Reviewed On: 1/16/2025

SUBDIVISION NAME: THE HEIGHTS ON WISCONSIN SUBDIVISION PHASE I	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>Wisconsin Road: 40 ft. Dedication from centerline for 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan</p>	Applied
<p>North 7th Street: Dedication as needed for 60 ft. ROW. Paving: 40 ft. Curb & gutter: both sides - Plans show a temporary turnaround further south of the subdivision, and will be a temporary turnaround easement by separate document. Additional paving connecting North 7th Street must be paved to access temporary turnaround. - If private and proposing gates, need to provide details for review, prior to recording and might need to go back before the Board in revised final form. - 20 ft. paving face to face on both sides of island in the gate area. - Engineer submitted a variance request on May 29, 2024 requesting 50 ft. ROW with 40 ft. paving back to back and a 10 ft. utility and sidewalk easement. Planning and Zoning Commission approved the variance request subject to 40 ft. paving back to back and a 10 ft. utility and sidewalk easement at the special meeting of July 29, 2024. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan</p>	Required
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	NA
ALLEYS	
<p>ROW:20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multifamily properties **Subdivision Ordinance: Section 134-106 - As per Public Works, residential trash collection with a centralized recycling dumpster collection will take place.</p>	Applied

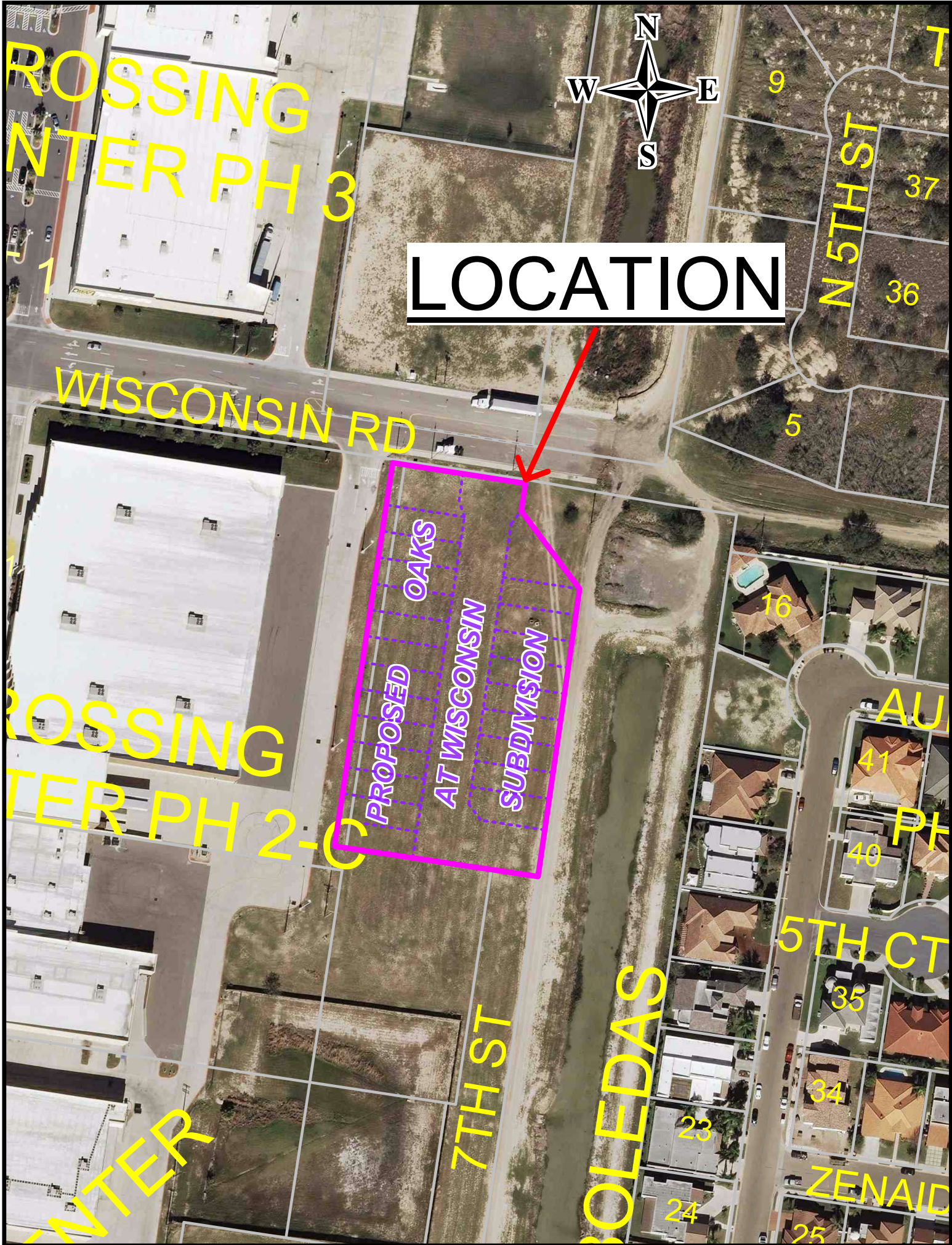
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SETBACKS	
* Front: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356 **Zoning Ordinance: Section 138-210	Applied
* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356 **Zoning Ordinance: Section 138-210	Applied
* Sides: In accordance with Zoning Ordinance or greater for easements **Zoning Ordinance: Section 138-356 **Zoning Ordinance: Section 138-210	Applied
* Corner: 10 ft. or greater for easements, whichever is greater. **Zoning Ordinance: Section 138-356 **Zoning Ordinance: Section 138-210	Applied
* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Wisconsin Road and both sides of North 7th Street. **Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Wisconsin Road **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along Wisconsin Road **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. ** Zoning Ordinance: Section 138-210	Applied
* Common Areas, Park Areas, etc. must be maintained by the lot owners/HOA and not the City of McAllen. - Include a plat note as shown above, prior to recording.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA

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

<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>Required</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>Required</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public/private streets - Engineer must clarify if subdivision is public or private as plat shows contradicting information. **Subdivision Ordinance: Section 134-1</p>	<p>Required</p>
<p>* Minimum lot width and lot area **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>ZONING/CUP</p>	
<p>* Existing: R-3T Proposed: R-3T ** The rezoning requests to R-3T was approved by City Commission on January 8, 2024. ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval ** The rezoning requests to R-3T was approved by City Commission on January 8, 2024. ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee.</p>	<p>NA</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Per Parks Department, park fees of \$14,700 (based on 21 lots/dwelling units x \$700) to be paid prior to recording. If the number of lots/dwelling units changes, park fees will be adjusted accordingly prior to recording.</p>	<p>Required</p>
<p>* Pending review by the City Manager's Office</p>	<p>Applied</p>
<p>TRAFFIC</p>	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic Department, Master Trip Generation approved no TIA required.</p>	<p>Applied</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>NA</p>

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



LOCATION

CROSSING CENTER PH 3

N 5TH ST

WISCONSIN RD

PROPOSED OAKS AT WISCONSIN SUBDIVISION

CROSSING CENTER PH 2-C

AURORA PH

7TH ST

5TH CT

BOLEDAS

ZENAID

CROSSING CENTER

23

24

25

34

35

40

41

16

5

36

37

9

1

City of McAllen Planning Department

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

Project Information	Subdivision Name <u>SOUTH FORK SUBD.</u> Legal Description <u>0.16 AC. 0/0 LOT 11, RANCHO DE LA FRUTA SUBD. NO. 1, H.C.T.</u> Location <u>1/4 - 120' SOUTH OF E. FRESNO AVE. ALONG W. SIDE OF S. PEKING ST.</u> City Address or Block Number <u>604 South Peking St.</u> Total No. of Lots <u>1</u> Total Dwelling Units <u>1</u> Gross Acres <u>0.16</u> Net Acres <u>0.15</u> <input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No For Fee Purposes: <input type="checkbox"/> Commercial (___ Acres) / <input checked="" type="checkbox"/> Residential (<u>1</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 type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____ Existing Land Use <u>RESIDENTIAL</u> Proposed Land Use <u>RESIDENTIAL</u> Irrigation District # <u>2</u> Water CCN: <input checked="" type="checkbox"/> MPMU / <input type="checkbox"/> Sharyland Water SC Other _____ Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>267078</u> Estimated Rollback Tax Due <u>1500⁰⁰</u> Tax Dept. Review <u>R1050-01-000 0-0011-02</u>
Owner	Name <u>MARIE ISABELLE O. GUTIERREZ</u> Phone _____ Address <u>600 S. PEKING ST.</u> E-mail <u>JANINE RESNDEZ @ GMAIL.COM</u> City <u>McALLEN</u> State <u>TX</u> Zip <u>78501</u>
Developer	Name <u>SAME AS OWNER</u> Phone _____ Address _____ E-mail _____ City _____ State _____ Zip _____ Contact Person _____
Engineer	Name <u>DR. D SALINAS</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>DR. D</u>
Surveyor	Name <u>SAME AS OWNER</u> Phone _____ Address _____ E-mail _____ City _____ State _____ Zip _____

RECEIVED

JUN 17 2024

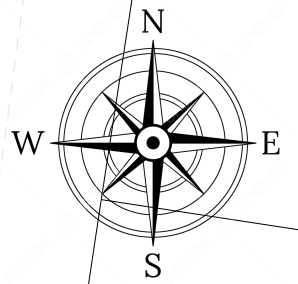
By NS

SUBD.

4

15

6



FRESNO AVE

LOCATION

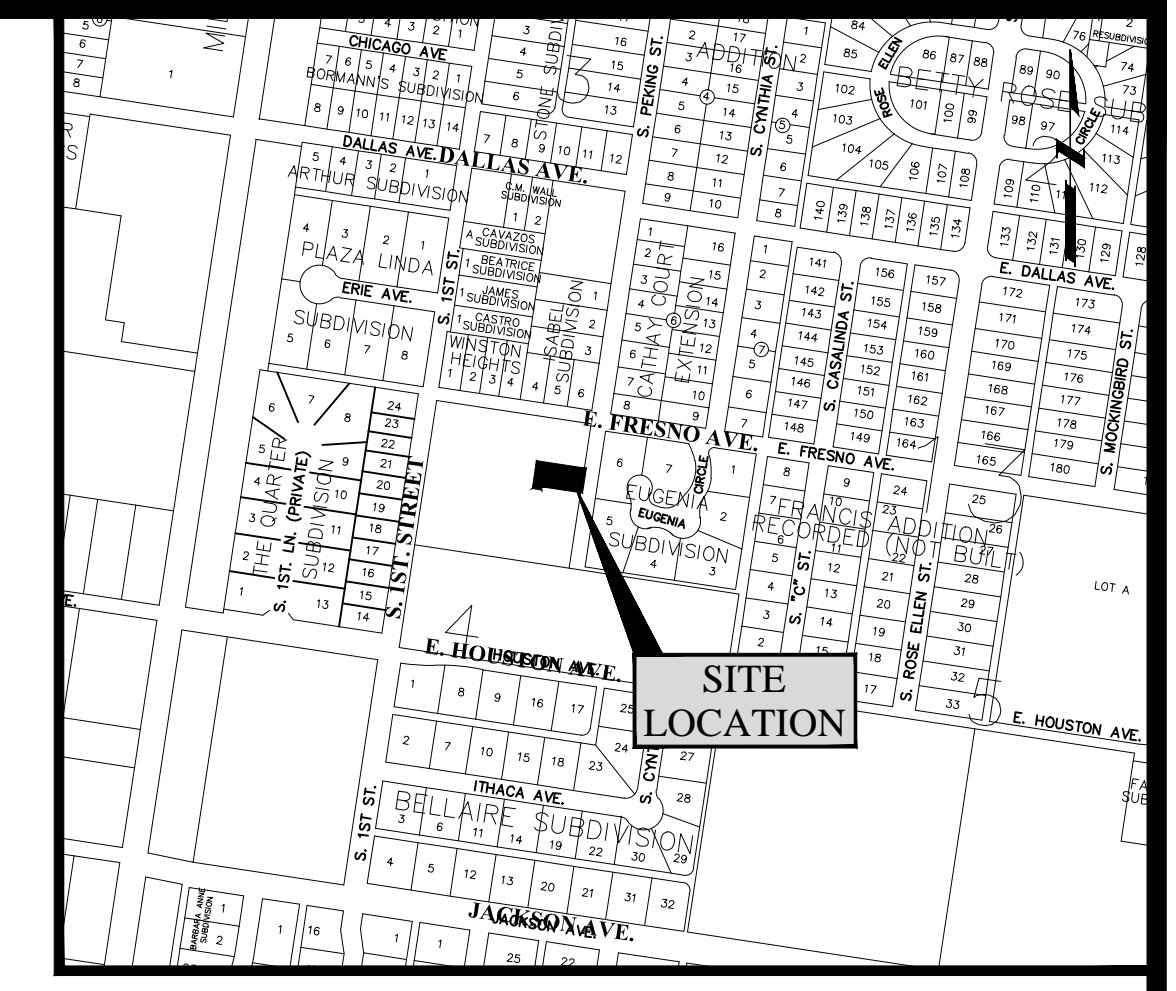


*PROPOSED SOUTHFORK
SUBDIVISION*

PEKING ST

EUC

ROO



LOCATION MAP SCALE : 1" = 500'

METES AND BOUNDS DESCRIPTION

BEING A 0.16 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE EAST 106.67 FEET OF THE NORTH 176.11 FEET AND THE EAST 15.0 FEET OF THE WEST 300.0 FEET OF THE NORTH 184.22 FEET ALL OUT OF LOT 11, RANCHO DE LA FRUTA SUBDIVISION NO. 1, McALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 06, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.16 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 11 LOCATED WITHIN THE PAVED SECTION OF E. FRESNO AVE.; THENCE, AS FOLLOWS:

SOUTH, COINCIDENT WITH THE EAST LINE OF SAID LOT 11, A DISTANCE OF 121.11 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- (1) THENCE, SOUTH, CONTINUING COINCIDENT WITH THE EAST OF SAID LOT 11, A DISTANCE OF 55.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (2) THENCE, WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 106.67 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- (3) THENCE, SOUTH, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 11, A DISTANCE OF 8.11 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE, WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 15.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (5) THENCE, NORTH, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 11, A DISTANCE OF 63.11 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (6) THENCE, EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 121.67 FEET TO THE POINT OF BEGINNING, CONTAINING 0.16 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: RANCHO DE LA FRUTA SUBD. NO. 1, McALLEN, H.C.T. N:\SUBDIVISIONPLATS\S.PEKINGS.ST.\0.16.060624

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

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

BY: _____ DEPUTY

SOUTHFORK SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC. DATE OF PREPARATION: SEPTEMBER 16, 2024. JOB NUMBER: SP-24-26180

OWNER: ISABELLE O. GUTIERREZ 600 S. PEKING ST. McALLEN, TEXAS 78501



SEA
SALINAS ENGINEERING & ASSOC.
 (F-6675) (TBPLS-10065700)
 CONSULTING ENGINEERS & SURVEYORS
 2221 DAFFODIL AVE. McALLEN, TEXAS 78501
 (956) 682-9081 (956) 686-1489 (FAX)
 (956) 682-9081 (956) 686-1489 (FAX)
 TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78733 (512) 239-5263

STATE OF TEXAS
 COUNTY OF HIDALGO

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

OWNER: ISABELLE O. GUTIERREZ
 600 S. PEKING ST.
 McALLEN, TEXAS 78501

STATE OF TEXAS
 COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2024.



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

STATE OF TEXAS
 CITY OF McALLEN

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

MAYOR _____ DATE _____

STATE OF TEXAS
 CITY OF McALLEN

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

CHAIRMAN,
 PLANNING AND ZONING COMMISSION

DATE _____

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
 COUNTY OF HIDALGO

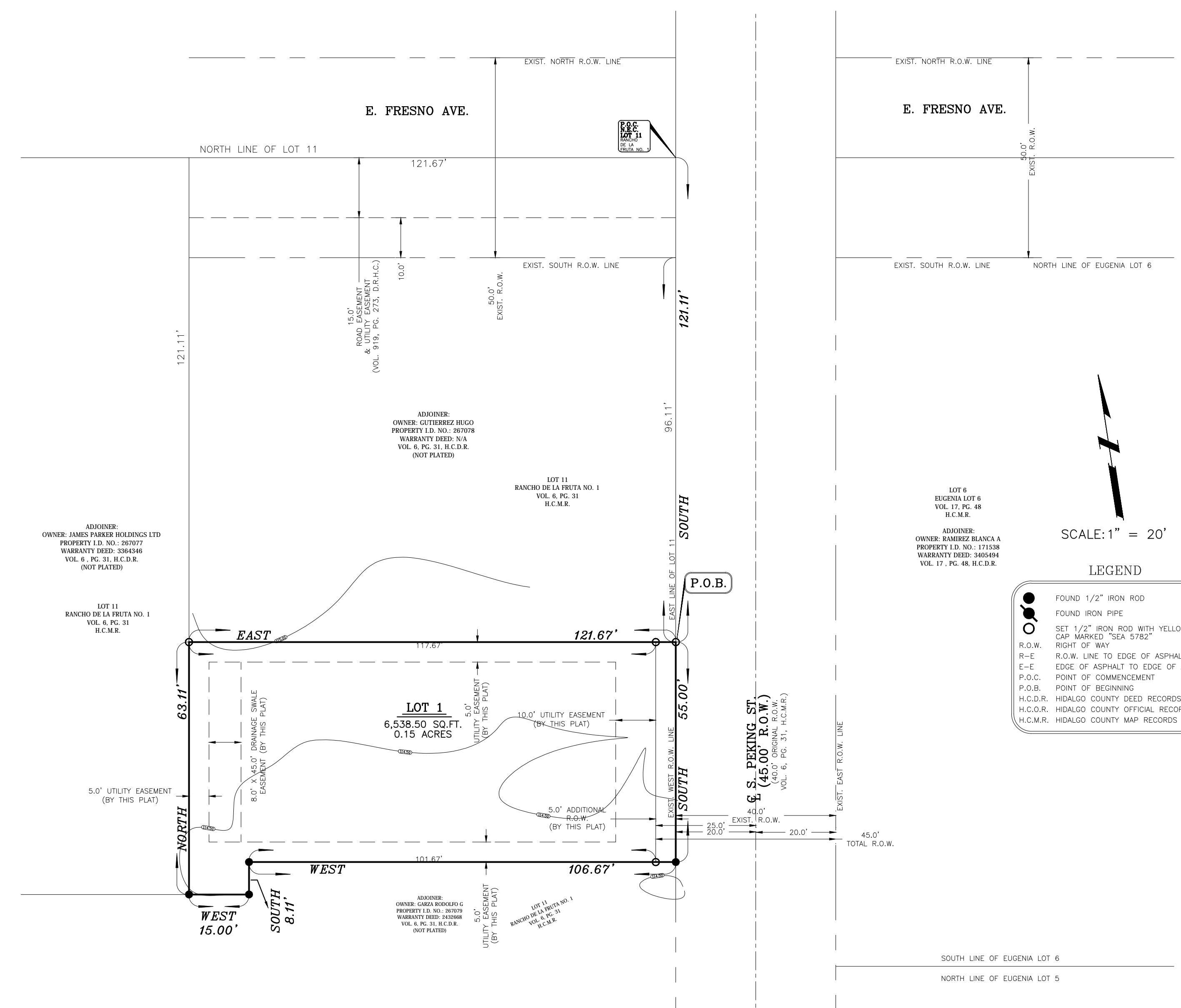
I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

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

STATE OF TEXAS
 COUNTY OF HIDALGO

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

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



LEGEND
 FOUND 1/2" IRON ROD
 FOUND IRON PIPE
 SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782" RIGHT OF WAY
 R-E R.O.W. LINE TO EDGE OF ASPHALT
 E-E EDGE OF ASPHALT TO EDGE OF ASPHALT
 P.O.C. POINT OF COMMENCEMENT
 P.O.B. POINT OF BEGINNING
 H.C.D.R. HIDALGO COUNTY DEED RECORDS
 H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
 H.C.M.R. HIDALGO COUNTY MAP RECORDS

SOUTHFORK SUBDIVISION
 AN ADDITION TO THE CITY OF McALLEN,
 HIDALGO COUNTY, TEXAS

BEING A 0.16 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE EAST 106.67 FEET OF THE NORTH 176.11 FEET AND THE EAST 15.0 FEET OF THE WEST 300.0 FEET OF THE NORTH 184.22 FEET ALL OUT OF LOT 11, RANCHO DE LA FRUTA SUBDIVISION NO. 1, McALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 06, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES = FRONT: 25.0 FT. OR GREATER FOR EASEMENTS OR OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES. SIDE: 6 FT. OR GREATER FOR EASEMENTS. REAR: 10.0 FT. OR GREATER FOR EASEMENTS. GARAGE: 18.0 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "B" (MEDIUM SHADING) ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED NOV. 2, 1982, COMMUNITY PANEL NO. 480343 0010 C. 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.
3. MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THE LOT ALONG SOUTH 1ST. ST.
4. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 291.04 CUBIC FEET, OR, 0.007 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
5. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.
6. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
7. 8' MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
8. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
9. BENCHMARK: McALLEN SURVEY CONTROL POINT NO. 79, LOCATED AT THE MC 79 IS AT THE NORTHEAST CORNER OF THE INTERSECTION OF MC COLL RD AND BUS 83. THE MONUMENT IS 8 FT. EAST FROM THE EOP OF MC COLL RD AND 40 FT. NORTH FROM THE R.R TRACK RUNNING ON THE EAST WEST DIRECTION. ELEV. = 116.20 FT. HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
10. 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.
11. COMMON AREAS, ANY PRIVATE DRIVES, GATES AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
12. A 4' WIDE MINIMUM SIDEWALK IS REQUIRED ALONG S. PEKING ST.

STATE OF TEXAS
 HIDALGO COUNTY IRRIGATION DISTRICT No. 2
 THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE _____ DAY OF _____, 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.

ATTEST: _____
 PRESIDENT SECRETARY

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: ISABELLE O. GUTIERREZ	600 S. PEKING ST.	McALLEN, TEXAS 78501	(956) 454-7070	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF McALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON SEPTEMBER 16, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 1/16/2025

SUBDIVISION NAME: SOUTHFORK SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
South Peking Street: 5 ft. R.O.W. dedication as required for 25 ft. from centerline for a 50 ft. total ROW. Paving: 32 ft. Curb & gutter: both sides - Need to provide a copy of the referenced document number on the plat staff review prior to final/recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 25 ft. or greater for easements or in line with existing structures, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Sides: 6 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

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

SIDEWALKS		
* 4 ft. wide minimum sidewalk required on South Peking Street. **Subdivision Ordinance: Section 134-120		Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.		Required
BUFFERS		
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46		Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46		Applied
*Perimeter buffers must be built at time of Subdivision Improvements.		Required
NOTES		
* No curb cut, access, or lot frontage permitted along. **Must comply with City Access Management Policy		Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.		Applied
* Common Areas, any private 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. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168		NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168		NA
LOT REQUIREMENTS		
* Lots fronting public streets **Subdivision Ordinance: Section 134-1		Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356		Applied
ZONING/CUP		
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V		Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V		Applied

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

PARKS		
<ul style="list-style-type: none"> * Land dedication in lieu of fee. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The subdivision is proposed to have one single-family lot; therefore a park fee of \$700 must be paid prior to recording. * Pending review by the Parkland Dedication Advisory Board and CC. 	NA	
	Required	
	NA	
TRAFFIC		
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic Department, Trip Generation for 1 Lot Single Family Subdivision has been waived. * Traffic Impact Analysis (TIA) required prior to final plat. 	Applied	
	NA	
COMMENTS		
<p>Comments:</p> <ul style="list-style-type: none"> - Clarify southwest portion of subdivision as the utility easement appears to cover that entire corner, prior to final/recording. - Disclaimer: Any abandonment must be done by separate instrument/document, cannot be abandoned by plat. *Must comply with City's Access Management Policy. 	Required	
RECOMMENDATION		
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.</p>		Applied

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



RIGHTS 4

4

ISABE...

6

SUBD. 4



FRESNO AVE

LOCATION



PROPOSED SOUTHFORK SUBDIVISION

PEKING ST

EUC...

SUB 2024-0088



City of McAllen Planning Department

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

Project Information	Subdivision Name <u>Estancia at Tres Lagos Phase IV Subdivision</u>	
	Legal Description <u>Being 25.332 +/- acres out of Section 232, Texas-Mexican Railway Company Survey, according to the patent issued by the State of Texas, Recorded in Volume 4, Pages 142-143, Hidalgo County Deed Records, City of McAllen, Hidalgo County, Texas.</u>	
	Location <u>Northwest of Estancia at Tres Lagos Phase II & Phase III Subdivision</u>	
	City Address or Block Number <u>4900 Town Lake Drive</u>	
	Total No. of Lots <u>30</u> Total Dwelling Units <u>28</u> Gross Acres <u>25.332</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>28</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>UID</u> Water CCN: <input type="checkbox"/> MPU / <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Agricultural Exemption: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Parcel # <u>1075073</u>		
Estimated Rollback Tax Due <u>3,864.36</u> Tax Dept. Review <u>WPG</u>		
Owner	Name <u>Rhodes Development, Inc. formerly known as Rhodes Enterprises, Inc.</u> Phone <u>(956) 287-2800</u>	
	Address <u>200 S 10th St, Suite 1700</u> E-mail <u>brfrisby@rhodes.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
Developer	Name <u>Rhodes Development, Inc.</u> Phone <u>(956) 287-2800</u>	
	Address <u>200 S 10th St, Suite 1700</u> E-mail <u>brfrisby@rhodes.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>Brad Frisby, Vice President Land Development</u>	
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	
	Contact Person <u>Mario A Reyna, P.E., Beto De La Garza, and Della Robles</u>	
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	

AUG 08 2024

RYI *duw*

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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


PLAT TO SHOW:

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

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

Owner(s) Signature(s)

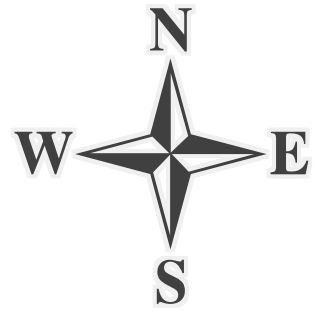
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 08.06.2024

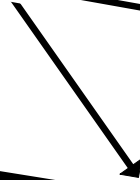
Print Name Mario A Reyna, P.E.

Owner Authorized Agent

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



LOCATION



WARE RD
↓

PHASE 4

ESTANCIA

WHITE RIVER WAY

ESTANCIA PKWY

TRES LAGO DIVISION

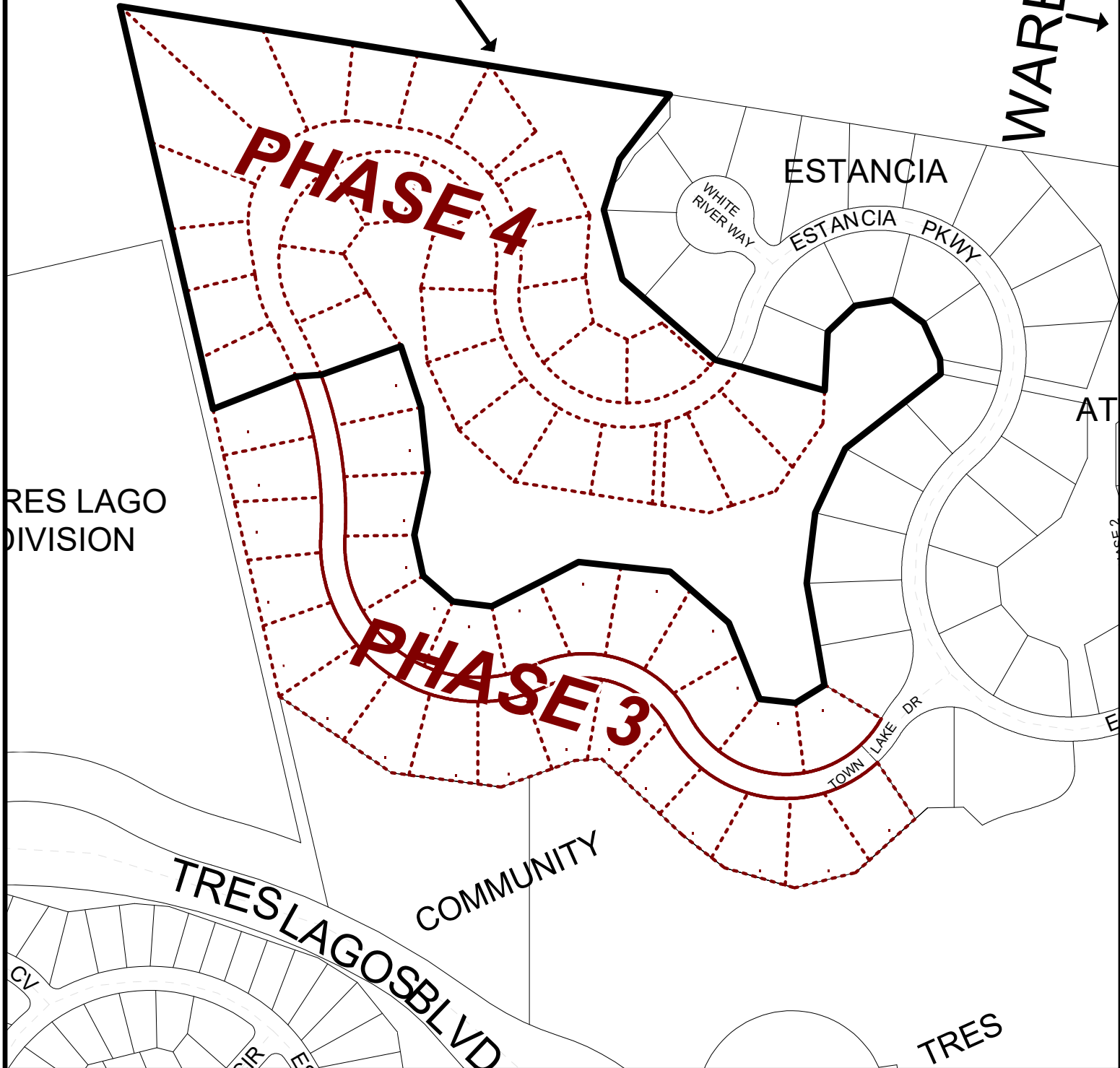
PHASE 3

TOWN LAKE DR

TRESLAGOSBLVD

COMMUNITY

TRES



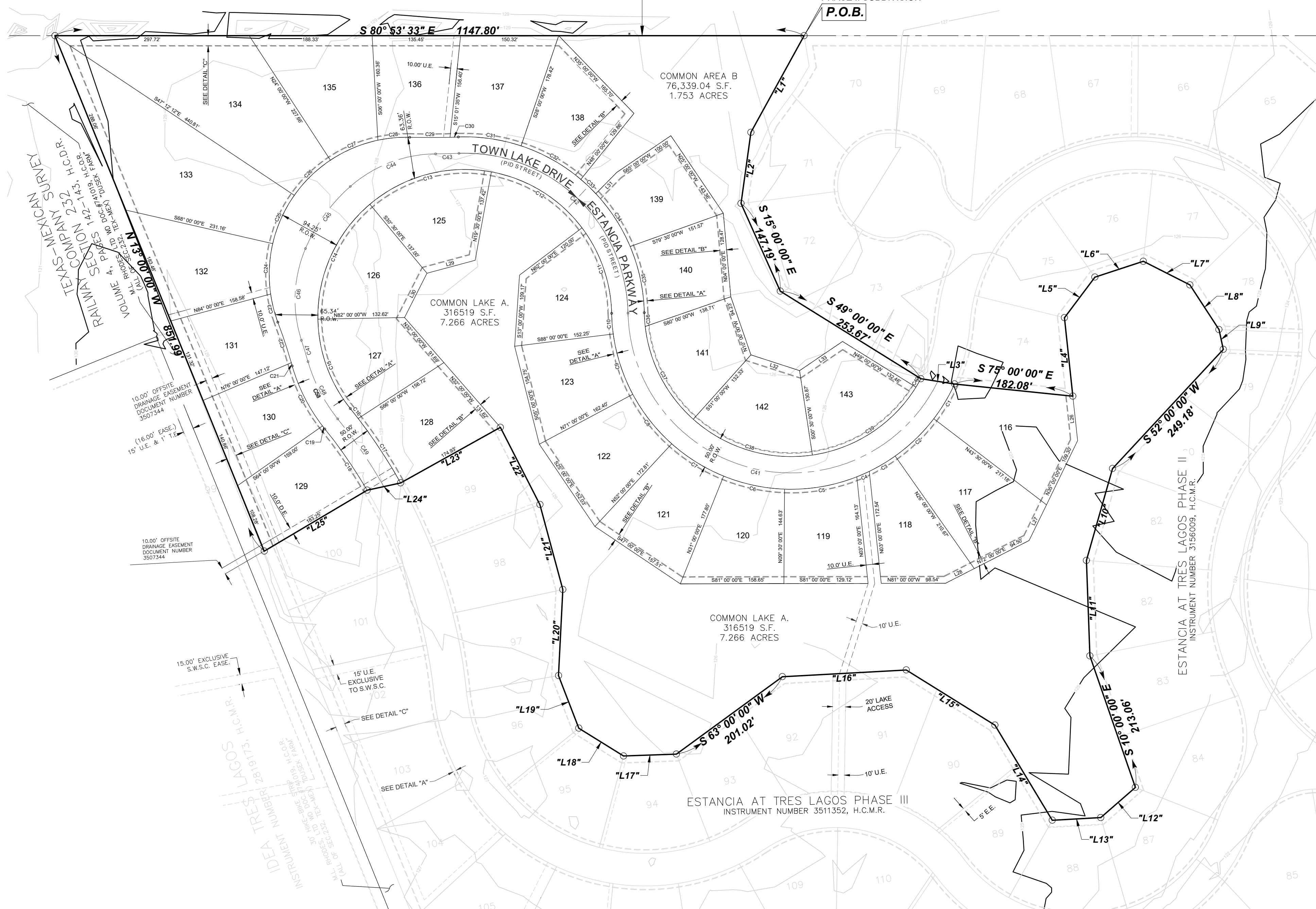
130' R.O.W. TO CITY OF McALLEN,
BY DOCUMENT NUMBER 2780232, H.C.O.R.
SUBJECT TO EASEMENT OF
UNITED IRRIGATION DISTRICT

TEXAS-MEXICAN RAILWAY COMPANY SURVEY SECTION 232

VOLUME 4, PAGES 142-143, H.C.D.R.

RHODES ENTERPRISES, INC., A TEXAS CORPORATION
CORRECTION SPECIAL WARRANTY DEED
DOCUMENT NUMBER 2869684, H.C.O.R.

S.S.W. COR. LOT 85
ESTANCIA AT TRES LAGOS
PHASE II SUBDIVISION
P.O.B.



Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	012° 57' 23"	275.00	62.19	31.23	N40° 00' 44"E	62.05
C2	017° 13' 24"	275.00	82.67	41.65	N55° 00' 08"E	82.36
C3	009° 35' 52"	275.00	46.07	23.09	N88° 30' 46"E	46.01
C4	004° 22' 13"	275.00	20.98	10.49	N75° 29' 49"E	20.97
C5	023° 33' 09"	275.00	113.04	57.33	N89° 27' 30"E	112.25
C6	019° 59' 33"	275.00	95.96	48.47	S68° 46' 09"E	95.47
C7	019° 35' 24"	275.00	94.03	47.48	S48° 58' 40"E	93.57
C8	020° 11' 43"	275.00	96.93	48.97	S39° 05' 08"E	96.43
C9	020° 20' 34"	275.00	97.64	49.34	S8° 48' 57"E	97.13
C10	006° 33' 52"	275.00	31.51	15.77	S4° 38' 16"W	31.49
C11	035° 55' 12"	225.00	141.06	72.93	N10° 02' 24"W	138.76
C12	042° 29' 28"	225.00	166.86	87.48	N49° 14' 44"W	163.06
C13	050° 38' 17"	225.00	198.86	106.45	S84° 11' 23"W	192.45
C14	050° 48' 49"	225.00	199.55	106.87	S33° 27' 50"W	193.07
C15	037° 45' 47"	225.00	148.30	76.95	S10° 49' 28"E	145.63
C16	001° 20' 40"	825.00	19.36	9.68	N29° 02' 14"W	19.36
C17	008° 12' 42"	825.00	118.24	59.22	N24° 15' 34"W	118.14
C18	008° 25' 17"	775.00	113.91	57.08	N25° 29' 53"W	113.81
C19	001° 16' 03"	275.00	6.08	3.04	S29° 04' 30"E	6.08
C20	021° 36' 46"	275.00	103.25	52.24	S17° 41' 06"E	102.65
C21	000° 19' 54"	930.00	5.38	2.69	S7° 05' 40"E	5.38
C22	004° 01' 50"	930.00	65.42	32.72	N9° 16' 32"W	65.41
C23	012° 10' 59"	210.00	44.65	22.41	S5° 11' 57"E	44.57
C24	021° 10' 09"	210.00	77.59	39.24	S11° 28' 36"W	77.15
C25	022° 14' 11"	210.00	81.50	41.27	S33° 10' 47"W	80.99
C26	021° 10' 13"	210.00	77.59	39.24	S54° 52' 59"W	77.15
C27	021° 38' 22"	210.00	79.31	40.13	S76° 17' 16"W	78.84
C28	013° 24' 57"	210.00	49.17	24.70	N86° 11' 05"W	49.06
C29	002° 52' 41"	1,230.00	61.78	30.90	S80° 55' 08"E	61.78
C30	000° 35' 39"	1,230.00	12.75	6.38	S82° 39' 18"E	12.75
C31	020° 17' 34"	275.00	97.40	49.21	N72° 48' 20"W	96.89
C32	021° 59' 49"	275.00	105.58	53.45	N51° 39' 38"W	104.93
C33	006° 37' 56"	275.00	31.83	15.93	N37° 20' 46"W	31.81
C34	020° 10' 23"	275.00	96.82	48.92	N23° 56' 37"W	96.32
C35	021° 46' 37"	275.00	104.52	52.90	N2° 58' 07"W	103.89
C36	005° 20' 18"	225.00	20.96	10.49	S5° 15' 03"W	20.96
C37	041° 39' 59"	225.00	163.62	85.62	S18° 15' 06"E	160.04
C38	050° 05' 56"	225.00	196.74	105.16	S64° 08' 03"E	190.53
C39	049° 53' 27"	225.00	195.92	104.66	N65° 52' 15"E	189.79
C40	003° 49' 22"	225.00	15.01	7.51	N39° 00' 50"E	15.01

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C41	666.67	250.00	152° 47' 19"	S68° 28' 28"E	485.97	1,032.92
C42	396.50	250.00	090° 52' 19"	N37° 30' 58"W	356.23	253.83
C43	35.76	1,255.00	001° 37' 57"	S82° 08' 08"E	35.76	17.88
C44	142.99	200.00	040° 57' 50"	S78° 11' 55"W	139.96	74.71
C45	118.21	265.00	025° 33' 27"	S44° 57' 28"W	117.23	60.10
C46	143.73	200.00	041° 10' 32"	S11° 36' 40"W	140.66	75.13
C47	34.13	855.00	022° 02' 52"	N7° 57' 09"W	34.13	17.07
C48	99.40	250.00	022° 46' 49"	S18° 19' 07"E	98.74	50.36
C49	125.76	800.00	009° 00' 25"	N25° 12' 19"W	125.63	63.01

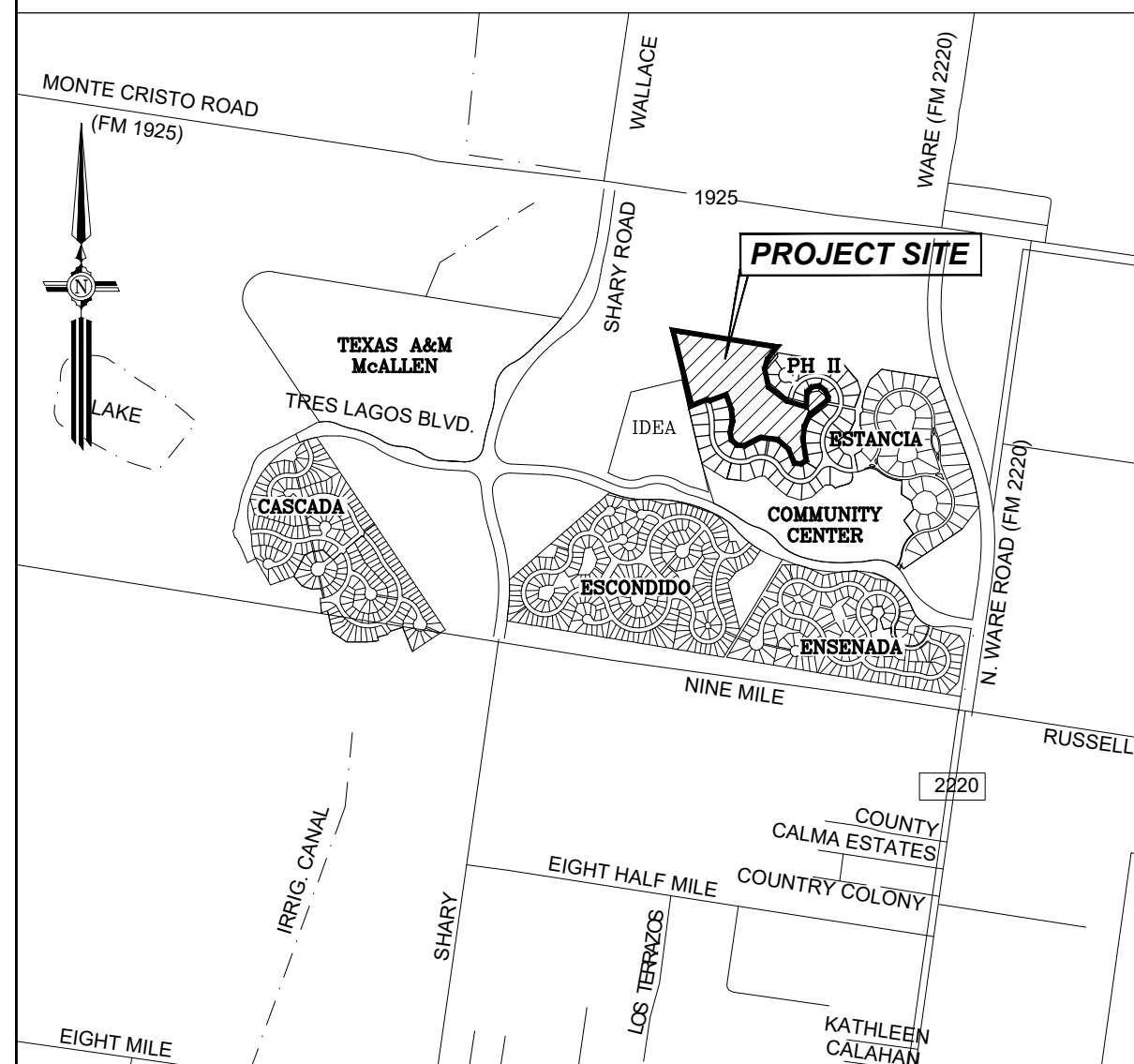
Line #	Length	Direction
L1	168.95	S38° 00' 00"W
L2	110.00	S17° 00' 00"W
L3	52.34	S71° 59' 00"E
L4	120.83	N03° 00' 00"E
L5	77.73	N46° 00' 00"E
L6	78.03	N81° 00' 00"E
L7	79.85	S54° 00' 00"E
L8	81.69	S24° 00' 00"E
L9	30.98	S03° 02' 32"E
L10	146.32	S25° 00' 00"W
L11	146.31	S07° 00' 00"W
L12	70.42	S58° 00' 00"W
L13	74.47	N84° 00' 00"W
L14	170.00	N22° 00' 00"W
L15	160.00	N49° 00' 00"W
L16	190.00	N84° 00' 00"W
L17	80.99	N83° 00' 00"W
L18	80.73	N49° 00' 00"W
L19	86.33	N12° 00' 00"W
L20	131.88	N12° 00' 00"E
L21	134.86	N06° 00' 00"W
L22	132.84	N18° 00' 00"W
L23	174.93	S70° 00' 00"W
L24	52.44	S86° 50' 51"W
L25	183.25	S68° 30' 00"W

Lot #	Length	Direction
L26	68.50	N03° 00' 00"E
L27	60.70	N35° 00' 00"E
L28	49.28	N72° 00' 00"E
L29	76.47	N84° 00' 00"E
L30	75.99	N36° 00' 00"E
L31	45.88	S53° 33' 08"W
L32	78.27	N63° 00' 00"W
L33	79.55	S65° 00' 00"W

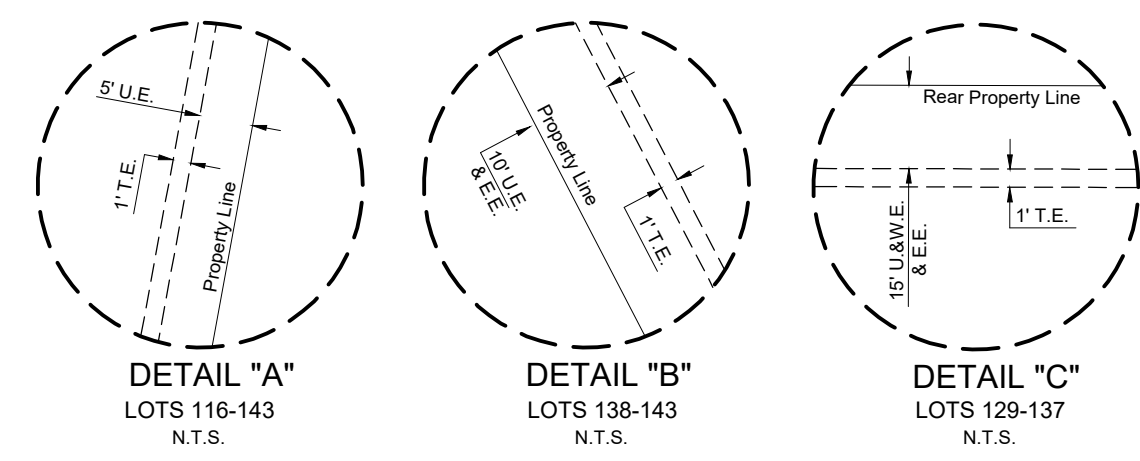
Lot Area Table	Lot #	SQ. FT.	Area
L10	116	24057.18	0.552
L11	117	25847.67	0.593
L12	118	18327.82	0.421
L13	119	18066.82	0.415
L14	120	19570.25	0.449
L15	121	21383.08	0.491
L16	122	20234.80	0.465
L17	123	19174.94	0.440
L18	124	19231.99	0.442
L19	125	18521.03	0.448
L20	126	19161.77	0.440
L21	127	18801.46	0.434
L22	128	20351.26	0.467
L23	129	19522.84	0.448
L24	130	18457.51	0.424
L25	131	18256.66	0.419
L26	132	23022.27	0.529
L27	133	44659.90	1.025
L28	134	44831.27	1.029
L29	135	23711.69	0.544
L30	136	19242.51	0.442
L31	137	20863.70	0.472
L32	138	19533.42	0.446
L33	139	17672.69	0.406
L34	140	17483.68	0.401
L35	141	18016.18	0.414
L36	142	18711.43	0.430
L37	143	18784.01	0.431

LOCATION MAP

SCALE: 1" = 2,000'



- LEGEND & ABBREVIATIONS
- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - P.O.B. - POINT OF BEGINNING
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
 - R.O.W. - RIGHT-OF-WAY
 - N.N.W. COR. - NORTHERNMOST NORTHWEST CORNER
 - SQ. FT. - SQUARE FEET
 - D.B.T.P. - DEDICATED BY THIS PLAT
 - EASE. - EASEMENT
 - S.W.S.C. - SHARYLAND WATER SUPPLY CORPORATION
 - U.E. - UTILITY EASEMENT D.B.T.P.
 - U.&W.E. - UTILITY & WALL EASEMENT D.B.T.P.
 - T.E. - TECHNOLOGY EASEMENT D.B.T.P.
 - D.E. - DRAINAGE EASEMENT D.B.T.P.
 - E.E. - ELECTRICAL EASEMENT D.B.T.P.
 - F.S.B.L. - FRONT SETBACK LINE
 - * - CURVED SETBACK LINE
 - N.T.S. - NOT TO SCALE-DETAILS
 - P.I.D. - PUBLIC IMPROVEMENT DISTRICT
 - ℄ - ROAD CENTER LINE



SUBDIVISION MAP OF
ESTANCIA AT TRES LAGOS PHASE IV
SUBDIVISION

(PRIVATE SUBDIVISION)
BEING A SUBDIVISION OF 25.332 ACRES OUT OF SECTION 232,
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS,
RECORDED IN VOLUME 4, PAGES 142-143, H.C.D.R.,
CITY OF McALLEN, HIDALGO COUNTY, TEXAS

M MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE - EDINBURG, TX 78541
PH: (866) 381-0981 - FAX: (866) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: R.N. DATE 11-16-2021
SURVEYED, CHECKED DATE
FINAL CHECK DATE



Reviewed On: 1/16/2025

SUBDIVISION NAME: ESTANCIA AT TRES LAGOS PHASE IV	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Interior Streets: Minimum 50 ft. R.O.W. Paving: 32 ft. Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final/recording. **COM Thoroughfare Plan Revisions needed: - Paving layout submitted on 01.15.25, need to clarify if island clearance is face-to-face 20 ft. - For Phase IV, need to add for the variable ROW section of the Interior street a label that says "(Variable ROW)". Revise as applicable prior to recording. * Access to this subdivision is from existing interior streets which connect to Tres Lagos Blvd.	Required
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 20 ft. minimum or greater for setbacks. Revisions Needed: - Need to revise plat as shown above prior to final/recording. - Plat submitted December 10, 2024 has been revised, removal of "Front Setback Table" is noted. **Must comply with PID requirements. **Zoning Ordinance: Section 138-356	Required

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

<p>* Rear: 11 ft. or greater for easements. - Plat submitted December 10, 2024 has been clarified/revise **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Interior Sides: 5 ft. or greater for easements. - Plat submitted December 10, 2024 has been revised as per agreement. **Must comply with PID requirements. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Side Corner: 10 ft. or greater for easements as may be applicable Revisions Needed: * Revised Plat submitted on December 10, 2024 has removed the corner setback note, please clarify with staff prior to final/recording. **Zoning Ordinance: Section 138-356</p>	<p>Required</p>
<p>* Garage: 18 ft. except where greater setback is required; greater setback applies. **Must comply with PID requirements. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p>SIDEWALKS</p>	
<p>* Sidewalk required on interior streets, as per approved sidewalk plan filed with the City at building permit stage. Revisions Needed: - Add plat note as shown above prior to final/recording. - Sidewalk plan is needed prior to final/recording. **Subdivision Ordinance: Section 134-120</p>	<p>Required</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Required</p>
<p>BUFFERS</p>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46</p>	<p>Applied</p>
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p>	<p>Applied</p>
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Applied</p>
<p>NOTES</p>	
<p>* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy</p>	<p>Applied</p>
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	<p>NA</p>
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>	<p>Applied</p>
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>NA</p>

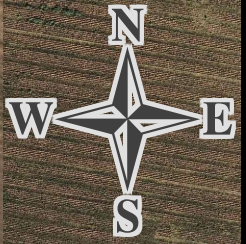
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<p>* Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 - Plat notes wordings must be finalized prior to final/recording.</p>	<p>Required</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. **Section 134-168 applies if private subdivision is proposed. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>Required</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public streets: Access to subdivision from Estancia at Tres Lagos Phase I-III, which has access to Tres Lagos Boulevard. **The Proposed subdivision complies with minimum access points, as per agreement. **Subdivision Ordinance: Section 134-1</p>	<p>Applied</p>
<p>* Minimum lot width and lot area: Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, or in compliance per Agreement. Revisions Needed: - Lot 118 has a frontage of 46.07 ft. as per the provided Lot Line Curve Table. **Zoning Ordinance: Section 138-356</p>	<p>Required</p>
<p>ZONING/CUP</p>	
<p>* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V</p>	<p>NA</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee. - As per Parks Department, Waiver granted through Waivers and Exceptions to the City of McAllen Platting Regulations, EXHIBIT ""D"", Item 6. -- Page 24, per agreement.</p>	<p>NA</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording - As per Parks Department, Waiver granted through Waivers and Exceptions to the City of McAllen Platting Regulations, EXHIBIT ""D"", Item 6. -- Page 24, per agreement.</p>	<p>NA</p>
<p>* Pending review by the City Manager's Office. - As per Parks Department, Waiver granted through Waivers and Exceptions to the City of McAllen Platting Regulations, EXHIBIT ""D"", Item 6. -- Page 24, per agreement.</p>	<p>NA</p>
<p>TRAFFIC</p>	
<p>* As per Traffic Department, Trip Generation approved, no TIA required.</p>	<p>Compliance</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat. **As per Traffic Department, Trip Generation approved, no TIA required.</p>	<p>NA</p>

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none">- Need to provide copies of all recorded documents for the R.O.W. & Easements being shown on the plat for staff review prior to final/recording.- Need to revise plat note #12 and Legend & Abbreviations Table, as currently they refer to the existence of the " * Curved Setback Line "- On the General Plat Notes, it jumps from plat note #13 to #16, it skipped 14 & 15.- On the Previous Project Phase "Estancia at Tres Lagos Phase II" it mentions the existence of "Common Area 8" however the name has now been changed to "Common Area B." Please Clarify.- On the Location Map, please add the phases as they are being recorded and show all roads clearly/visibly shown. Its currently missing Phase III.- Need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, it should read; <hr/> <p>Chairman, Planning & Zoning Commission DATE</p> <ul style="list-style-type: none">- Verify and correct any discrepancy between the submitted survey and the plat prior to final.*Disclaimer: On the Metes & Bounds Description 4., Distance mentioned is 253.68' but the distance shown on the boundary of the plat shows it as 253.67'.*Disclaimer: On the Surveyor's Signature block, Mr. Roberto's name is misspelled, currently it states that his name is "Robert" on both the wording and signature line.*Disclaimer: There is a small misspelling on the Surveyor's Seal, currently states "Registrd" instead of the word Registered.* Must comply with City's Access Management Policy.** Must comply with the Agreement and Public Improvement District (PID) conditions/requirements.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied

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



LOCATION

WARE RD

PHASE 4

ESTANCIA

WHITE RIVERWAY

ESTANCIA PKWY

TRES LAGO DIVISION

PHASE 3

TOWN LAKE DR

TRES LAGOS BLVD

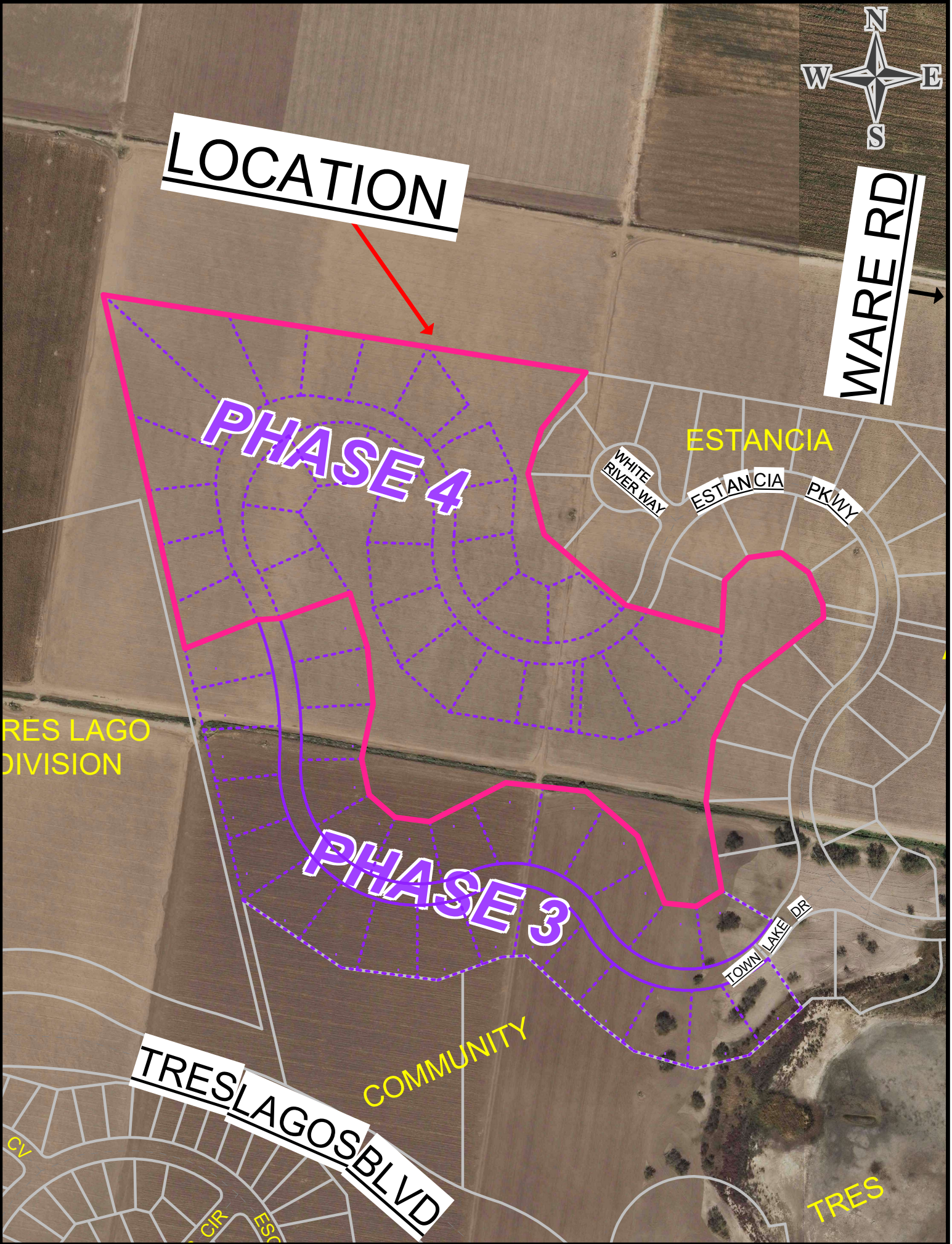
COMMUNITY

TRES

CV

CIR

ESC



Sub 2024-0078

Revised App.

City of McAllen

Planning Department

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

Project Information

Subdivision Name Vacating a Portion of Racquet Club and Replat Park West Subdivision
 Legal Description 23.918 acres, being a part or portion out of Racquet Club Subdivision Vol 18, Page 60, H.C.M.R. and being a part or portion out of Lot 13 Section 277, Texas-Mexican Railway Company;s Survey Vol 24, Page 168, H.C.D.R.
 Location Northwest corner of North 10th Street and Sprague Road
 City Address or Block Number 11201 N. 10th Street
 Total No. of Lots 86 Total Dwelling Units 85 Gross Acres 23.918 Net Acres _____
 Public Subdivision/ Private and Gated / Private but Not Gated within ETJ: Yes/ No
 For Fee Purposes: Commercial (6.057 Acres)/ Residential (85 Lots) Replat: Yes/ No
 Existing Zoning C-3 & R-3T Proposed Zoning R-1 Applied for Rezoning No/ Yes: Date _____
 Existing Land Use Vacant Proposed Land Use Single-Family Residential
 Irrigation District # HCID#1 Water CCN: MPU/ Sharyland Water SC Other _____
 Agricultural Exemption: Yes/ No Parcel # 297507, 265628 & 297511
 Estimated Rollback Tax Due 43,909.45 Tax Dept. Review UPG

Owner

Name N. 10th Raquet Club, LLC - Stephen C Reynolds and Francis Rydell Phone c/o (956) 381-0981
 Address PO Box 362 and 4705 S Duluth Avenue E-mail mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com
 City Edinburg and Sioux Falls State TX & SD Zip 78539 & 57105-6738

Developer

Name Domain Development, Corp. Phone (956) 661-8888
 Address 1200 Auburn Street, Suite 250 E-mail shavi@aurielinvestments.com
 City McAllen State TX Zip 78504
 Contact Person Shavi Mahtani, President

Engineer

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

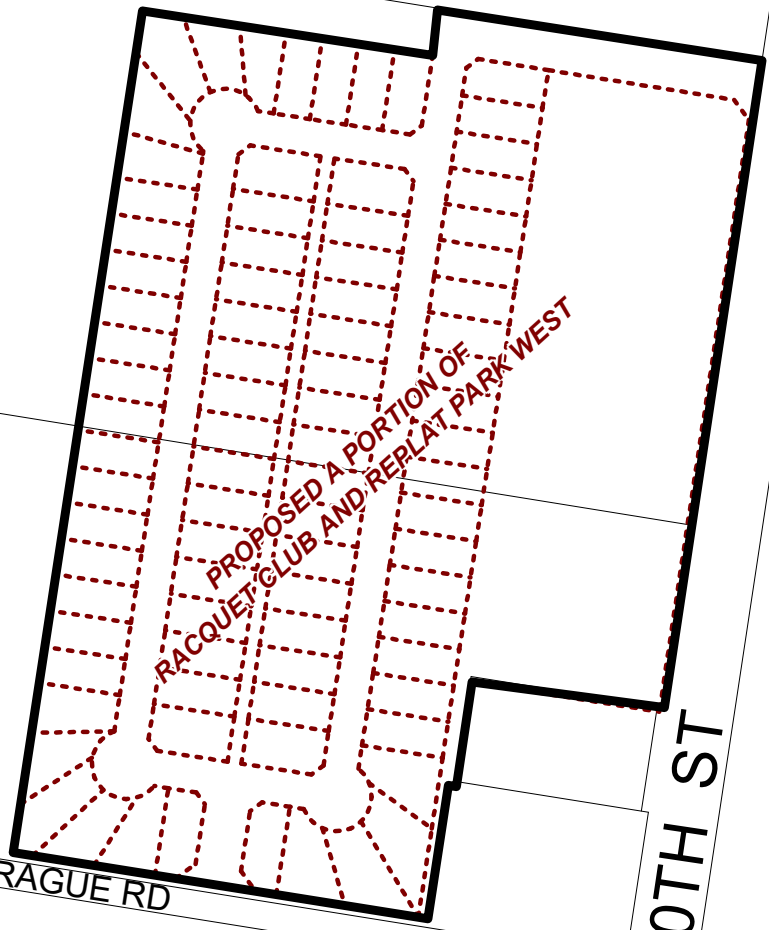
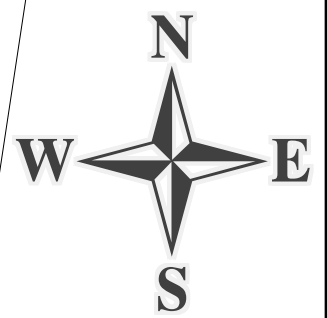
Surveyor

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

JUL 22 2024

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LOCATION



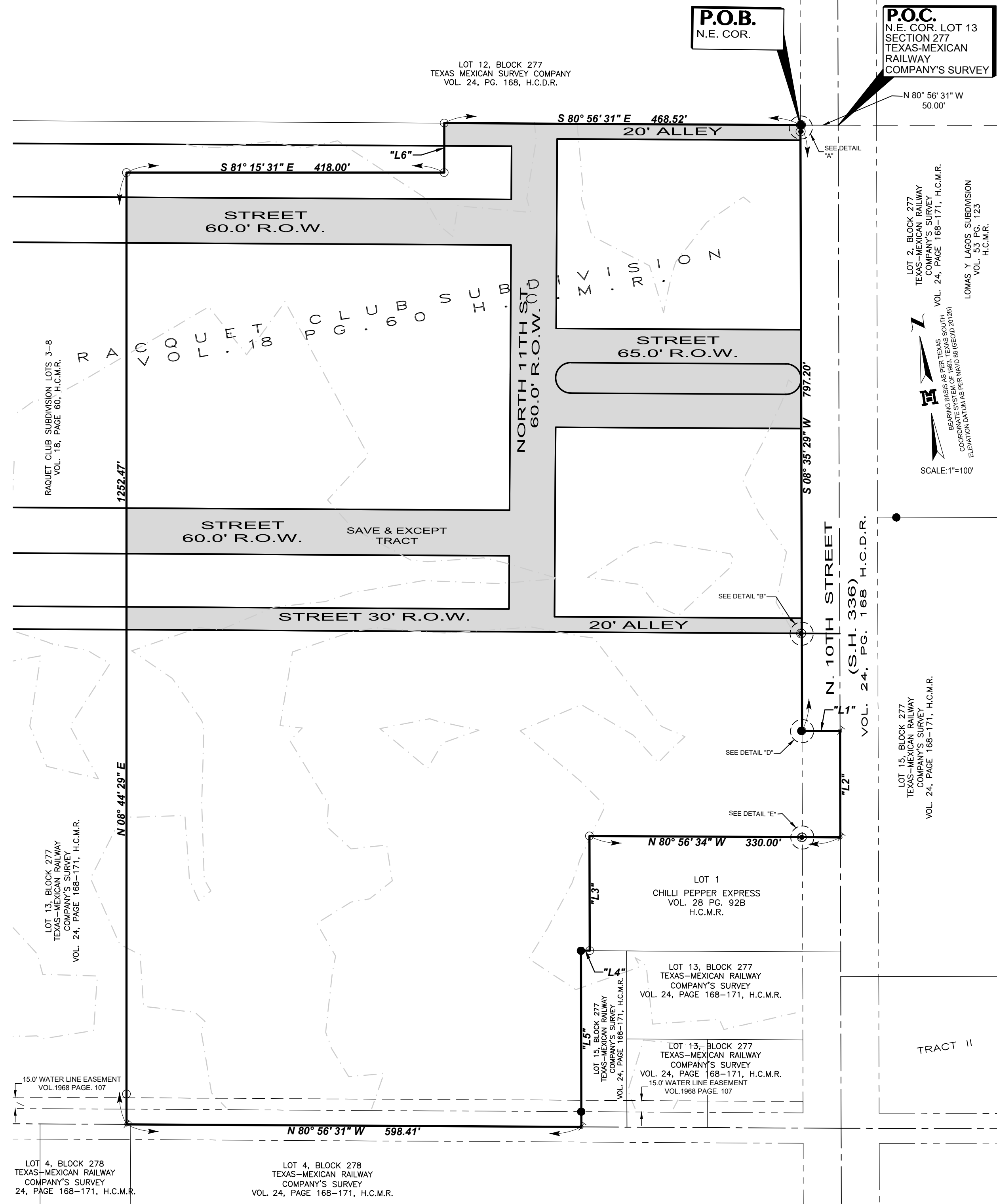
10TH ST

10TH ST

SPRAGUE RD

SPRAGUE RD

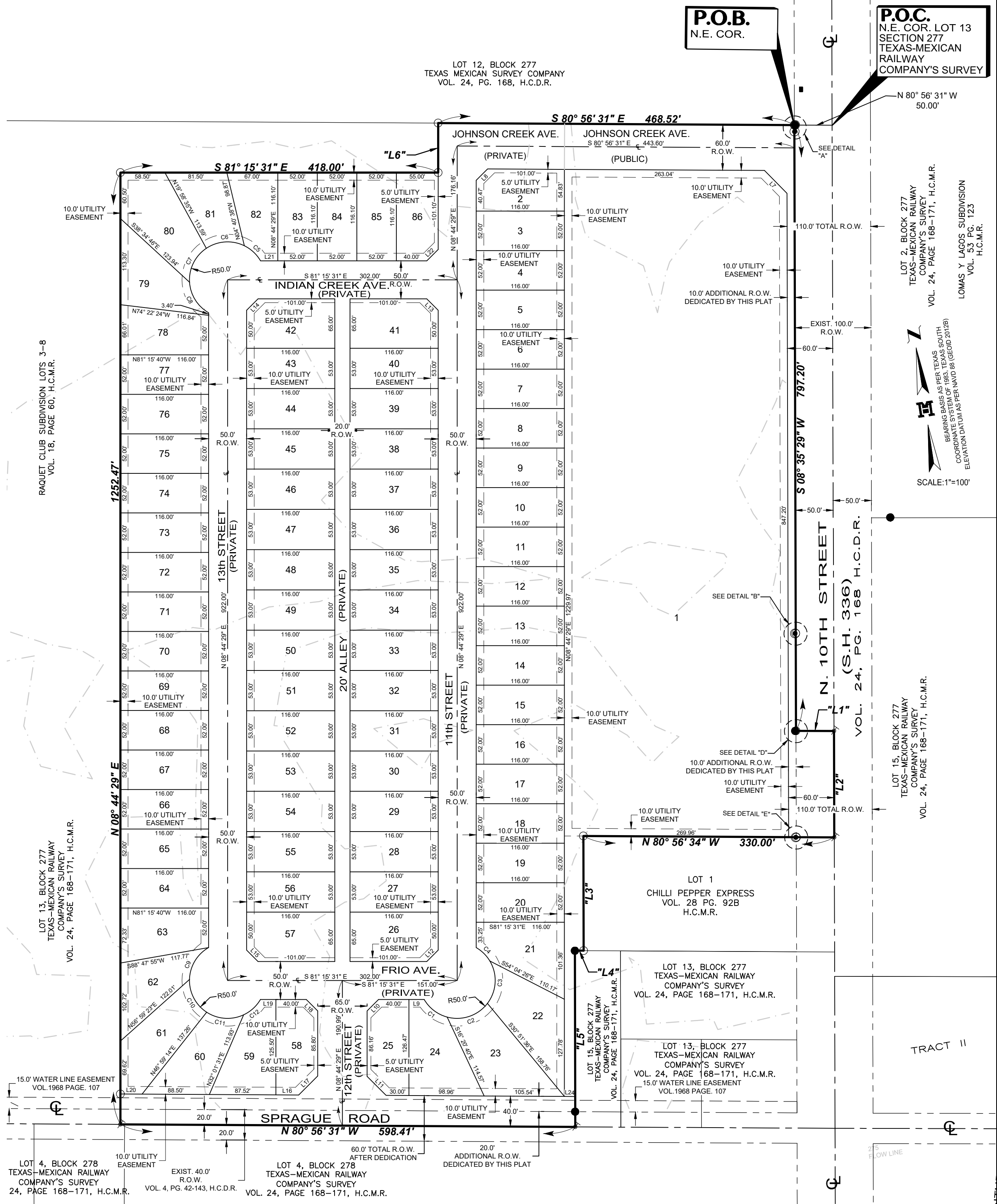
SCALE 1"=100'



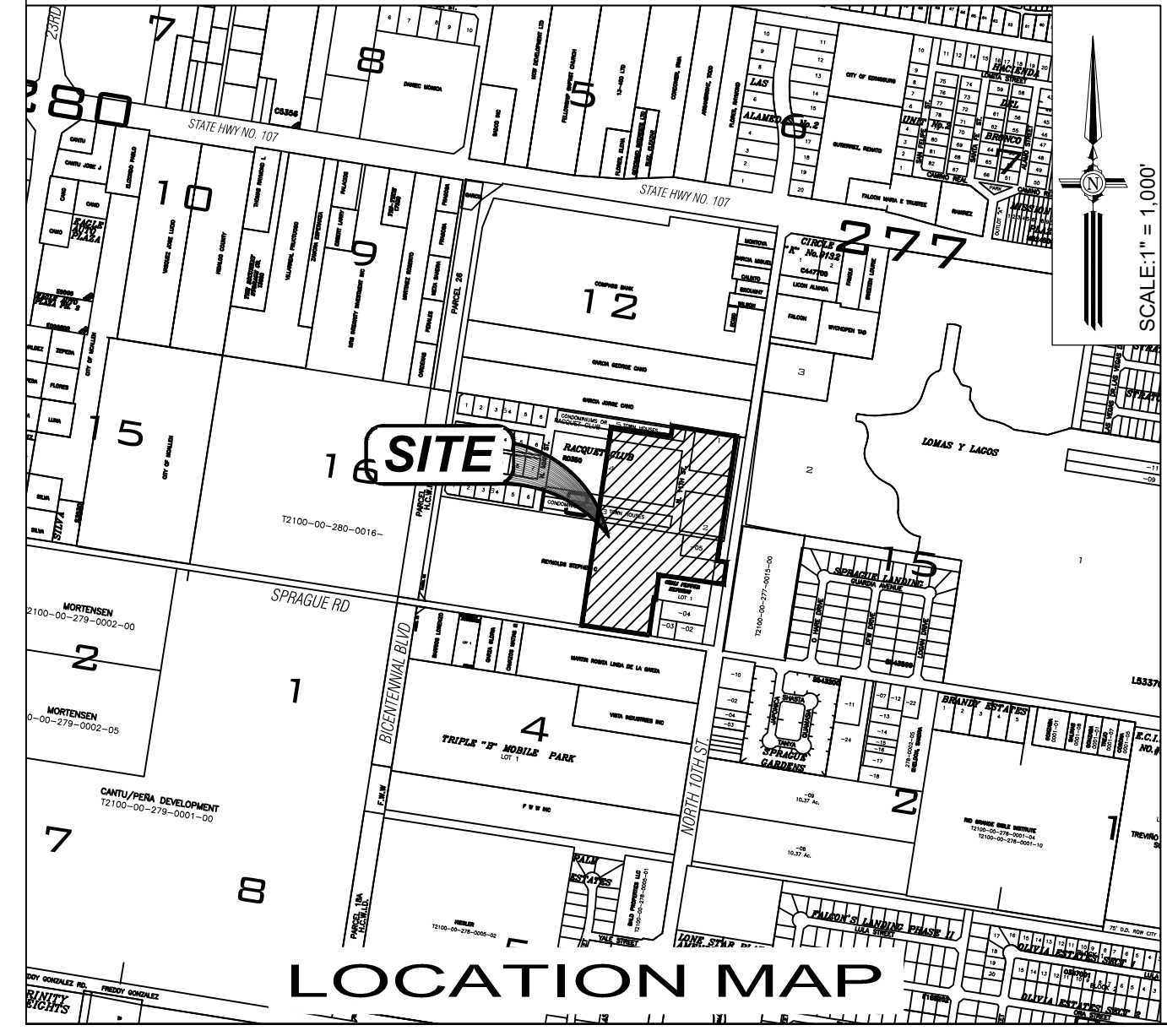
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	26371.76	6.054	46	6148.00	0.141
2	6284.86	0.144	47	6148.00	0.141
3	6032.00	0.138	48	6148.00	0.141
4	6032.00	0.138	49	6148.00	0.141
5	6032.00	0.138	50	6148.00	0.141
6	6032.00	0.138	51	6148.00	0.141
7	6032.00	0.138	52	6148.00	0.141
8	6032.00	0.138	53	6148.00	0.141
9	6032.00	0.138	54	6148.00	0.141
10	6032.00	0.138	55	6148.00	0.141
11	6032.00	0.138	56	6148.00	0.141
12	6032.00	0.138	57	7427.50	0.171
13	6032.00	0.138	58	8465.81	0.149
14	6032.00	0.138	59	7414.19	0.170
15	6032.00	0.138	60	7205.45	0.165
16	6032.00	0.138	61	8161.83	0.187
17	6032.00	0.138	62	6637.20	0.152
18	6032.00	0.138	63	7211.10	0.166
19	6032.00	0.138	64	6032.00	0.138
20	6032.00	0.138	65	6032.00	0.138
21	6198.33	0.168	66	6032.00	0.138
22	8956.42	0.206	67	6032.00	0.138
23	9283.37	0.213	68	6032.00	0.138
24	8445.51	0.194	69	6032.00	0.138
25	6522.27	0.150	70	6032.00	0.138
26	7427.50	0.171	71	6032.00	0.138
27	6148.00	0.141	72	6032.00	0.138
28	6148.00	0.141	73	6032.00	0.138
29	6148.00	0.141	74	6032.00	0.138
30	6148.00	0.141	75	6032.00	0.138
31	6148.00	0.141	76	6032.00	0.138
32	6148.00	0.141	77	6032.00	0.138
33	6148.00	0.141	78	6844.23	0.157
34	6148.00	0.141	79	7353.92	0.169
35	6148.00	0.141	80	9076.59	0.208
36	6148.00	0.141	81	6270.65	0.144
37	6148.00	0.141	82	5962.71	0.137
38	6148.00	0.141	83	6037.20	0.139
39	6148.00	0.141	84	6037.20	0.139
40	6148.00	0.141	85	6037.20	0.139
41	7427.50	0.171			
42	7427.50	0.171			
43	6148.00	0.141			
44	6148.00	0.141			
45	6148.00	0.141			

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

SCALE 1"=100'

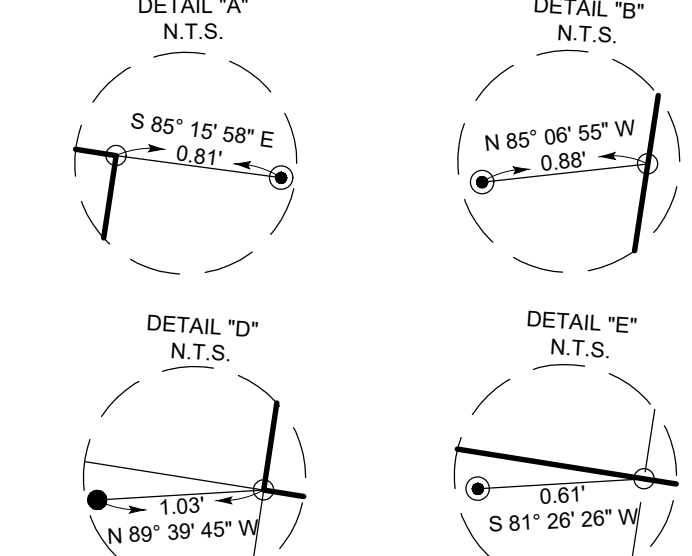


Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
L1	50.00	S80°56'31"E	C1	39.09	50.00	044°47'52"	S43°39'27"E	38.11	20.61
L2	140.00	S08°39'29"W	C2	59.29	50.00	067°56'49"	N79°58'12"E	55.88	33.69
L3	150.80	S08°39'26"W	C3	99.30	50.00	067°56'49"	N12°01'23"E	55.88	33.69
L4	11.63	N80°56'33"W	C4	25.58	50.00	029°18'29"	N36°36'16"W	23.30	13.07
L5	232.00	S08°39'26"W	C5	29.64	50.00	033°57'59"	N38°14'30"W	29.21	15.27
L6	65.20	N08°44'29"E	C6	52.34	50.00	059°58'38"	N85°12'49"W	49.98	28.85
L7	42.31	S35°47'02"E	C7	52.34	50.00	059°58'38"	S34°48'33"W	49.98	28.85
L8	20.20	N81°15'31"W	C8	48.94	50.00	056°04'45"	S23°13'08"E	47.01	26.63
L9	21.21	S33°44'29"W	C9	50.86	50.00	058°17'06"	S39°35'56"W	48.70	27.88
L10	35.45	S36°06'01"E	C10	50.87	50.00	058°17'13"	S18°41'14"E	48.70	27.88
L11	21.21	S53°44'29"W	C11	50.87	50.00	058°17'13"	S78°58'27"E	48.70	27.88
L12	21.21	S36°15'31"E	C12	30.67	50.00	035°08'27"	N56°18'43"E	30.19	15.83
L13	21.21	N53°44'29"E							
L14	21.21	N36°15'31"W							
L15	21.21	N36°15'31"W							
L16	30.00	N80°56'31"W							
L17	35.26	N53°53'59"E							
L18	21.21	S36°15'31"E							
L19	20.20	N81°15'31"W							
L20	28.49	N80°56'31"W							
L21	22.70	N81°15'31"W							
L22	21.21	N53°44'29"E							
L24	14.25	N80°56'31"W							



VACATE A PORTION OF RACQUET CLUB SUBDIVISION

BEING A SUBDIVISION OF 3.978 ACRES SITUATED IN THE CITY OF McALLEN, COUNTY OF HIDALGO TEXAS, BEING ALL OF LOT 1 AND 2 A PART OR PORTION OUT OF LOTS 3-5 RACQUET CLUB SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS

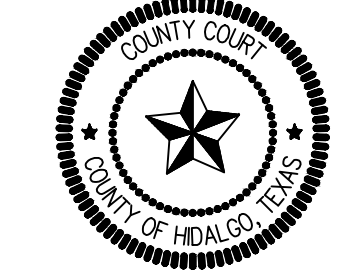


MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS
 115 W. McINTYRE - EDINBURG, TX 78541
 PH: (956) 381-0981 - FAX: (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: CESARILH DATE 10-15-2024
 SURVEYED, CHECKED DATE
 FINAL CHECK DATE

SUBDIVISION FOR PARK WEST SUBDIVISION

BEING A SUBDIVISION OF 23.918 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS AND BEING A PART OR PORTION OUT OF LOT 13, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, HIDALGO COUNTY DEED RECORDS.



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

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



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 1/17/2025

SUBDIVISION NAME: VACATING A PORTION OF RACQUET CLUB AND REPLAT TO PARK WEST	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>North 10th Street (S.H. 336): Dedication as required for 60 ft. from centerline for 120 ft. total ROW Paving: by the state Curb & gutter: by the state - Provide a copy for existing ROW documents, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Required
<p>Sprague Road: Dedication as required for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides - Clarify/revise the centerline prior to final/recording. Melden & Hunt informed us that the centerline will be corrected prior to final/recording. - Provide a copy of R.O.W. documents for staff review as applicable, prior to final/recording. - Show dimension of R.O.W. from Centerline after dedication - Any issues with R.O.W. dedication over waterline easement for Sprague Road must be resolved before final/recording. As per the engineer, the water line belongs to the City. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Required
<p>Interior Streets (for residential lots): Dedication as required for 50 ft. total ROW Paving: 32 ft. Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>E/W Quarter Mile Collector (north boundary): dedication required for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides ****The engineer submitted a variance application (VAR2024-0044) submitted on 10-11-24, including a variance to not dedicate R.O.W. nor escrow for this road. Variance was presented at the P&Z meeting of November 5, 2024. The board recommended approval and City Commission approved the variance request on November 11, 2024. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>Johnson Creek Ave. Proposing 60 ft. of R.O.W. Paving: 40 ft. Curb & gutter: Both Sides - The street is proposed to be public along Lot 1 and private along Lot 2. All gates detail must fit in the private street ROW. If additional ROW is required prior to final, layout must be revised prior to final/recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Required

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

<p>* 1,200 ft. Block Length ****The engineer submitted a variance application (VAR2024-0044) submitted on 10-11-24, including a variance for the maximum block length of 1,200, of which block length is currently labeled as 1,252 ft. Variance was presented at the P&Z meeting of November 5, 2024. The board recommended approval and City Commission approved the variance request on November 11, 2024. **Subdivision Ordinance: Section 134-118</p> <p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	<p>Applied</p>
	<p>NA</p>
	<p>NA</p>
<p>ALLEYS</p>	
<p>R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties - If private service drive is proposed in lieu of alley, a plat note must be added and finalized prior to final/recording. **Subdivision Ordinance: Section 134-106</p>	<p>Required</p>
<p>SETBACKS</p>	
<p>* Front: Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures whichever is greater applies Lots 2-86: 25 ft. or greater for easements. Revisions Needed: - Revise the setback note as shown above prior to final/recording. Proposing: ""20 ft. or greater for easements"" **Zoning Ordinance: Section 138-356</p>	<p>Required</p>
<p>* Rear: Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements Lots 2-86: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Sides Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements (if commercial zoning) Lots 2-86: 6 ft. or greater for easements. Revisions Needed: - Revise the setback note as shown above prior to final/recording. Proposing: ""5 ft. or greater for easements"" **Zoning Ordinance: Section 138-356</p>	<p>Required</p>
<p>* Corner: Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements Lots 2-86: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Garage: 18 ft. except where greater setback is required; greater setback applies **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p>SIDEWALKS</p>	
<p>* 4 ft. wide minimum sidewalk required on North 10th Street, Sprague Road, and both sides of all interior streets. - Sidewalk requirement for N. 10th Street may increase to 5 ft. as per the Engineering Department. **Subdivision Ordinance: Section 134-120</p>	<p>Applied</p>

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

<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Required</p>
<p>BUFFERS</p>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along Sprague Road. **Landscaping Ordinance: Section 110-46</p>	<p>Applied</p>
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46</p>	<p>Applied</p>
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Required</p>
<p>NOTES</p>	
<p>* No curb cut, access, or lot frontage permitted along Sprague Road **Must comply with City Access Management Policy</p>	<p>Applied</p>
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Site plan review is required for Lot 1.</p>	<p>Required</p>
<p>* Common Areas, any private streets, alleys, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Clarify/Revise plat note #14 as applicable, prior to final/recording. There is not lot labeled as 89 as mentioned on the plat note.</p>	<p>Required</p>
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>Applied</p>
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>Required</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Homeowner's Association Covenants must be submitted for staff review, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>Required</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public/private streets. - Lot 1 has a strip of land down to Sprague Rd. with only 14.25 ft. of frontage, clarify/finalize prior to final/recording. **Subdivision Ordinance: Section 134-1</p>	<p>Required</p>
<p>* Minimum lot width and lot area - Lot 1 has a strip of land down to Sprague Rd. with only 14.25 ft. of frontage, clarify/finalize prior to final. - Verify all lots meet minimum 50 ft. frontage requirements for interior lots and 54 ft. for corner lots for the residential lots. If they don't meet the requirement, must be revised prior to final/recording. **Zoning Ordinance: Section 138-356</p>	<p>Required</p>

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

ZONING/CUP	
<p>* Existing: R-3T, C-3 Proposed: R-1 - It seems that a portion on the west side of Lot 1 is not zoned commercial. The engineer must verify if the lot lines matches the zoning prior to final/recording. - Revise the application to reflect the zoning for Lot 1 prior to final/recording. - Applications for zoning change received on October 14, 2024, to be presented at the P&Z meeting of 11/19/24 and 11/25/24 to the City Commission. ***Zoning Ordinance: Article V</p>	Required
<p>* Rezoning Needed Before Final Approval - It seems that a portion on the west side of Lot 1 is not zoned commercial. The engineer must verify if the lot lines matches the zoning prior to final/recording. - Revise the application to reflect the zoning for Lot 1 prior to final/recording. - Applications for zoning change received on October 14, 2024, to be presented at the P&Z meeting of 11/19/24 and 11/25/24 to the City Commission. ***Zoning Ordinance: Article V</p>	Required
PARKS	
<p>**As per plat submitted on July 19, 2024, plat depicts 85 residential lots, a request to pay park fees in lieu of land dedication for Vacate a Portion of Racquet Club Subdivision into Re-Plat of Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$29,750) based on \$350 per 85 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling units increases, additional park fees will apply. A plat note to reflect the approved park fee variance is needed prior to recording. -Proposing: Plat note regarding parkland dedication is shown as Plat Note #19"</p>	Required
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TRAFFIC	
<p>* As per Traffic Department, Trip Generation triggered a TIA. A TIA waiver is under review. If the waiver is approved, the development must comply with the conditions prior to final/recording.</p>	Required
<p>* As per Traffic Department, Trip Generation triggered a TIA. A TIA waiver is under review. If the waiver is approved, the development must comply with the conditions prior to final/recording.</p>	Required

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Any abandonments must be done by separate document, not by plat, must be finalized prior to final. - Application and the plat must depict the same names. - Verify and review the bearings/metes and bounds to match what is shown on the plat. *There is a distance and bearing on the Metes and Bounds (Save and Except) for numbers 2. & 4. that are different from what is shown on the survey. - Revise/clarify plat notes #3,8,13,14,17,19, and 20. - Lot area table is missing Lots 1 & 2. - Vacating portion must be redone as it includes a portion that is outside of the original subdivision boundary. - Legal doesn't reference un-platted acreage south to Sprague. **At the Planning and Zoning Commission meeting of August 6, 2024 the board voted to approve the subdivision in preliminary form subject to conditions noted, drainage and utility approvals. **Must comply with City's Access Management Policy. 	<p>Required</p>
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.</p>	<p>Applied</p>

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

LOCATION



12

10TH ST

MAIN ST

11TH ST

RACQUET CLUB SUBDIVISION

**ING A PORTION OF RAQUET CLUB AND
AT VILLAGES AT PARK WEST**

**CHILI PEPPER
EXPRESS SUBD
LOT**

SPRAGUE RD

13

2

5

1

3

6

6

7

6

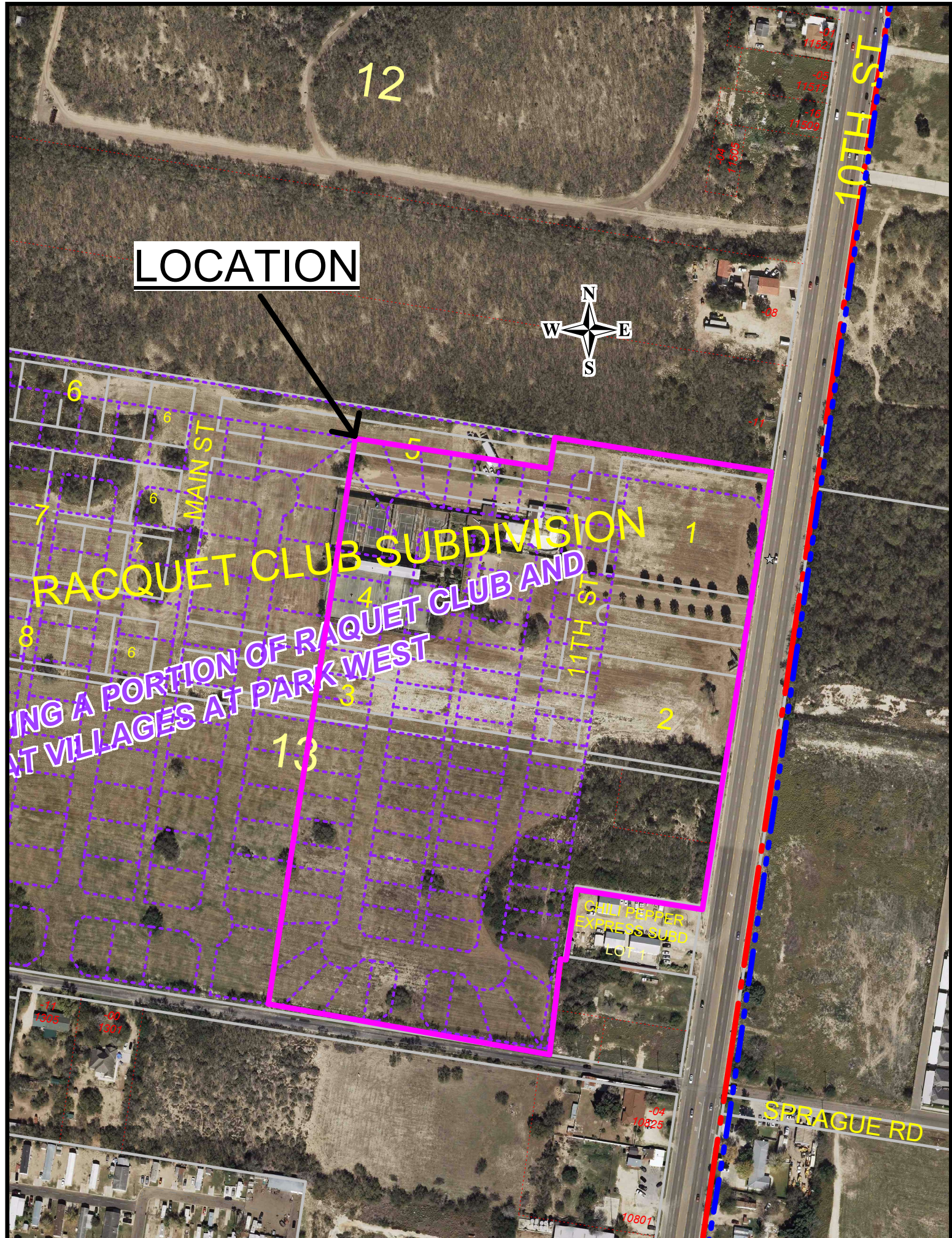
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11523
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-16
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-00
1007

-04
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City of McAllen
Planning Department

SUB2023-0110

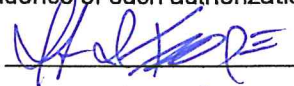
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

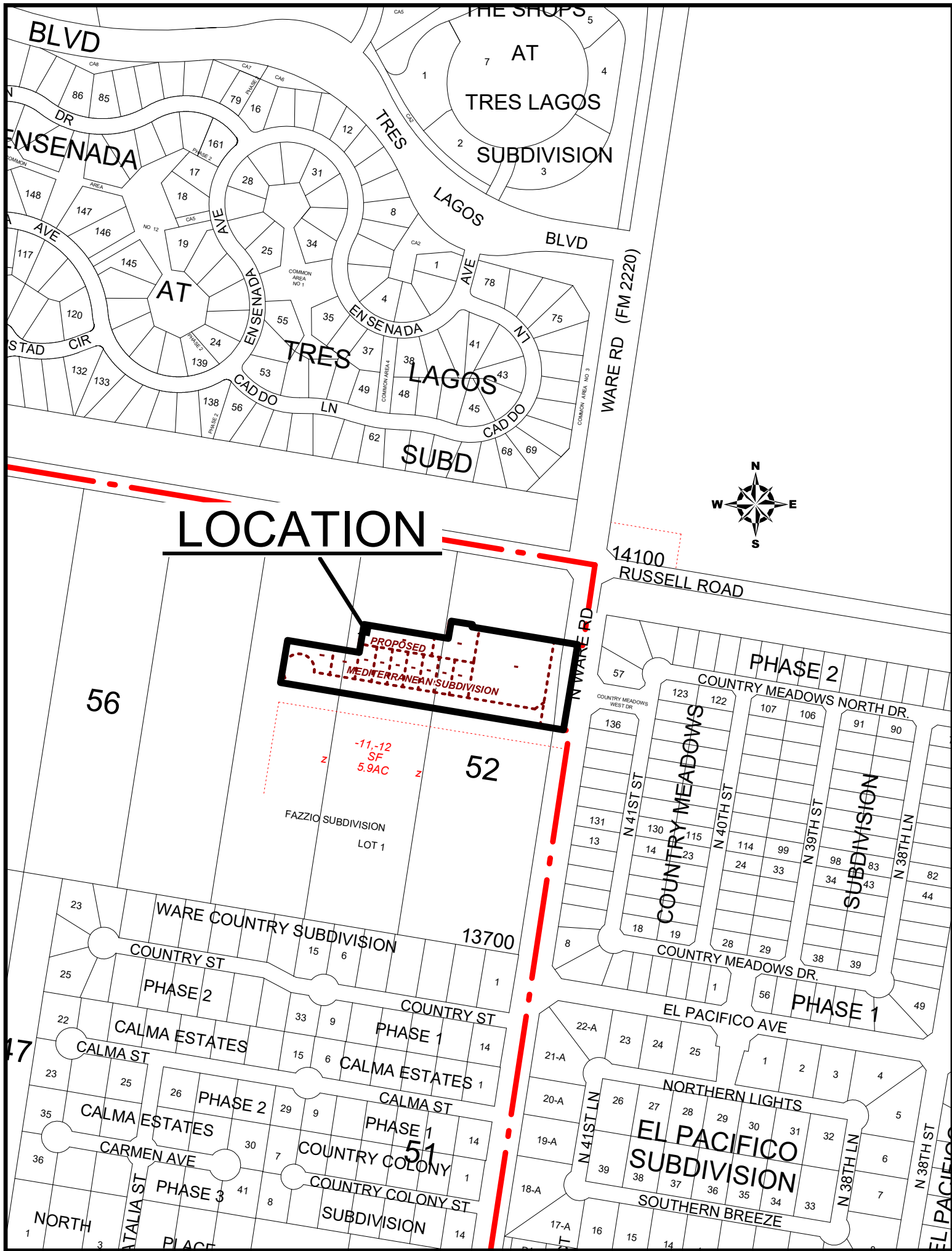
Project Information	Subdivision Name <u>Mediterranean Subdivision</u>
	Legal Description <u>Survey plat showing a 4.687-acre tract of land, more or less, out of lots 52 thru 54, out of lots 35-68, inclusive, section 22A, Tex-Mex Subdivision, Hidalgo County, Texas, Volume 12, Page 55, H.C.M.R.</u>
	Location <u>West side of Ware Rd, Approx. 258 feet south of Mile 9 North Rd.</u>
	City Address or Block Number <u>13931 N. WARE RD</u>
	Total No. of Lots <u>15</u> ^{KF} Total Dwelling Units <u>13</u> ^{KF} Gross Acres <u>4.687</u> Net Acres <u>3.602</u> <small>05/16/24 05/16/24</small>
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No
	For Fee Purposes: <input type="checkbox"/> Commercial (<u>1.454</u> Acres) / <input type="checkbox"/> Residential (<u>9</u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No <small>C-3 C-3</small>
	Existing Zoning <u>R-2</u> ^{C-3} Proposed Zoning <u>R-3T</u> ^{KF} Applied for Rezoning <input type="checkbox"/> No / <input checked="" type="checkbox"/> Yes: Date _____ <small>05/16/24</small>
	Existing Land Use <u>General business / duplex</u> Proposed Land Use <u>business / duplex-fourplex residential</u> <small>General Duplex-Fourplex</small>
	Irrigation District # <u>United Irrigation</u> Water CCN: <input type="checkbox"/> MPU / <input checked="" type="checkbox"/> Sharyland Water SC Other _____ <small>fourplex residential</small>
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>294163</u> (C-3)	
Estimated Rollback Tax Due <u>not on tax roll</u> Tax Dept. Review <u>UPG</u>	
Owner	Name <u>Ancer Properties LLC</u> Phone <u>(956) 522-3299</u>
	Address <u>P.O. BOX 1198</u> E-mail <u>jorge@ancerpools.com</u>
	City <u>MISSION</u> State <u>TX</u> Zip <u>78512</u>
Developer	Name <u>Ancer Properties LLC</u> Phone <u>(956) 522-3299</u>
	Address <u>P.O. BOX 1198</u> E-mail <u>jorge@ancerpools.com</u>
	City <u>MISSION</u> State <u>TX</u> Zip <u>78512</u>
	Contact Person <u>Jorge Ancer</u>
Engineer	Name <u>Iden Treviño - Treviño Engineering</u> Phone <u>(956) 283-8847</u>
	Address <u>2211 E. Griffin Pkwy Ste 160</u> E-mail <u>ident@trevinoengineering.com</u>
	City <u>MISSION</u> State <u>TX</u> Zip <u>78512</u>
	Contact Person <u>Karime Farachala - karime@trevinoengineering.com</u>
Surveyor	Name <u>Homero Luis Gutierrez</u> Phone <u>(956) 369-0988</u>
	Address <u>P.O. BOX 548</u> E-mail <u>homero.gutierrez@sbcglobal.net</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78505</u>

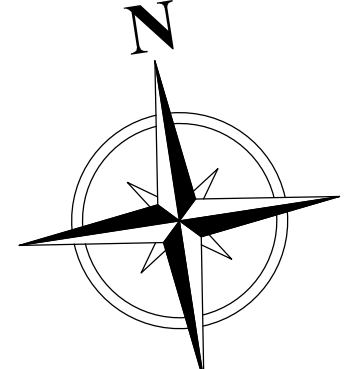
KF

RECEIVED
OCT 09 2023
BY: [Signature]

Proposed Plat Submittal

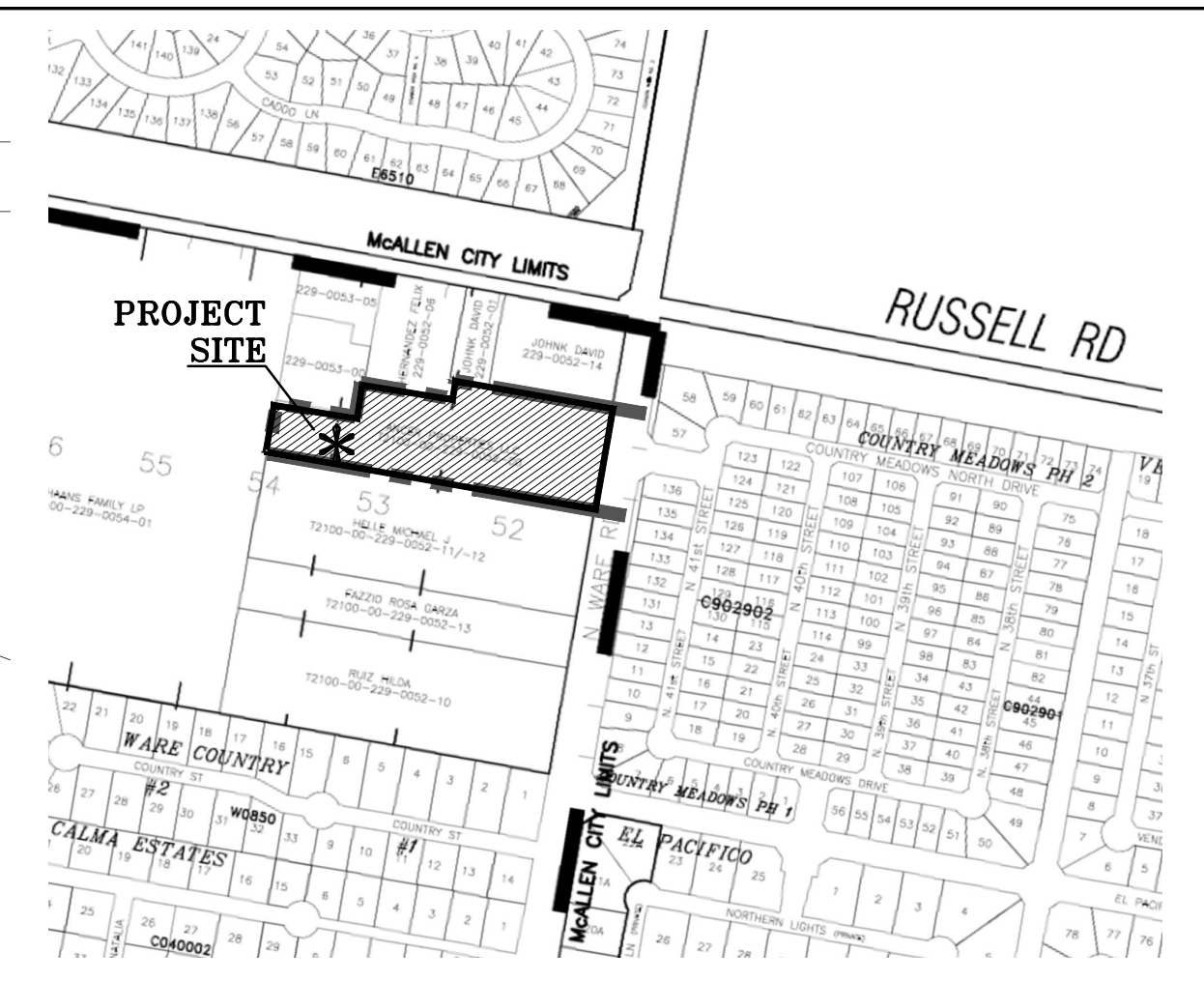
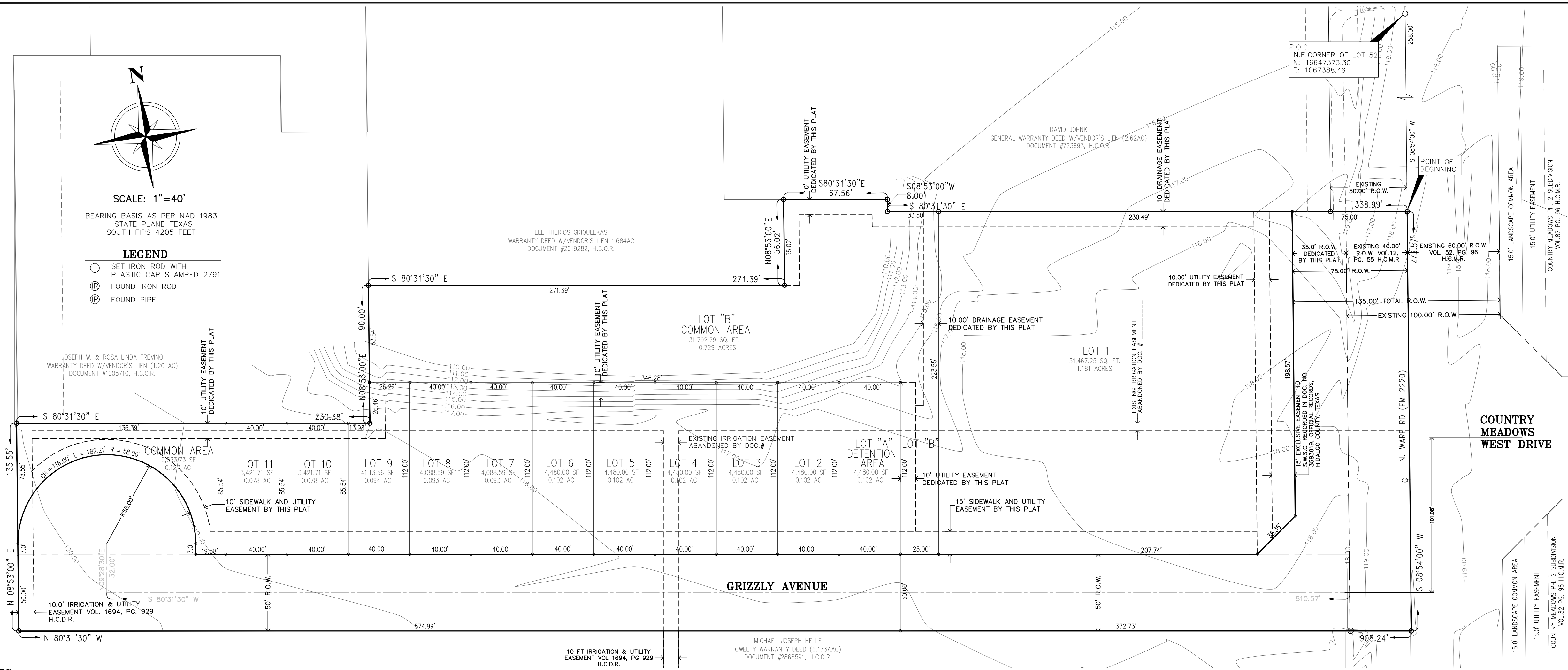
Minimum Developer's Requirements Submitted with Application	<p style="text-align: center;"><u>In Person Submittal Requirements</u></p> <ul style="list-style-type: none"> - Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes - Title Report - 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blue-line copies 2 Location Maps - 2 8 ½" by 11" copies/legible copies of plat with name & north arrow - 6 Folded blue-line prints of the proposed plat - 2 Warranty Deeds (identifying owner on application) - AutoCAD 2005 DWG file and PDF of plat - Letter of Authorization from the owner (if applicable) - Proof of authority of person signing application on behalf of partnership/corporation (if applicable) 	<p style="text-align: center;"><u>Email Submittal Requirements</u></p> <ul style="list-style-type: none"> - 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 <p><small>*Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents*</small></p> <p><small>*Submit documents to subdivisions@mcallen.net</small></p> <p style="text-align: center;">*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL*</p>
	<p>PLAT TO SHOW:</p> <ul style="list-style-type: none"> - 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) <p><small>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</small></p>	
Owner(s) Signature(s)	<p>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.</p> <p>Signature <u></u> Date <u>10/09/2023</u></p> <p>Print Name <u>IDEN I. TREVINO, PE</u></p> <p>Owner <input type="checkbox"/> Authorized Agent <input checked="" type="checkbox"/></p> <p style="text-align: center; font-size: small;">The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion</p>	





BEARING BASIS AS PER NAD 1983 STATE PLANE TEXAS SOUTH FIPS 4205 FEET

- LEGEND
○ SET IRON ROD WITH PLASTIC CAP STAMPED 2791
Ⓜ FOUND IRON ROD
Ⓟ FOUND PIPE



VICINITY MAP
1 INCH = 500 FEET
METES AND BOUNDS
A 4.687-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 52 THRU 54, OUT LOTS 35-68, INCLUSIVE, SECTION 229, TEX-MEX SUBDIVISION, AS PER MAP OR PLAT THEREOF...

- GENERAL NOTES
1. THE SUBDIVISION IS ON FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN...
2. BENCHMARK =
3. COMMERCIAL MINIMUM BUILDING SETBACKS (LOT 1)
FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR IN-LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.

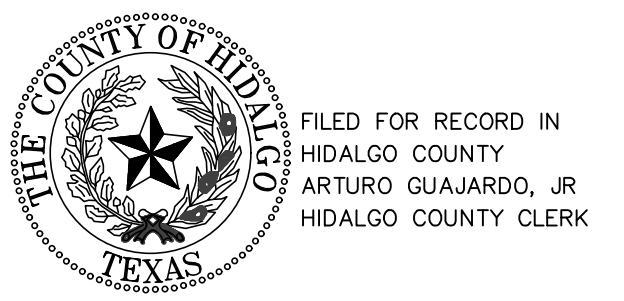
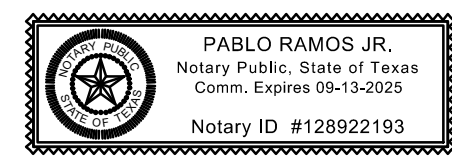
STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE MEDITERRANEAN 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.

Table with columns for Name, Title, and Date. Includes Ancer Properties, LLC, Ancer Properties, LLC, and Jorge Abraham Ancer.

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MARIA DALIA ANGER AND JORGE ABRAHAM ANGER KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.



HIDALGO COUNTY
DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT No. 1, HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THE SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 42.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

RAUL SESIN, P.E., CFM
GENERAL MANAGER
HIDALGO COUNTY DRAINAGE DISTRICT No.1

HIDALGO COUNTY
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 WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WEATHER SHOWN OR NOT.

CITY OF McALLEN PLANNING & ZONING

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

CITY OF McALLEN MAYOR

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.

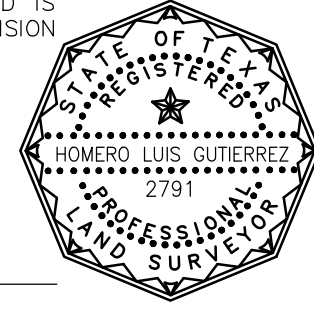
MAYOR, CITY OF McALLEN DATE CITY SECRETARY DATE

MEDITERRANEAN
SUBDIVISION

A 4.687-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 52 THRU 54, OUT LOTS 35-68, INCLUSIVE, SECTION 229, TEX-MEX SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 55, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

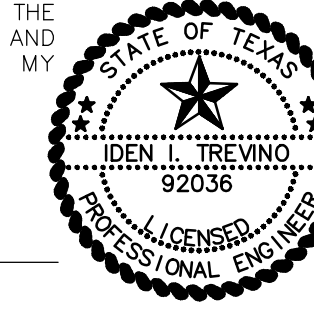
I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



HOMERO LUIS GUTIERREZ RPLS NO. 2791 DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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



IDEN I. TREVINO, PE NO. 92036 DATE

SHARYLAND WATER SUPPLY CORPORATION

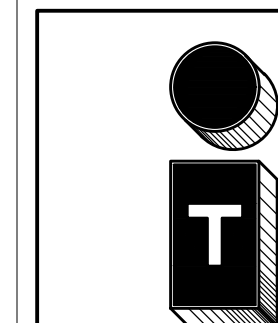
I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE MEDITERRANEAN SUBDIVISION LOCATED AT CITY OF McALLEN, HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS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

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

CARLOS LIMA DATE

Table with columns: PRINCIPAL CONTACTS, ADDRESS, CITY & ZIP, PHONE. Lists Ancer Properties, LLC and Idén I. Trevino, P.E.

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



TREVIÑO ENGINEERING
FIRM No. F-7906
TEL No. (956) 283-8847 2211 E. Griffin Pkwy, Suite 160
Mission, Texas 78572
ident@trevinoengineering.com

REVISION DATE: DECEMBER 19, 2024
REVISION DATE: DECEMBER 02, 2024
DATE OF PREPARATION: JULY 31, 2024



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/16/2025

SUBDIVISION NAME: MEDITERRANEAN SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>N. Ware Road: Dedication as required for 75 ft. from centerline for 150 ft. total ROW Paving: By the States Curb & gutter: By the State - Ensure that ROW complies with State plans for North Ware Road, prior to final. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are required prior to recording.</p>	Required
<p>Grizzly Avenue: Dedication as needed for 60 ft. total ROW. Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: - The label which was reading as "50 ft. ROW dedicated by this plat" has been changed to "50 ft. ROW". Please revise it to the previous label prior to final/recording. - ROW/U.E. reserved by the grantor as per Doc. No. 917187 which was shown on the plat has been removed. Clarify/submit documentation to show how it has been resolved prior to final/recording. If it has been resolved by a separate document, it should be referenced on the plat prior to recording. - Clarify 10 ft. Easement dedicated to United Irrigation within ROW, need to resolve any issues with overlap, finalize prior to final. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording</p> <p>** Project Engineer, on behalf of the developer, submitted a variance application (VAR2024-0024) including a variance to provide 50 ft. ROW for the interior streets in lieu of 60 ft. ROW requirement. The applicant stated that the proposed ROW is an existing 50 ft. recorded ROW easement. If the request is approved it will be subject to 15 ft. sidewalk and utility easement on the north side as per the Engineering Department. ** They also added a variance to the minimum 125 ft. street jog requirement. The submitted application states that street jog between the centerline of the proposed interior street and the existing private street on the east side of N. Ware Road, Country Meadows West Drive, is 100.12 ft. The applicant indicated that based on the subdivision location and limitations they can't comply with the requirement. They also added that TxDOT will build a median on Ware Road in this area. ** Planning and Zoning Commission recommended approval to the requested variances on June 18, 2024, subject to a 15 ft. sidewalk and utility easement on all lots along the north side of the interior street. The City Commission approved the variance requests on July 8, 2024, subject to a 15 ft. sidewalk and utility easement on all lots along the north side of the interior street with 50 ft. ROW and 40 ft. of paving.</p>	Required

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

<p>N/S collector(Western Boundary): Dedication as needed for 60 ft. total R.O.W. Paving _40 ft._ Curb & gutter: Both Sides. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.</p> <p>** Project Engineer, on behalf of the developer, submitted a variance application (VAR2024-0024) including a variance to not dedicate ROW for a N/S Collector street along the west boundary of the subdivision for a future collector street. The applicant stated that there is no existing N/S street along the west side of the property. Staff reviewed the subdivision location and determined that the west boundary of this subdivision does not abut the N/S Collector location. Based on staff review, it seems that the west lot line of Lot 54 of Section 229, Tex-Mex Survey (which is the east lot line of Lot 55) would be the location of a future N/S collector street.</p> <p>* 1,200 ft. Block Length **Current Zoning is R-3T & C-3. 1,200 ft. block length applies to C-3 portion of the subdivision. **Subdivision Ordinance: Section 134-118</p> <p>* 900 ft. Block Length for R-3T & R-3C Zone Districts. **Current Zoning is R-3T & C-3. 900 ft. block length applies to R-3T portion of the subdivision. **Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105</p> <p>** Project Engineer, on behalf of the developer, submitted a variance application (VAR2024-0024) including a variance to the maximum 600 ft. Cul-de-Sac length requirement. The applicant stated that the current street length is 817.96 ft. If the variance is approved it will be subject to 40 ft. of paving for the interior street. ** Planning and Zoning Commission recommended approval to the requested variances on June 18, 2024. The City Commission approved the variance requests on July 8, 2024, subject to a 15 ft. sidewalk and utility easement on all lots along the north side of the interior street with 50 ft. ROW and 40 ft. of paving.</p>	<p>NA</p>
	<p>Applied</p>
	<p>Applied</p>
	<p>Applied</p>
<p>ALLEYS</p>	
<p>ROW: 20 ft. Paving: 16 ft. Revisions Needed: Lot 1: Commercial - Proposing Plat note #17: "A minimum 24 ft. private service drive easement will be established as part of the site plan for lot 1 and will be maintained by the lot owners and not the city of McAllen." *Alley/service drive easement required for commercial and multi-family properties Lots 2-10: Townhomes - Public Works approved residential collection for townhome lots. **Subdivision Ordinance: Section 134-106</p>	<p>Applied</p>
<p>SETBACKS</p>	
<p>Front Setback: Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. Lots 2-11: Front: (proposing) 15 ft. or greater for easements **Zoning Ordinance: Section 138-356,134-367</p>	<p>Applied</p>
<p>Rear Setback: Lot 1: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Lots 2-12: (Proposing) 10 feet or greater for easements. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>

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

<p>Interior Side: Lot 1: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Lots 2-11: In accordance with the Zoning Ordinance or greater for easements **Zoning Ordinance: Section 138-356"</p> <p>Corner Setback: Lot 1: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revision Needed: - Clarify or remove the corner setback note for Lots 2-12 as none of Lots 2-12 are as a corner lot; revise as applicable prior to final/recording. - Proposing: Lots 2-11: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356</p> <p>Garage Setback: Lot 1: N/A to Commercial Development. Lots 2-12: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN Lot 1 is proposed to be commercial and Lots 2-13 townhome lots.</p>	<p>Applied</p>
<p>Corner Setback: Lot 1: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revision Needed: - Clarify or remove the corner setback note for Lots 2-12 as none of Lots 2-12 are as a corner lot; revise as applicable prior to final/recording. - Proposing: Lots 2-11: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356</p>	<p>Required</p>
<p>Garage Setback: Lot 1: N/A to Commercial Development. Lots 2-12: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN Lot 1 is proposed to be commercial and Lots 2-13 townhome lots.</p>	<p>Applied</p>
<p>SIDEWALKS</p>	
<p>* 5 ft. wide minimum sidewalk required on North Ware Road (FM 220) and 4 ft. wide minimum sidewalk required on both sides of all interior streets" **Subdivision Ordinance: Section 134-120</p>	<p>Applied</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Required</p>
<p>BUFFERS</p>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46</p>	<p>Applied</p>
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p>	<p>Applied</p>
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Required</p>
<p>NOTES</p>	
<p>* No curb cut, access, or lot frontage permitted along North Ware Road for Lot 1. **Must comply with City Access Management Policy ***As per Traffic Department, Lot 1 will not be granted access off Ware Road.</p>	<p>Applied</p>
<p>Commercial Lot: * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Multi-family Lots: *Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final.</p>	<p>Applied</p>
<p>* Common Areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen.</p>	<p>Applied</p>

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

<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>- Plat notes to cross reference HOA document at time of plat recording will be required prior to final/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>- Submit the draft HOA document 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>	Applied
	Required
	Required
LOT REQUIREMENTS	
<p>* Lots fronting public streets.</p> <p>**Subdivision Ordinance: Section 134-1</p>	Applied
<p>* Minimum lot width and lot area.</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied
ZONING/CUP	
<p>* Existing: R-2(Duplex-Fourplex) District and C-3 (General Business) District Proposed: R-3T(townhouse residential) District and C-3 (General Business) District</p> <p>***Zoning Ordinance: Article V</p> <p>**Annexation and initial zoning approved by City Commission on August 28, 2023.</p> <p>**Two rezoning requests (REZ2024-0028 & REZ2024-0031) to rezone the middle and rear sides of the property to R-3T zone were approved by the City Commission on June 24, 2024.</p> <p>- The project engineer must verify that the requested and approved zoning metes and bounds matches the proposed lot lines prior to final/recording.</p>	Applied
<p>* Rezoning Needed Before Final Approval</p> <p>***Zoning Ordinance: Article V</p> <p>****Annexation and initial zoning approved by City Commission on August 28th, 2023.</p> <p>****Two rezoning requests (REZ2024-0028 & REZ2024-0031) to rezone the middle and rear sides of the property to R-3T zone were approved by the City Commission on June 24, 2024.</p>	Applied
PARKS	
<p>* Land dedication in lieu of fee.</p>	NA
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.</p> <p>As per the developer, Lot 1 is proposed to be commercial and Lots 2-11 are for townhomes. As per Parks Department, park fee of \$700 per dwelling unit must be paid prior to recording. For Lot 2-11, Park Fee of \$7,000 (10 x \$700) will be required prior to recording. If the number of units change prior to recording, park fees will be adjusted accordingly.</p> <p>- Revise the submitted application on file to reflect the correct number of dwelling units prior to final/recording.</p>	Required
<p>* Pending review by the City Manager's Office.</p>	NA

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

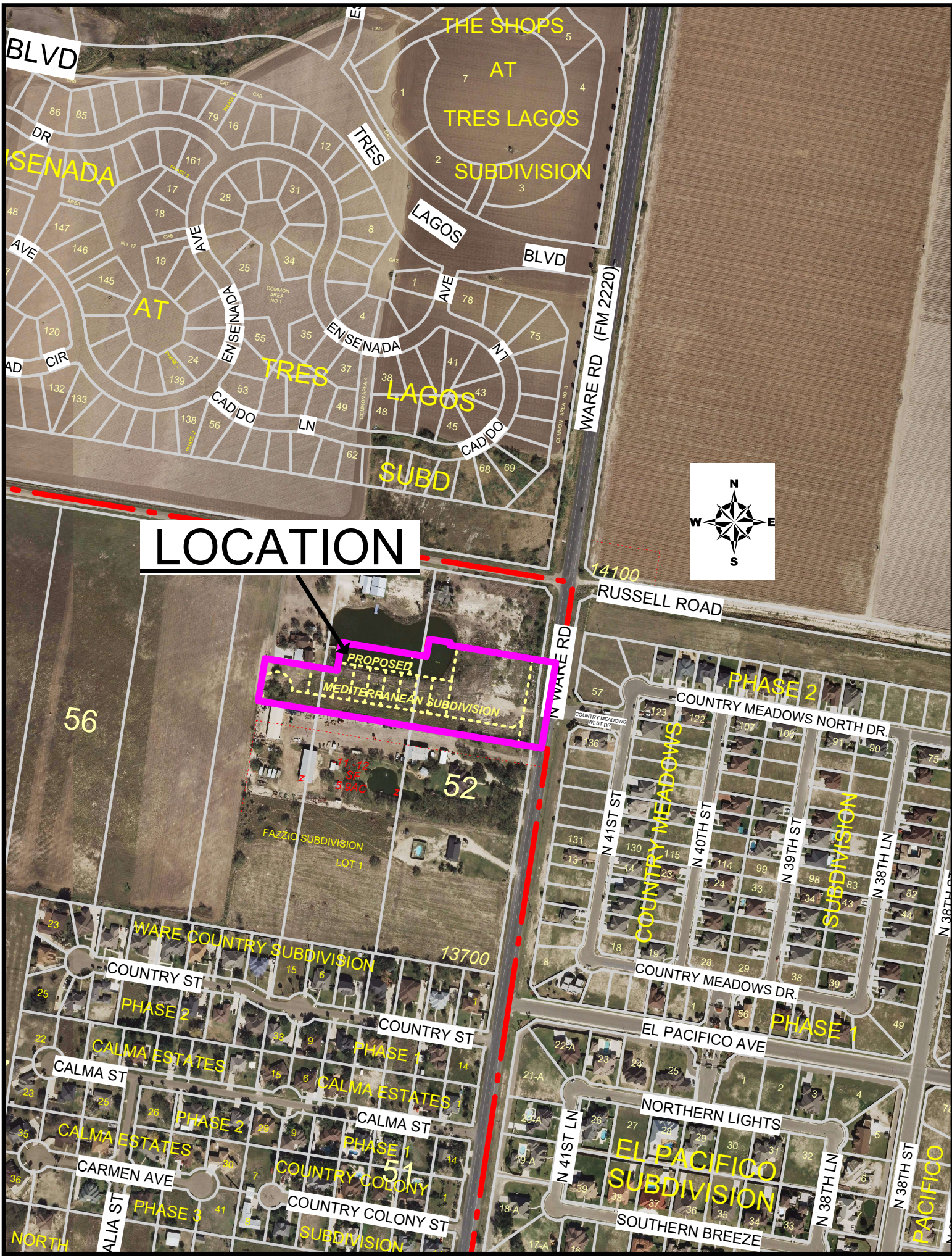
TRAFFIC	
* As per Traffic Department, a revised Trip Generation is approved.	Applied
* As per Traffic Department, TIA Level I is waived with conditions. The development must comply with the conditions of approval prior to recording.	Applied

COMMENTS	
<p>Additional Comments:</p> <ul style="list-style-type: none"> - Use a bold line only for the original subdivision boundary to distinguish it from the lot lines prior to final/recording. - Lot lines and legal description of all adjacent lots on all sides are needed, including the east side of N. Ware Road, prior to final/recording. - Please provide a copy of any referenced documents for staff review prior to final/recording. - Clarify if the existing lake overlaps any of the proposed lots prior to final/recording. A separate exhibit to show any overlap may be required prior to final/recording. - ROW/U.E. reserved by the grantor as per Doc. No. 917187 which was shown on the plat has been removed. Clarify/submit documentation to show how it has been resolved prior to final/recording. If it has been resolved by a separate document, it should be referenced on the plat prior to recording. - As per the developer, the easement overlapping lots 1 through 12 is not an Irrigation Easement and is a Utility Easement; however, it has been labeled as an Irrigation Easement. Provide the document number on the plat, submit a copy of the document for staff review, and revise the label as applicable prior to final/recording. Label to be finalized after receiving a copy of the document prior to final/recording (e.g. U.E. dedicated by Doc. No. _____ and abandoned by Doc No. _____). - Cross hatch the portion of the easement abandoned by the referenced document prior to recording. - The submitted abandonment must be finalized and the document number must be added prior to recording. - Add a label for 15 ft. Sidewalk and Utility Easement on Lot 9 (or another lot near Lot 9) prior to recording to emphasize that the easement is 15 ft., not 10 ft. as shown on Lot 12. - Revise the submitted application on file to reflect the correct number of dwelling units prior to final/recording. - Common Area on the west side of Lot 11 must have a letter/number label (e.g. Lot "C" Common Area). - Revise plat note 20 to reference two other common areas/detention lots prior to recording. <p>*Must comply with City's Access Management Policy. *Any abandonments must be done by separate process, not by plat. *Please review vicinity map and revise as applicable, e.g. McAllen's City limits.</p> <p>** Project Engineer, on behalf of the developer, submitted a variance application (VAR2024-0024) including:</p> <ol style="list-style-type: none"> 1. A variance request to provide 50 ft. ROW for the interior streets in lieu of 60 ft. ROW requirement. 2. A variance to the maximum 600 ft. Cul-de-Sac length requirement. 3. A variance to not dedicate ROW for a N/S Collector street along the west boundary of the subdivision for a future collector street. Staff reviewed the subdivision location and determined that the west boundary of this subdivision does not abut the N/S Collector location. Based on staff review, it seems that the west lot line of Lot 54 of Section 229, Tex-Mex Survey (which is the east lot line of Lot 55) would be the location of a future N/S collector street. 4. A variance to the minimum 125 ft. street jog requirement. <p>** Planning and Zoning Commission recommended approval to the requested variances on June 18, 2024, subject to a 15 ft. sidewalk and utility easement on all lots along the north side of the interior street. The City Commission approved the variance requests on July 8, 2024, subject to a 15 ft. sidewalk and utility easement on all lots along the north side of the interior street with 50 ft. ROW and 40 ft. of paving.</p>	<p>Required</p>

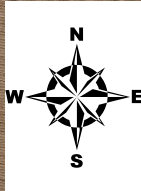
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

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



SUB2024-0142



City of McAllen Planning Department

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

Project Information	Subdivision Name <u>Balboa Acres</u>
	Legal Description <u>East Half Lot 12, Block 26</u>
	Location _____ <u>3307 Covina Avenue</u>
	City Address or Block Number <u>Block 26</u>
	Total No. of Lots <u>1</u> Total Dwelling Units <u>1</u> Gross Acres <u>0.25</u> Net Acres <u>0.25</u>
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	For Fee Purposes: <input type="checkbox"/> Commercial (_____ Acres) / <input checked="" type="checkbox"/> Residential (<u>1</u> Lots) Replat: <input type="checkbox"/> Yes / <input type="checkbox"/> No
	Existing Zoning <u>R1</u> Proposed Zoning <u>R1</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>House</u>
	Irrigation District # _____ Water CCN: <input type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other _____
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Property ID: _____	
Estimated Rollback Tax Due _____ Tax Dept. Review _____	
Owner	Name <u>Guadalupe Trejo & Maria Irene Trejo</u> Phone <u>956-467-8442</u>
	Address <u>2700 Daytona Ave</u> E-mail <u>WiiiTrejo@aol.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u>
Developer	Name <u>Same</u> Phone _____
	Address _____ E-mail _____
	City _____ State _____ Zip _____
	Contact Person _____
Engineer	Name _____ Phone _____
	Address _____ E-mail _____
	City _____ State _____ Zip _____
	Contact Person _____
Surveyor	Name <u>William A. Mangum R.P.L.S.</u> Phone <u>956-249-8061</u>
	Address <u>911 Keystone Drive</u> E-mail <u>WimangumSurveying@gmail.com</u>
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>

RECEIVED
 DEC 26 2024
 By me

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

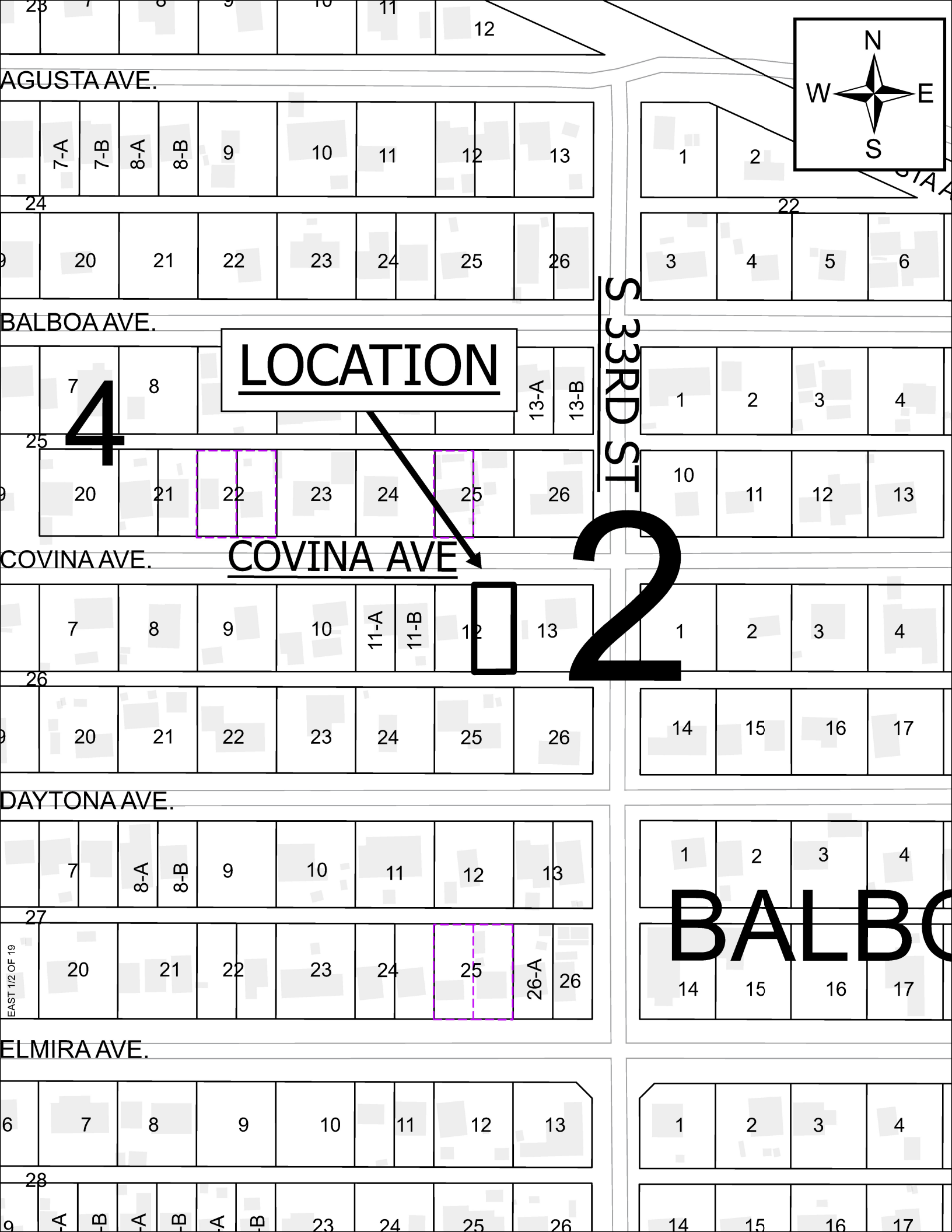
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature *Concepcion Trejo* Date 12-26-24

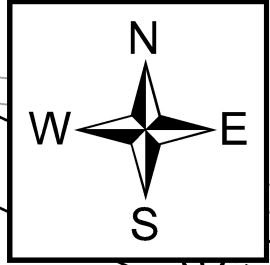
Print Name Concepcion Trejo

Owner Authorized Agent

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



AGUSTA AVE.



LOCATION

4

S 33RD ST

2

COVINA AVE

BALBOA AVE.

COVINA AVE.

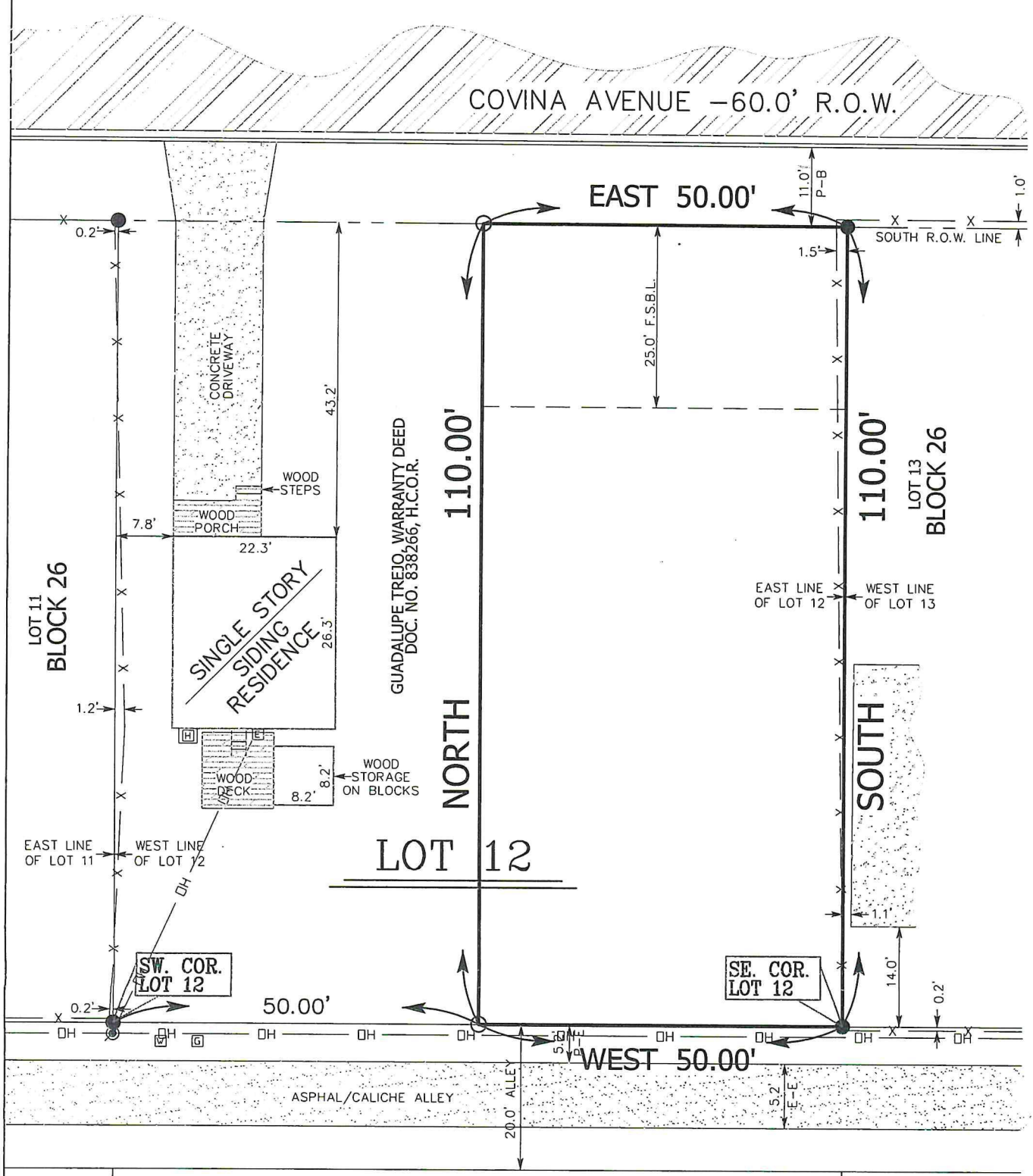
DAYTONA AVE.

BALBOA

ELMIRA AVE.

EAST 1/2 OF 19

BEARING BASTS
EAST LINE OF LOT 12, BLOCK 26,
BALBOA ACRES,
VOL. 14, PG. 31, H.C.M.R.
SCALE: 1"=20'



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

LOT 24 BLOCK 20 LOT 25 BLOCK 20 LOT 26 BLOCK 20

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

FLOOD ZONE

ZONE "AH"

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

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

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

William A. Mangum
WILLIAM A. MANGUM, RPLS No. 4353 DATE: 12/05/24
PROFESSIONAL SURVEYOR

W & L MANGUM SURVEYING
2520 BUDDY OWENS BLVD.
McALLEN, TEXAS 78504
PHONE (956)249-8061
FIRM NUMBER 10113300
wlmangumsurveying@gmail.com
DATE: 12-06-24 JOB No.2024.12.07 BOOK: E, PGS. 48-49
T.B.P.L.S. PHONE NO. 512-239-5263
© COPYRIGHT 2019 W & L MANGUM SURVEYING ALL RIGHTS RESERVED



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 1/16/2025

SUBDIVISION NAME: BALBOA ACRES	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Covina Avenue: 60 ft. ROW (existing) Paving: Approximately 35 ft. existing Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: existing conditions remain *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 25 ft. **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with the Zoning Ordinance or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning Ordinance or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Corner _____ **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on _____ **Subdivision Ordinance: Section 134-120	NA
* Perimeter sidewalks must be built or money escrowed if not built at this time.	NA

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

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

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

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

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

AGUSTA AVE.



BALBOA AVE.

LOCATION

4



COVINA AVE.

COVINA AVE

S 33RD ST

2



DAYTONA AVE.



ELMIRA AVE.



BALBOA

Sub 2024-0141

City of McAllen Planning Department

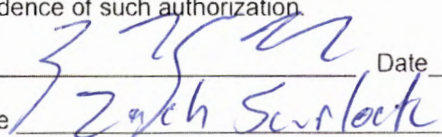
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

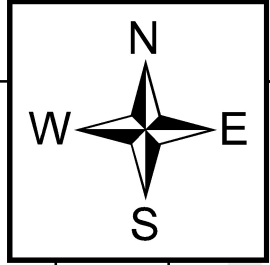
SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>Herb's Subdivision</u>
	Legal Description <u>1.31 acre tract of land out of Lot 177, Pride O' Texas Subdivision, Hidalgo County, Texas</u>
	Location <u>Bentsen Road & Mile 6 Road</u>
	City Address or Block Number <u>9220 N. Bentsen Road</u>
	Total No. of Lots <u>1</u> Total Dwelling Units <u>1</u> Gross Acres <u>1.31</u> Net Acres _____
	<input type="checkbox"/> Public Subdivision / <input checked="" type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No
	For Fee Purposes: <input type="checkbox"/> Commercial (_____ Acres) / <input type="checkbox"/> Residential (<u>1</u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	Existing Zoning _____ Proposed Zoning _____ Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____
	Existing Land Use <u>Residential</u> Proposed Land Use <u>Residential</u>
	Irrigation District # <u>1</u> Water CCN: <input type="checkbox"/> MPU / <input checked="" type="checkbox"/> Sharyland Water SC Other _____
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>842764</u>	
Estimated Rollback Tax Due _____ Tax Dept. Review _____	
Owner	Name <u>Herb R Scurlock III and wife Nancy Scurlock</u> Phone <u>(956) 239-1279</u>
	Address <u>3714 S. Exp 281</u> E-mail <u>zscurlock6457@aol.com</u>
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78542</u>
Developer	Name <u>Herb R Scurlock III and wife Nancy Scurlock</u> Phone <u>(956) 239-1279</u>
	Address <u>3714 S. Exp 281</u> E-mail <u>zscurlock6457@aol.com</u>
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78542</u>
	Contact Person <u>Zach Scurlock</u>
Engineer	Name <u>Quintanilla, Headley & Associates, Inc</u> Phone <u>(956) 381-6480</u>
	Address <u>124 E. Stubb</u> E-mail <u>alfonsoq@qha-eng.com</u>
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u>
	Contact Person <u>Alfonso Quintanilla, P.E.</u>
Surveyor	Name <u>Quintanilla, Headley & Associates, Inc</u> Phone <u>(956) 381-6480</u>
	Address <u>124 E. Stubb</u> E-mail <u>alfonsoc@qha-eng.com</u>
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u>

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 By mk

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application	<p style="text-align: center;"><u>In Person Submittal Requirements</u></p> <ul style="list-style-type: none"> - Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes - Title Report - 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blue-line copies 2 Location Maps - 2 8 ½" by 11" copies/legible copies of plat with name & north arrow - 6 Folded blue-line prints of the proposed plat - 2 Warranty Deeds (identifying owner on application) - AutoCAD 2005 DWG file and PDF of plat - Letter of Authorization from the owner (if applicable) - Proof of authority of person signing application on behalf of partnership/corporation (if applicable) 	<p style="text-align: center;"><u>Email Submittal Requirements</u></p> <ul style="list-style-type: none"> - 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 <p><small>*Documents must be submitted in separate PDF files. <u>Each file must be less than 20 MB</u>. No scanned documents*</small></p> <p><small>*Submit documents to subdivisions@mcallen.net</small></p> <p style="text-align: center;">*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL*</p>
	<p>PLAT TO SHOW:</p> <ul style="list-style-type: none"> - 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) <p><small>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</small></p>	
Owner(s) Signature(s)	<p>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.</p> <p>Signature <u></u> Date <u>11-13-24</u></p> <p>Print Name <u>Zach Swinlock</u></p> <p>Owner : <input type="checkbox"/> Authorized Agent : <input type="checkbox"/></p> <p style="text-align: center; font-size: small;">The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion</p>	



LOT 1
GOLDEN POND
SUBDIVISION

6 MILE RD

BENTSEN LAKE
SUBDIVISION
LOT 1

MAGNOLIA FAR
SUBDIVISION
LOT 1

LOCATION

ESTATE

48

33

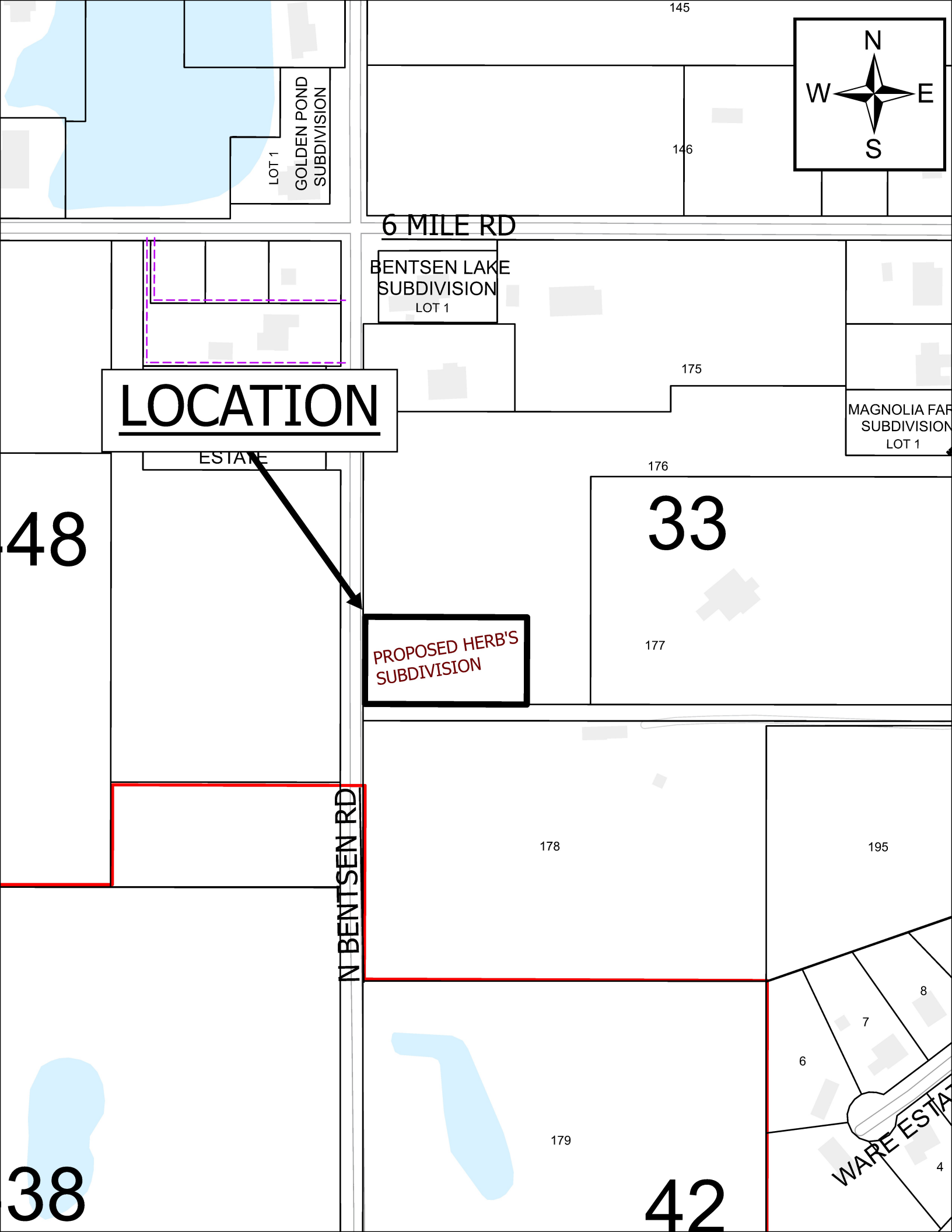
PROPOSED HERB'S
SUBDIVISION

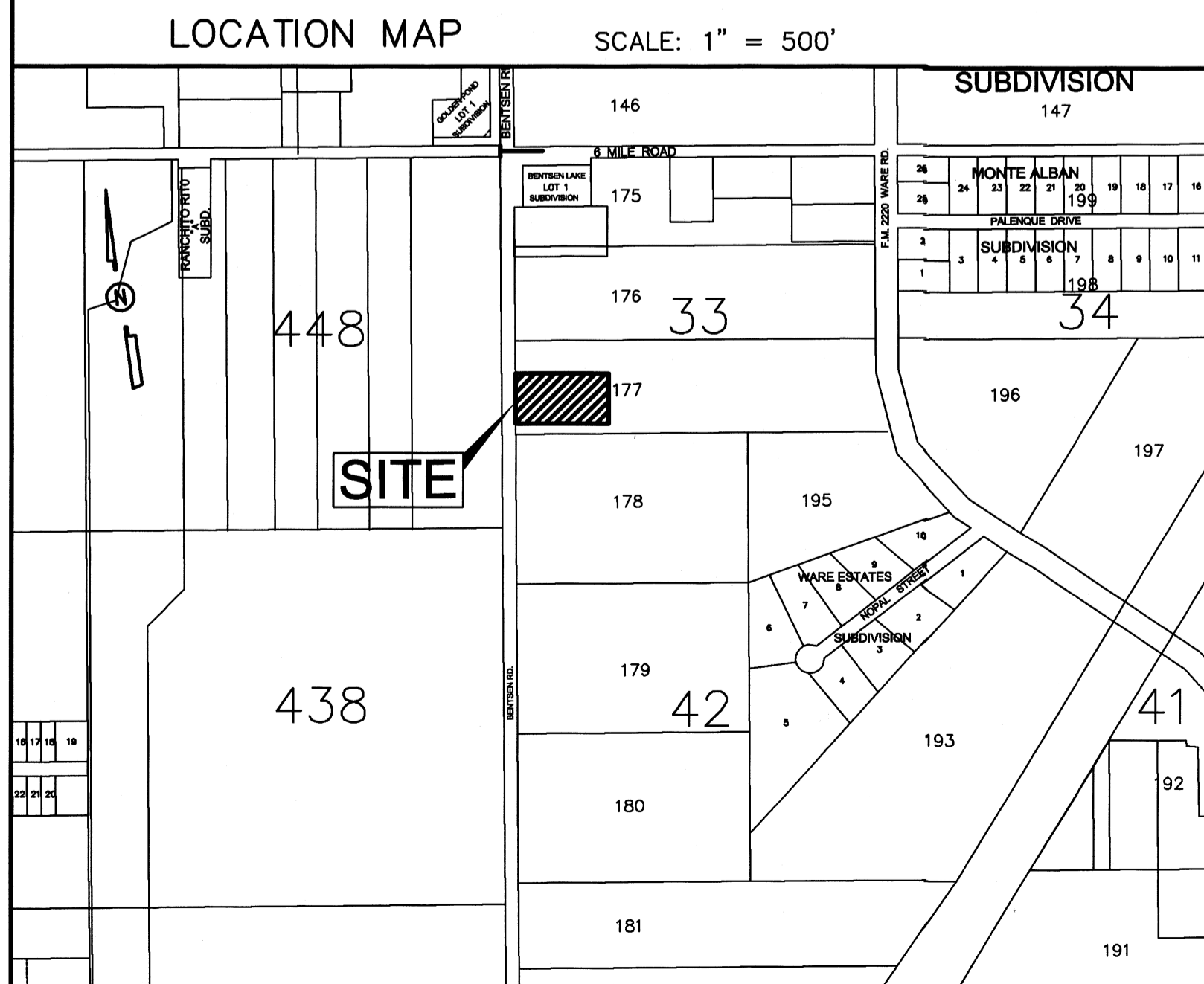
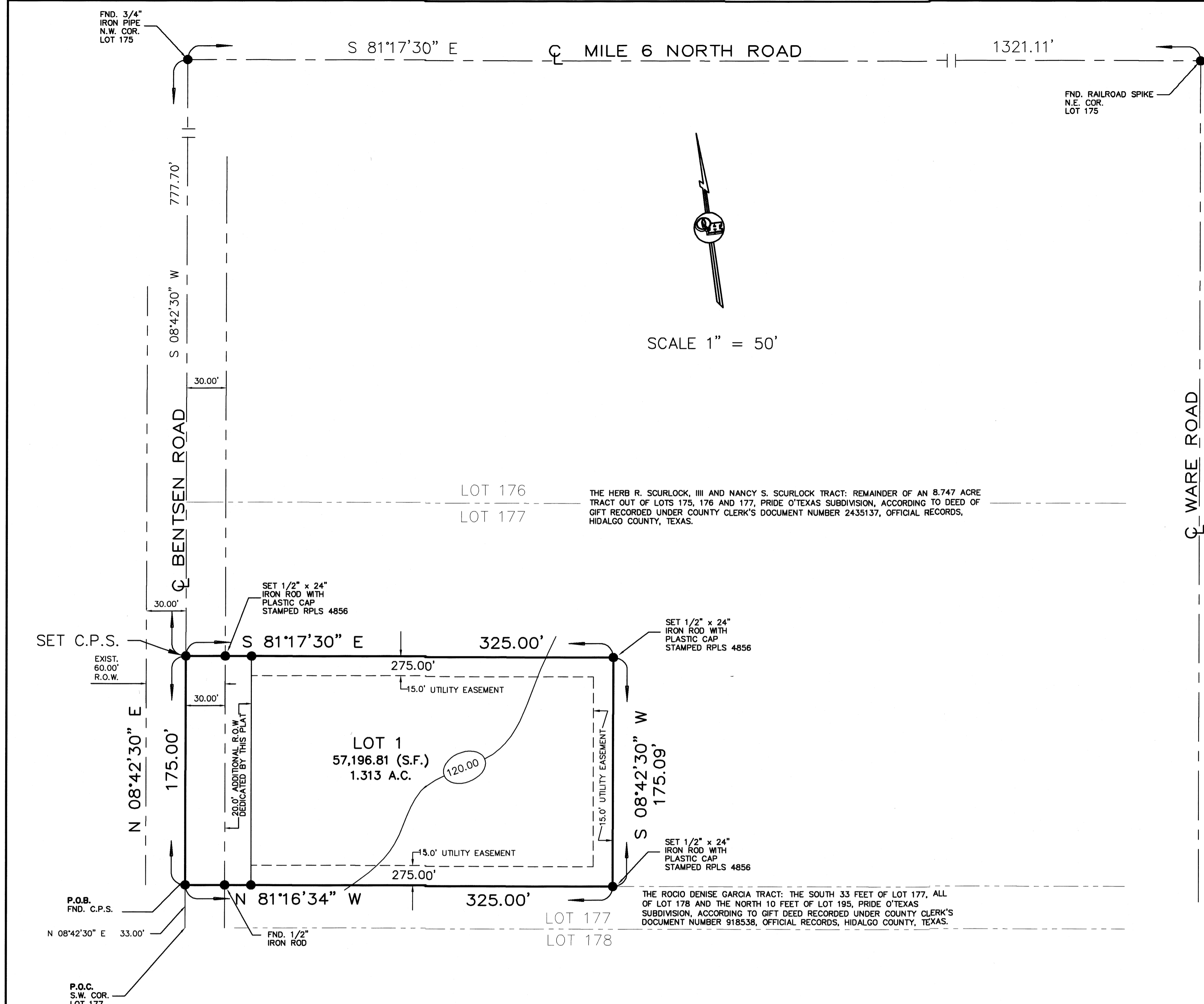
N BENTSEN RD

38

42

WARE ESTATE





- PLAT NOTES AND RESTRICTIONS:**
- FLOOD ZONE DESIGNATION: ZONE "X"
AREAS TO DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN
COMMUNITY-PANEL NUMBER 480334 0295 D
MAP REVISED: JUNE 6, 2000
 - MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB OF THE STREET AT MID POINT OF EACH LOT.
 - LEGEND: \ominus DENOTES 1/2" x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
 - MINIMUM BUILDING SETBACK LINES:
FRONT:25.00 FT.
OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
REAR:10.00 FT.
OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
SIDES:6.00 FT.
OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
CORNER:10.00 FT.
OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
GARAGE:18.00' EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
 - NO BUILDINGS NOR DRAINAGE DETENTION AREAS SHALL BE CONSTRUCTED OVER ANY EASEMENT.
 - REQUIRED DRAINAGE DETENTION IS: 2993.72 C.F. (0.07 AC./FT.) TOTAL
 - BENCHMARK:
CITY OF McALLEN LOCAL BENCHMARK: NAIL IN POWER POLE ALONG FRONTAGE OF LOT 2 REFERENCE TO THE CITY OF McALLEN DATUM BENCHMARK No. 44
ELEVATION = 122.29 (APPROX. 67.0 FEET NORTH OF SOUTH LINE)

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78839 FAX 956-381-0527
ENGINEERING REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00

SUBDIVISION PLAT OF:
HERB'S SUBDIVISION
A 1.31 ACRE TRACT OF LAND OUT OF LOT 177, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGES 58 AND 59, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED OF GIFT RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2435137, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
A 1.31 ACRE TRACT OF LAND OUT OF LOT 177, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 58, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED OF GIFT RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2435137, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.
BEGINNING AT A COTTON PICKER SPINDLE SET ON THE WEST LINE OF LOT 177 AND IN THE CENTERLINE OF BENTSEN ROAD FOR THE NORTHWEST CORNER OF THE ROCIO DENISE GARCIA TRACT (THE SOUTH 33.0 FEET OF LOT 177, ALL OF LOT 178 AND THE NORTH 10.0 FEET OF LOT 195, PRIDE O' TEXAS SUBDIVISION, ACCORDING TO GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 918538, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 08°42'30" E, 33.00 FEET FROM THE SOUTHWEST CORNER OF LOT 177.
THENCE: N 08°42'30" E, ALONG THE WEST LINE OF LOT 177, AND IN THE CENTERLINE OF BENTSEN ROAD, A DISTANCE OF 175.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST OF THIS TRACT.
THENCE: S 81°17'30" E, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 30.00 FEET FOR THE EAST RIGHT OF WAY LINE OF BENTSEN ROAD, A TOTAL DISTANCE OF 325.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4802 SET FOR THE NORTHEAST CORNER OF THIS TRACT.
THENCE: S 08°42'30" W, A DISTANCE OF 175.09 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF THE ROCIO DENISE GARCIA TRACT AND THE SOUTHEAST CORNER OF THIS TRACT.
THENCE: N 81°16'34" W, ALONG THE NORTH LINE OF THE ROCIO DENISE GARCIA TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 295.00 FEET FOR THE EAST RIGHT OF WAY LINE OF BENTSEN ROAD, A TOTAL DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.31 ACRES OF LAND MORE OR LESS.
BEARINGS ARE IN ACCORDANCE BENTSEN LAKE SUBDIVISION, RECORDED IN VOLUME 32, PAGE 258, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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

Alfonso Quintanilla
ALFONSO QUINTANILLA
R.P.L.S. No. 4856
DECEMBER 19, 2024
DATE

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

STATE OF TEXAS
COUNTY OF HIDALGO
I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE HERB'S 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.

HERB R. SCURLOCK III
3714 S EXPRESSWAY 281
EDINBURG, TEXAS
DATE
NANCY SCURLOCK
3714 S EXPRESSWAY 281
EDINBURG, TEXAS
DATE

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared
HERB R. SCURLOCK III AND WIFE NANCY S. SCURLOCK
proved to me through his/her Texas Department of Public Safety Driver License to be the persons whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared 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 _____, 20____.

CLARISSA QUINTANILLA—NOTARY PUBLIC

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

MAYOR DATE
ATTEST: CITY SECRETARY DATE

UNITED IRRIGATION DISTRICT
THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT ON THIS THE _____ DAY OF _____, 20____.
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT OF 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

COUNTY OF HIDALGO
STATE OF TEXAS
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.

Alfonso Quintanilla P.E.
ALFONSO QUINTANILLA
P.E. No. 99534
12-19-24
DATE

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

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

BY: _____ DEPUTY

F:\DATA\SUBDIVISIONS\HERB'S SUBDIVISION SUBDIVISION			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
12-19-24	ALF	AJD	KJP
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY



Reviewed On: 1/17/2025

SUBDIVISION NAME: HERB'S SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>N. Bentsen Road: Dedication needed for 50 ft. ROW from centerline for total 100 ft. ROW Paving: 65 ft. Curb & gutter: both sides Revisions needed: - Add document number for the existing ROW and provide a copy for staff review prior to final. - Show the ROW from centerline including the dedication and total ROW prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Non-compliance
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	NA
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106</p>	NA
SETBACKS	
<p>* Front: 45 ft. or greater for easement or in line with average existing structures, whichever is greater applies - Revise the setback note as shown above prior to final. - Proposing: 25 ft. or greater for easements, whichever is greater applies. ** Based on Sec. 134-106: In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; **Zoning Ordinance: Section 138-356 & 138-367</p>	Non-compliance
<p>* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Sides: 6 ft. or greater for easements **Zoning Ordinance: Section 138-356</p>	Applied

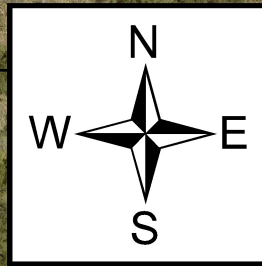
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<p>* Corner (proposing): 10 ft. or greater for easements, whichever is greater applies - Remove the corner setback note prior to final, since the proposed lot is not a corner lot. **Zoning Ordinance: Section 138-356</p> <p>* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Non-compliance
	Applied
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on N. Bentsen Road. - Add a note as shown above prior to final. **Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Non-compliance
	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. - Add a plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46</p>	Non-compliance
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. - Add a plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46</p>	Non-compliance
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
NOTES	
<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.</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>	NA
<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. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	NA
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	NA
LOT REQUIREMENTS	
<p>* Lots fronting public streets **Subdivision Ordinance: Section 134-1</p>	Applied

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

<p>* Minimum lot width and lot area **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>ZONING/CUP</p>	
<p>* Existing: ETJ Proposed: _____ - The application does not specify if the property owner proposes to annex the property to the City or keep it in ETJ. Clarify and revise the application prior to final. If the property remains in ETJ, the subdivision will be a dual process with the City and County and for every requirement, the stricter regulations will apply. ***Zoning Ordinance: Article V</p>	<p>Non-compliance</p>
<p>* Rezoning Needed Before Final Approval - The application does not specify if the property owner proposes to annex the property to the City or keep it in ETJ. Clarify and revise the application prior to final. If the property remains in ETJ, the subdivision will be a dual process with the City and County and for every requirement, the stricter regulations will apply. ***Zoning Ordinance: Article V</p>	<p>TBD</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. - The application does not specify if the property owner proposes to annex the property to the City or keep it in ETJ. Clarify and revise the application prior to final. If the property is annexed, a park fee of \$700 per dwelling unit will be required prior to recording. * Pending review by the City Manager's Office.</p>	<p>NA</p>
	<p>Required</p>
	<p>NA</p>
<p>TRAFFIC</p>	
<p>* As per Traffic Department, Trip Generation is waived for one lot single-family residential.</p>	<p>Applied</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>NA</p>
<p>COMMENTS</p>	
<p>Comments: - The application does not specify if the property owner proposes to annex the property to the City or keep it in ETJ. Clarify and revise the application prior to final. If the property remains in ETJ, the subdivision will be a dual process with the City and County and for every requirement, the stricter regulations will apply. - Legal Description of all adjacent properties on all sides, including the properties on the west side on N. Bentsen Road, needed on plat prior to final. - Provide an ownership map prior to final to verify that no properties will be landlocked if the proposed plat is recorded. After reviewing the ownership map, additional street ROW dedication will be finalized prior to final, if applicable. - Verify and clarify/revise the lot acreage prior to final. *Must comply with City's Access Management Policy.</p>	<p>Non-compliance</p>
<p>RECOMMENDATION</p>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.</p>	<p>Applied</p>

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



LOT 1
GOLDEN POND
SUBDIVISION

6 MILE RD

BENTSEN LAKE
SUBDIVISION
LOT 1

LOCATION

GONZALEZ RESO
ESTATE

MAGNOLIA
SUBDIVIS
LOT 4

448

33

PROPOSED HERB'S
SUBDIVISION

N BENTSEN RD

438

42

WARE EST



City of McAllen
Planning Department

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

Project Information	Subdivision Name <u>enclave on 107</u>
	Legal Description <u>16.277 acres, being lot 5, section 280, Texas Mexican Railway Company Survey, Vol. 24 Pa. 1168-171 HCDR</u>
	Location <u>NEC 107th N. North Road</u>
	City Address or Block Number <u>2700 SH 107</u>
	Total No. of Lots <u>15</u> Total Dwelling Units _____ Gross Acres _____ Net Acres <u>16.277</u>
	<input type="checkbox"/> Public Subdivision/ <input checked="" type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated <u>17.0000</u> Within ETJ: <input type="checkbox"/> Yes/ <input type="checkbox"/> No
	For Fee Purposes: <input type="checkbox"/> Commercial (_____ Acres)/ <input checked="" type="checkbox"/> Residential (<u>15</u> Lots) Replat: <input type="checkbox"/> Yes/ <input type="checkbox"/> No
	Existing Zoning <u>R3T</u> Proposed Zoning <u>R3T</u> Applied for Rezoning <input type="checkbox"/> No/ <input type="checkbox"/> Yes: Date _____
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Townhouse</u>
	Irrigation District # <u>HCDR#1</u> Water CCN: <input type="checkbox"/> MPU/ <input checked="" type="checkbox"/> Sharyland Water SC Other _____
Agricultural Exemption: <input type="checkbox"/> Yes/ <input type="checkbox"/> No Property ID: <u>297675</u>	
Estimated Rollback Tax Due _____ Tax Dept. Review _____	
Owner	Name <u>Urban Landworks LLC</u> Phone <u>(956) 358-1212</u>
	Address <u>1001 Pecan Suite 180</u> E-mail <u>mlopez@urbancitytx.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>
Developer	Name _____ Phone _____
	Address <u>same as above</u> E-mail _____
	City _____ State _____ Zip _____
	Contact Person <u>marco Lopez,</u>
Engineer	Name <u>MH</u> Phone <u>(956) 381-0981</u>
	Address <u>115 W. McIntyre</u> E-mail <u>mano@meldenandhunt.com</u> <u>betz@meldenandhunt.com</u>
	City <u>Eelinkurg</u> State <u>TX</u> Zip <u>78541</u> <u>drobles@meldenandhunt.com</u>
	Contact Person <u>Mano, Betz & Della</u>
Surveyor	Name _____ Phone _____
	Address <u>same as above</u> E-mail <u>roberta@meldenandhunt.com</u>
	City _____ State _____ Zip _____

RECEIVED
 DEC 24 2024
 hr

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 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

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:


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

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

Owner(s) Signature(s)

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

Signature  Date 12.20.24

Print Name 

Owner Authorized Agent 

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

LOCATION



4

118

119

122

121

1

2

3

4

5

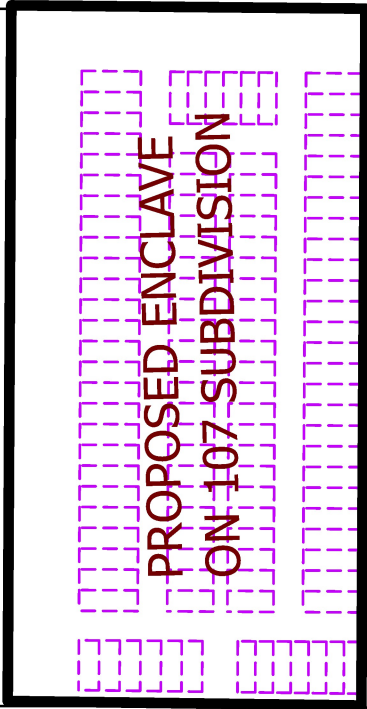
6

7

8

9

GOLDEN NUGGET SUBDIVISION



PROPOSED ENCLAVE
ON 107 SUBDIVISION

LOT 5

McALLEN
NORTH POINT

5

LOT 4

LOT 3

N-26TH LN

LOT 2

LOT 1

SH 107

2

N 29TH ST

12

65 66 67 68 69 70 71 72 73 74 75

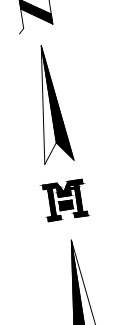
INDIAN CREEK AVE.

107 108 109 110 111 112 113 114 115
88 87 86 85 84 83 82 81 80

YD'S
VISION

S 80° 57' 41" E 600.16'

SCALE: 1"=50'

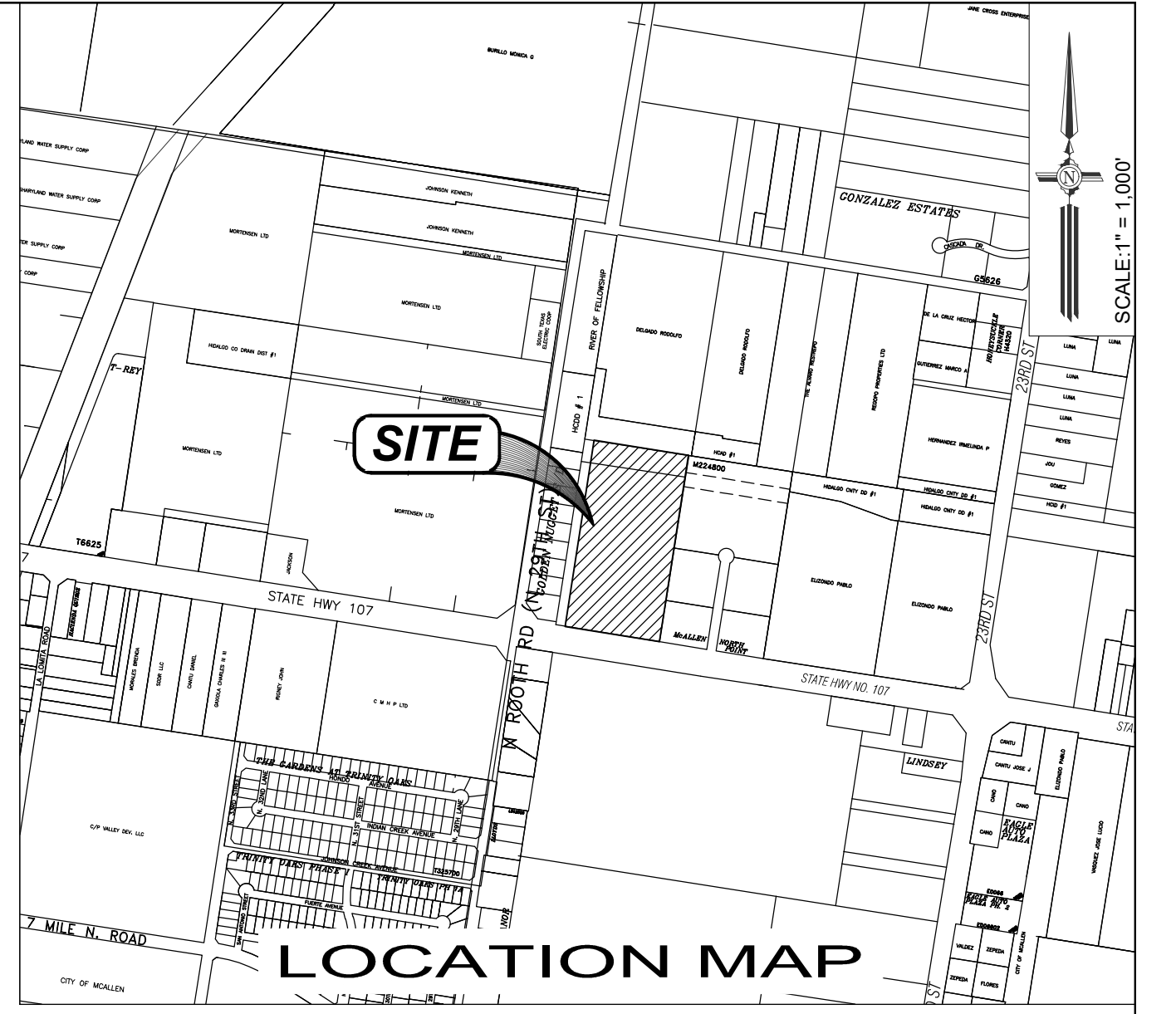


Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	2696.83	0.062	21	3512.62	0.081	41	2622.20	0.060
2	2690.54	0.062	22	3512.62	0.081	42	2625.35	0.060
3	2684.23	0.062	23	3512.62	0.081	43	2628.51	0.060
4	2677.92	0.061	24	3512.62	0.081	44	2631.66	0.060
5	2671.61	0.061	25	3512.62	0.081	45	2634.82	0.060
6	2665.30	0.061	26	3512.62	0.081	46	2752.91	0.063
7	2658.99	0.061	27	3512.62	0.081	47	2753.26	0.063
8	3079.46	0.071	28	3512.62	0.081	48	2753.26	0.063
9	3070.87	0.070	29	3512.62	0.081	49	2753.26	0.063
10	3062.28	0.070	30	3512.62	0.081	50	2753.26	0.063
11	3053.69	0.070	31	3512.62	0.081	51	2753.26	0.063
12	3045.11	0.070	32	3512.62	0.081	52	2753.26	0.063
13	2981.52	0.068	33	3512.62	0.081	53	2753.26	0.063
14	3547.05	0.081	34	3512.62	0.081	54	2753.26	0.063
15	3512.62	0.081	35	3512.62	0.081	55	2753.26	0.063
16	3512.62	0.081	36	3512.62	0.081	56	2753.26	0.063
17	3512.62	0.081	37	3512.62	0.081	57	2753.26	0.063
18	3512.62	0.081	38	3512.62	0.081	58	2753.26	0.063
19	3512.62	0.081	39	3495.59	0.080	59	2753.26	0.063
20	3512.62	0.081	40	2619.04	0.060	60	2753.26	0.063
21	2753.26	0.063	81	2753.26	0.063	101	3510.21	0.081
22	2753.26	0.063	82	2753.26	0.063	102	3509.35	0.081
23	2753.26	0.063	83	2753.26	0.063	103	3508.49	0.081
24	2753.26	0.063	84	2753.26	0.063	104	3507.62	0.081
25	2753.26	0.063	85	2753.26	0.063	105	3506.76	0.081
26	2753.26	0.063	86	2753.26	0.063	106	3505.89	0.080
27	2753.26	0.063	87	2753.26	0.063	107	3505.03	0.080
28	2753.26	0.063	88	2753.26	0.063	108	3504.17	0.080
29	2753.26	0.063	89	2752.91	0.063	109	3503.30	0.080
30	2753.26	0.063	90	3537.35	0.081	110	3502.44	0.080
31	2753.26	0.063	91	3518.85	0.081	111	3501.57	0.080
32	2753.26	0.063	92	3517.99	0.081	112	3500.71	0.080
33	2753.26	0.063	93	3517.12	0.081	113	3499.85	0.080
34	2753.26	0.063	94	3516.26	0.081	114	3498.98	0.080
35	2753.26	0.063	95	3515.40	0.081	115	3498.12	0.080
36	2753.26	0.063	96	3514.53	0.081			
37	2753.26	0.063	97	3513.67	0.081			
38	2753.26	0.063	98	3512.80	0.081			
39	2753.26	0.063	99	3511.94	0.081			
40	2753.26	0.063	100	3511.08	0.081			

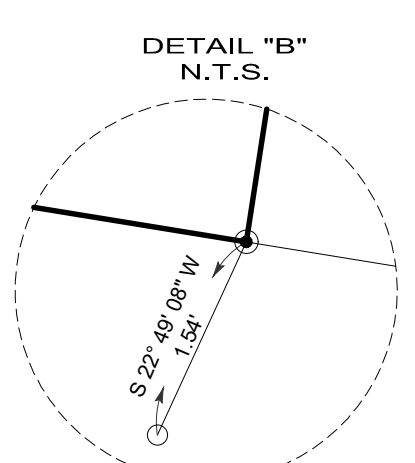
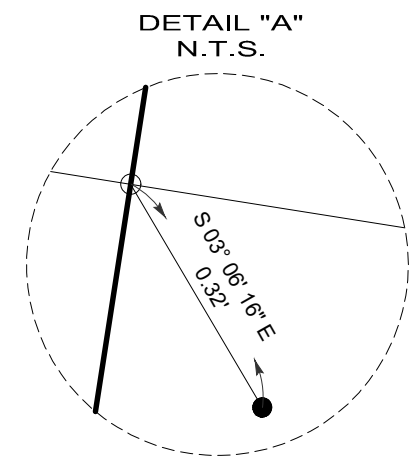
LEGEND

- FOUND NO. 4 REBAR
- FOUND PIPE
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.

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
U.E.D.B.P. - UTILITY EASEMENTS DEDICATED BY PLAT

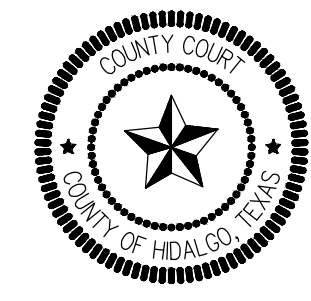


Line #	Direction	Length
"L1"	N 81° 05' 48" W	8.58'



SUBDIVISION FOR ENCLAVE ON 107

PLAT SHOWING 16.277 ACRES [709039,276 SQ. FT.] BEING LOT 5, SECTION 280 TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY VOLUME 24, PAGE 168-171 H.C.D.R. CITY OF EDINBURG HIDALGO COUNTY, TEXAS



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

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

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

DRAWN BY: _____ A.A. DATE 12-20-2024
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 1/17/2025

SUBDIVISION NAME: ENCLAVE ON 107	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>State Highway 107 (S.H. 107): 86 ft. from centerline for 172 ft. total existing R.O.W. Paving: by the state Curb & gutter: by the state - Need to label the name of the Road as shown above prior to final. - Provide how existing R.O.W. was dedicated with document number and provide a copy for staff review, prior to final. - Please add labels as required: EXISTING, TOTAL, CENTERLINE (C.L.), PROPOSED, etc. prior to final. - All R.O.W. requirements must be addressed prior to final. - There is a misplaced label for 49.7' B-B being shown in the middle of the R.O.W. - Clarify the Entrance of the Subdivision into S.H. 107 *Disclaimer: Any abandonments must be done by a separate instrument/document, cannot be abandoned by plat. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Non-compliance
<p>Interior Street: Dedication as needed for 60 ft. total R.O.W. Paving: 40 ft. Curb & gutter: Both Sides - Needs to label the R.O.W. for interior streets. - Show R.O.W. dedication as needed above and clarify the stub outs located along the Northern and Southern boundary prior to final. - Subdivision is proposed to be private and gated, gate details are required and R.O.W. at the entrance is subject to increase in order to accommodate for gate areas, sidewalks, islands, etc. Finalize prior to final and submit gate details as applicable. - Knuckles are required at the interior street intersections. Please revise the R.O.W. to show knuckles for the North east/west street (if it's not a 1/4 mile collector) prior to final. - Street names will be established prior to final and plat will need to be revised accordingly. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Non-compliance
<p>E/W Quarter Mile Collector (North Boundary): Dedication as needed 60 ft. R.O.W. Paving: 40 ft. Curb & gutter: Both Sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Non-compliance
<p>N. 27th St.: 60 ft. R.O.W. required. Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: - Need to provide an Area map to verify for street alignments/offsets. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Non-compliance

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

<p>N. 28th St.: 60 ft. R.O.W. required. Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: - Need to provide an Area map to verify for street alignments/offsets. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan * 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118 * 900 ft. Block Length for R-3T Zone Districts. Revisions Needed: - The Preliminary plat submitted December 23, 2024 does not comply with block length requirements, please revise accordingly or submit a Variance request. **Subdivision Ordinance: Section 134-118 * 600 ft. Maximum Cul-de-Sac. Revisions Needed: - The preliminary plat submitted December 23, 2024 does not appear to comply with the maximum cul-de-sac length requirement. Please revise accordingly. - Provide "Cul-de-sac" details. - As per Fire Department requirements, 96 ft. of paving face-to-face required. - 10 ft. of R.O.W. back of curb around Cul-de-Sac required. **Subdivision Ordinance: Section 134-105</p>	<p>Non-compliance</p>
	<p>NA</p>
	<p>Non-compliance</p>
	<p>Non-compliance</p>
<p>ALLEYS</p>	
<p>R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. - Need to label the Alley and provide a label for the R.O.W. - Plat submitted on December 23, 2024 proposes a private alley for the interior lots. **Subdivision Ordinance: Section 134-106</p>	<p>Non-compliance</p>
<p>SETBACKS</p>	
<p>* Front: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: - Include note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Rear: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Include plat note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Sides: In accordance with the Zoning ordinance or greater for easements, whichever is greater applies. Revisions Needed: - Include note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Corner: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Include plat note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Garage: 18 ft. except where greater setback is required; greater setback applies. Revisions Needed: -Include note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>

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

<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p>SIDEWALKS</p>	
<p>* 5 ft. wide minimum sidewalk required along State Highway 107 and a 4 ft. wide minimum sidewalk required along interior streets. - Sidewalk requirements may increase to 5 ft. per Engineering Department, plat note wording to be finalized, prior to final. Revisions Needed: - Need to add plat note as shown above prior to final. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Non-compliance</p>
<p>BUFFERS</p>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46</p>	<p>Applied</p>
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p>	<p>Applied</p>
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Required</p>
<p>NOTES</p>	
<p>* No curb cut, access, or lot frontage permitted along State Highway 107. Revisions Needed: - Need to clarify with staff the section of property that is facing State Highway 107. Is this part of the Prop. Drainage Ditch? **Must comply with City Access Management Policy</p>	<p>Non-compliance</p>
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single 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>Required</p>
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: -Add plat note as shown above prior to final.</p>	<p>Non-compliance</p>
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>NA</p>
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. - Need to the plat note for the HOA prior to final. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>Non-compliance</p>

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

<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. * Homeowner's Association Covenants must be submitted for staff review, prior to recording. - Needs to add recorded Document #'s and CCR's, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	<p>Required</p>
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public/private streets. - Clarify if Lots 1-13 front interior streets. **Subdivision Ordinance: Section 134-1 	<p>Non-compliance</p>
<ul style="list-style-type: none"> * Minimum lot width and lot area. **Zoning Ordinance: Section 138-356 	<p>Applied</p>
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-3T (Townhouse Residential District) Proposed: R-3T (Townhouse Residential District) ***Zoning Ordinance: Article V 	<p>Applied</p>
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	<p>NA</p>
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. In accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance; fees apply at a rate of \$700 per dwelling unit. As per plat submitted on December 23, 2024 a total of \$80,500 (\$700 X 115 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes, fees will be adjusted accordingly. 	<p>Required</p>
<ul style="list-style-type: none"> * Land dedication in lieu of fee. In accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance; fees apply at a rate of \$700 per dwelling unit. As per plat submitted on December 23, 2024 a total of \$80,500 (\$700 X 115 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes, fees will be adjusted accordingly. 	<p>Required</p>
<ul style="list-style-type: none"> * Land dedication in lieu of fee. In accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance; fees apply at a rate of \$700 per dwelling unit. As per plat submitted on December 23, 2024 a total of \$80,500 (\$700 X 115 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes, fees will be adjusted accordingly. 	<p>Required</p>
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, need to submit Trip Generation required to determine if TIA is required, prior to final plat. - Disclaimer: Please contact the Traffic Department for more information on the Trip Generation. 	<p>Non-compliance</p>
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	<p>TBD</p>

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none">- Location will require a secondary access that must meet Fire Department requirements.- Please provide a copy of any recorded easements/documents/R.O.W. being shown on the plat for staff review prior to final.- Any abandonments must be done by a separate document, not by plat, must be finalized prior to recording.- Application refers to this project as a private subdivision, need to add "(Private Subdivision)" under the title of the plat on both sheets.- Title of the plat should read as "Subdivision Map of Enclave on 107 Subdivision"- Missing P.O.B. on the plat.- Missing the Contours on the plat.- Survey on file does not match in bearings and distances to the metes and bounds presented on the plat. Need to submit the corrected survey for staff review prior to final.- Missing the following Signature Blocks: Mayor's Signature Block, Planning Chairman's Signature Block, City Secretary Signature Block, etc.- Needs to add the correct owner's information on the owner's signature block.- Owner's signature block refers to sprague road and johnson creek avenue, please verify this information.- The signature block for the Lienholder (Vantage Bank) is duplicated.- Plat description below the Title refers to this subdivision located in the City of Edinburg, please clarify.- Please show the parcel information for the properties located directly north of the Ditch and South of S.H. 107.- Please submit gate details for staff review prior to final. <p>*Must comply with City's Access Management Policy.</p>	Non-compliance
RECOMMENDATION	
<p>The Subdivision is scheduled to be heard at the Planning & Zoning Commission meeting of January 21, 2025 in preliminary form, subject to conditions noted, drainage & utility approvals. **Please see attached review sheet.</p>	Applied

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



LOCATION



**PROPOSED ENCLAVE
ON 107 SUBDIVISION**

GOLDEN NUGGET SUBDIVISION

**McALLEN
NORTH POINT**

SH 107

N 29TH ST

N 26TH ST

CHISOLM
ANNIE OAKLEY
EAGLE
COYOTE
ARMADILLO
INDIAN CREEK AVE

4

5

12





2

07 08 09 10 11 12 13 14 15 16
17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100









PLANNING DEPARTMENT

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









2025 P&Z CALENDAR

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

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

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

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

2025 P&Z CALENDAR

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

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

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

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

SUBDIVISION AND UTILITY REVIEW CALENDAR

SUBDIVISION/UTILITY MEETING	CITY MEETING	DEADLINE AT 5:00P.M.
Subdivision Review Meeting - 8:30 a.m. Review with staff, developers and engineers Staff Project Review - 8:30 a.m. Review of plats, utilities and drainage and site plans	City Commission Planning and Zoning Public Utility Board	Deadline for New Plats New Plats with all supporting information and fees

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

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

MAY 2025	JUNE 2025
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














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

*Deadlines & meeting dates are subject to change based on staff's availability. Contact the Planning Dept. (956) 681-1250 if you have any questions.






















SUBDIVISION AND UTILITY REVIEW CALENDAR

SUBDIVISION/UTILITY MEETING	CITY MEETING	DEADLINE AT 5:00P.M.
 Subdivision Review Meeting - 8:30 a.m. Review with staff, developers and engineers	 City Commission  Planning and Zoning  Public Utility Board	 Deadline for New Plats New Plats with all supporting information and fees
 Staff Project Review - 8:30 a.m. Review of plats, utilities and drainage and site plans		
















JULY 2025 **AUGUST 2025**

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

SEPTEMBER 2025 **OCTOBER 2025**

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

NOVEMBER 2025 **DECEMBER 2025**

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

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