

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, JANUARY 7, 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) Minutes for the October 22, 2024 meeting will be posted on the next Planning and Zoning meeting

2) PUBLIC HEARING

a) **CONDITIONAL USE PERMITS:**

1. Request of Ricardo De La Garza, on behalf of South Texas College, for a Conditional Use Permit, for life of the use for an institutional Use at Lot 1, STC Pecan Campus North Expansion Subdivision, Hidalgo County, Texas; 3200 Pecan Boulevard. **(CUP2024-0144)**
2. Request of Eddie Picasso on behalf of Adrian Garza, for a Conditional Use Permit, for life of use, for a Guest House at Lot 75, Sommersby Subdivision Phase II, Hidalgo County, Texas; 6601 North 34th Street. **(CUP2024-0145)**

b) **REZONING:**

1. Rezone from R-1 (single family residential) District to R-3 (Multifamily Residential Townhomes) District: 0.817 of an acre tract out of a 1.63 acre tract out of Lot 9, Wayne Court Subdivision, Hidalgo County, Texas; 512 Jonquil Avenue. **(REZ2024-0066)**
2. Rezone from C-3 (General Business) District to R-3A (Multifamily Residential Apartments) District: Lot 6, Block 56, McAllen Addition Subdivision, Hidalgo County, Texas; 600 South 17th Street. **(REZ2024-0067)**

3. Rezone from A-O (Agricultural and Open Space) District to R-3T (Multifamily Residential Townhomes) District: 5.497 Acres, Out of Lot 2, Block 5, A.J. McColl Subdivision, Hidalgo County, Texas; 2613 North Jackson Road **(REAR) (REZ2024-0068)**
4. Rezone from C-3 (General Business) District to R-3T (Multifamily Residential Townhomes) District: 2.224 Acres, Out of Lot 2, Block 5, A.J. McColl Subdivision, Hidalgo County, Texas; 2613 North Jackson Road. **(REZ2024-0069)**

3) CONSENT:

- a) JLG Subdivision, 9212 North Bentsen Palm Drive, Jose Luis Gonzalez Espana **(SUB2023-0123) (REVISED FINAL) AEC**

4) SUBDIVISIONS:

- a) The Shire Subdivision, 8701 North 2nd Street, J&D Produce Inc. **(SUB2024-0136) (PRELIMINARY) M&H**
- b) Century Business Center Subdivision, 3201 Trenton Road, Cordova 33 Properties **(SUB2024-0139) (PRELIMINARY) SE**
- c) Bentsen Oaks Phase I Subdivision, 7401 North Bentsen Road, Guzman Construction **(SUB2020-0057) (REVISED PRELIMINARY) SEC**
- d) Bentsen Oaks Phase II Subdivision, 7401 North Bentsen Road (Rear), Sergio Guzman **(SUB2023-0095) (REVISED PRELIMINARY) SEC**
- e) Las Brisas Phase I Subdivision, 3101 Monte Cristo Road, Rhodes Development Inc. **(SUB2024-0022) (REVISED FINAL) M&H**
- f) Emry Apartments Subdivision, 1201 Wisconsin Road, Auriel Investments **(SUB2024-0010) (REVISED FINAL) M&H**
- g) Emry Place Subdivision, 1301 Auburn Avenue, Domain Development Corp. **(SUB2024-0048) (REVISED FINAL) M&H**

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.

MINUTES FOR THE
10/22/2024 MEETING
WILL BE UPLOADED ON
THE NEXT P&Z
MEETING.

THANK YOU

Memo

TO: Planning and Zoning Commission

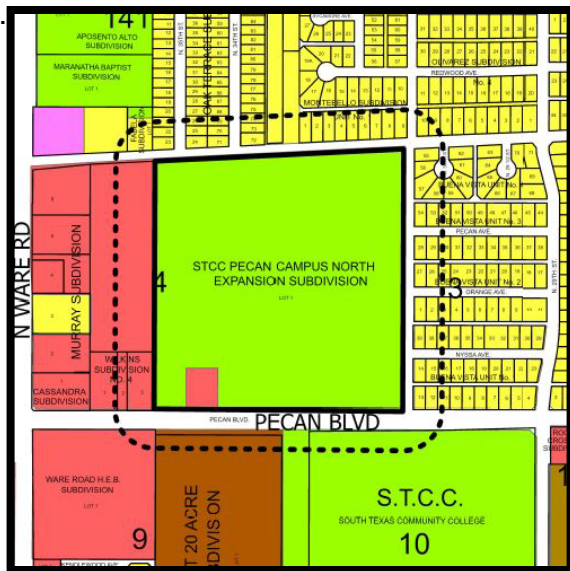
FROM: Planning Staff

DATE: December 17, 2024

SUBJECT: REQUEST OF RICARDO DE LA GARZA, ON BEHALF OF SOUTH TEXAS COLLEGE, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE FOR AN INSTITUTIONAL USE AT LOT 1, S.T.C PECAN CAMPUS NORTH EXPANSION SUBDIVISION, HIDALGO COUNTY, TEXAS; 3200 PECAN BOULEVARD. (CUP2024-0144)

DESCRIPTION:

The property is located along the north side of Pecan Boulevard and is zoned A-O (agricultural and open space) District. The adjacent zoning is C-3 (general business) District to the east, R-1 (single family residential) District to the east and north, and R-4 (mobile and modular home) District to the south. Surrounding land uses include single family residential, South Texas College North Campus, and retail. An institutional use is allowed in a A-O District with a Conditional Use Permit and in compliance with requirements.



HISTORY:

The initial application for a Conditional Use Permit for South Texas College North was submitted and approved in July 2004 for life of use. Updates and additions have been made every few years. The application for a conditional use permit and site plan review was submitted December 4th, 2024.

ANALYSIS:

The applicant is proposing two new building additions to the school, The Cooper Center Music Addition (9,750 sq ft), and The Cooper Center Percussion Addition (4,770 sq ft).

The Fire Department has inspected the location and have determined the CUP process may 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 proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

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

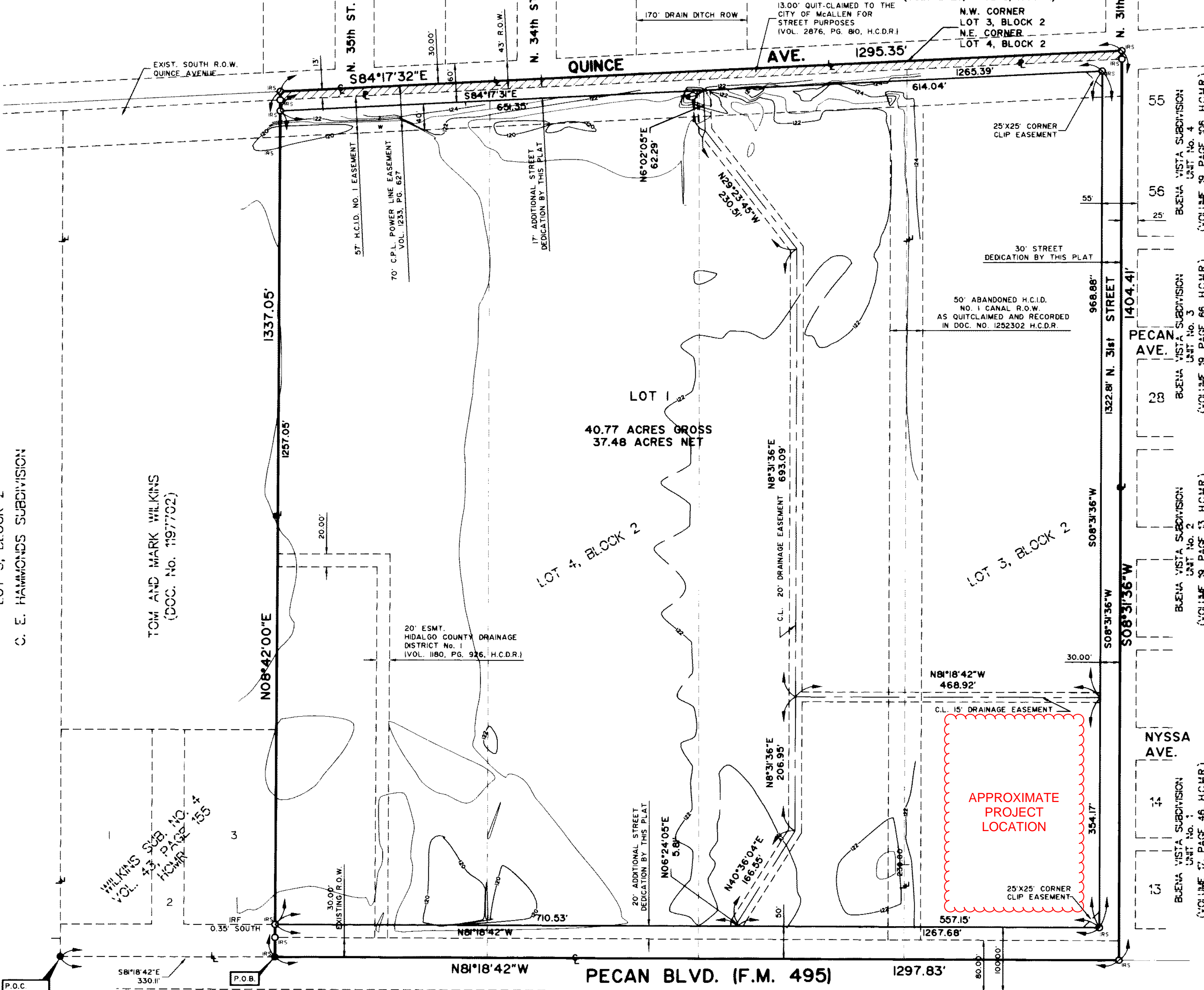
A site plan review has been submitted and approved by the Development Team. Building Permits for the development must comply with the conditions of the approved site plan as shown in this Conditional Use Permit.

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

RECOMMENDATION:

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

OAK TERRACE SUBDIVISION (VOLUME 25, PAGE 174, H.C.M.R.)
 MONTEBELLO SUBDIVISION UNIT No. 1 (VOLUME 20, PAGE 3, H.C.M.R.)



LEGEND:
 ● 1/2" IRON ROD FOUND
 ○ COTTON PICKER SPINDLE
 ○ 1/2" IRON ROD SET

BENCHMARK:
 T.B.M. - GPS AT N.W. CORNER OF LOT 2, J.C. ENGLMAN SUBDIVISION EL=94.45' TAKEN FROM CITY OF MCALLEN BENCHMARK MC-70.

METES AND BOUNDS DESCRIPTION
 A TRACT OF LAND CONTAINING 40.77 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF LOTS 3 AND 4, BLOCK 2, C.E. HAMMONDS SUBDIVISION, MAP REFERENCE VOLUME 21, PAGE 599, H.C.D.R. AND SAID 40.12 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTHWEST CORNER OF SAID LOT 4; THENCE S 81° 18' 42" E, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 330.11 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET, ON THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO TOM AND MARK WILKINS RECORDED IN DOCUMENT NO. 197702, H.C.D.R., FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

THENCE N 08° 42' 00" E, ALONG THE EAST LINE OF SAID WILKINS TRACT, PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET ON AN EXISTING 30.0 FOOT RIGHT-OF-WAY LINE OF PECAN BLVD. (F.M. 495), CONTINUING ALONG THE EAST LINE OF SAID WILKINS TRACT, FOR A TOTAL DISTANCE OF 1,337.05 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT, SAID POINT BEING ON THE NORTH LINE OF LOT 4, BLOCK 2, C.E. HAMMONDS SUBDIVISION;

THENCE S 84° 17' 32" E, ALONG THE NORTH LINE OF THIS TRACT, WITH THE NORTH LINES OF LOTS 3 AND 4, BLOCK 2, C.E. HAMMONDS SUBDIVISION, 1,295.35 FEET TO A POINT ON THE WEST R.O.W. LINE OF 31ST STREET, A 25 FT. STREET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 08° 31' 36" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID 31ST STREET, A TOTAL DISTANCE OF 1,404.41 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET ON THE SOUTH LINE OF LOT 3 FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 81° 18' 42" W, ALONG THE SOUTH LINE OF SAID LOT 3, PASS THE COMMON LINE OF LOTS 3 AND 4, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 4, PASS THE WEST LINE OF A 10.0 ACRE TRACT OF LAND DEEDED SOUTH TEXAS COMMUNITY COLLEGE RECORDED IN DOCUMENT NO. 1168636, H.C.D.R., CONTINUING ALONG THE SOUTH LINE OF SAID LOT 4, PASS THE WEST LINE OF SAID DR. RAMIRO R. CASSO TRACT, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 4 FOR A TOTAL DISTANCE OF 1,297.83 FEET TO THE POINT OF BEGINNING, CONTAINING 40.77 ACRES OF LAND, OF WHICH 3.29 ACRES LIES IN QUINCE AVENUE AND F.M. 495 ROAD RIGHT-OF-WAY, LEAVING A NET OF 37.48 ACRES OF LAND MORE OR LESS.

BEARING BASIS AS PER TEXAS STATE PLANE COORDINATES SYSTEM MAD 1983, SOUTH ZONE.

- GENERAL NOTES**
- BUILDING SETBACKS SHALL BE AS FOLLOWS: PECAN BLVD. - 50 FT. OR GREATER FOR APPROVED SITE PLAN; QUINCE AVE. - 30 FT. OR GREATER FOR APPROVED SITE PLAN; 31ST STREET - 25 FT. OR GREATER FOR APPROVED SITE PLAN. OTHER SETBACKS IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
 - THE FLOOD ZONE DESIGNATION FOR THIS PROPERTY IS FLOOD ZONE "C". AREAS OF MINIMAL FLOODING ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480334 0425C, REVISED NOVEMBER 16, 1982. FLOOD ZONE IS DETERMINED BY GRAPHIC PLOTTING ONLY.
 - THE FINISH FLOOR OF ANY BUILDING CONSTRUCTED WITHIN THIS SITE SHALL BE SET AT A MINIMUM ELEVATION OF 18 INCHES ABOVE TOP OF CURB OR 12 INCHES ABOVE NATURAL GROUND, WHICHEVER IS HIGHER.
 - NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT.
 - DRAINAGE DETENTION REQUIREMENTS FOR THE SUBDIVISION SHALL BE 4.66 ACRE-FEET AND SHALL BE DETAINED BY ON-SITE DETENTION PONDS. AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - ANY BUILDING OR STRUCTURE LOCATED BEYOND 300 FEET FROM A HYDRANT WILL REQUIRE EXTENSION OF FIRE PROTECTION LINES.
 - A 4 FT. SIDEWALK IS REQUIRED ALONG THE NORTH SIDE OF PECAN BLVD., THE WEST LINE OF 31ST STREET AND THE SOUTH LINE OF QUINCE AVE.
 - A 25'x25' CORNER CLIP EASEMENT IS REQUIRED AT ALL PUBLIC STREET INTERSECTIONS.
 - A 6 FT. BUFFER IS REQUIRED FROM ADJACENT RESIDENTIAL ZONES.
 - NO CURB CUT, ACCESS OR LOT FRONTAGE IS PERMITTED ALONG 31ST STREET.
 - SITE PLANS MUST BE APPROVED BY PLANNING AND ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.

STATE OF TEXAS
 COUNTY OF HIDALGO
 THE UNDERSIGNED PRESIDENT OF SOUTH TEXAS COLLEGE, OWNER OF THE REAL PROPERTY THE SUBJECT OF THIS PLAT, AND DESIGNATED HEREIN AS STC PECAN CAMPUS NORTH EXPANSION SUBDIVISION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THOSE PORTIONS OF THE SUBDIVISION DESIGNATED AS STREETS, ALLEYS, EASEMENTS, PARKS, WATERCOURSES AND DRAINS, EXCEPT THAT THE UNDERSIGNED SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF MCALLEN, TEXAS.

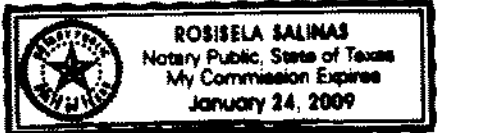
WITNESS MY HAND ON THIS THE 1st DAY OF Dec A.D. 2005.

Shirley A. Reed
 DR. SHIRLEY A. REED
 SOUTH TEXAS COLLEGE PRESIDENT
 P.O. Box 9701
 MCALLEN, TEXAS 78502

STATE OF TEXAS
 COUNTY OF HIDALGO
 ON THIS DAY PERSONALLY APPEARED DR. SHIRLEY A. REED, SOUTH TEXAS COLLEGE PRESIDENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACTING IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND ON THIS THE 1st DAY OF Dec A.D. 2005.

[Signature]
 NOTARY PUBLIC



APPROVAL RECOMMENDED
 THIS PLAT IS HEREBY APPROVED BY THE CITY OF MCALLEN DATED THIS 1st DAY OF Dec A.D. 2005.

[Signature]
 CITY CLERK

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
 BY: *[Signature]*

APPROVAL RECOMMENDED
 THIS PLAT HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF MCALLEN AND HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS THE 1st DAY OF Dec A.D. 2005.

[Signature]
 SONIA FALCON, CHAIRMAN
 PLANNING AND ZONING COMMISSION
 MCALLEN, TEXAS

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

DATED THIS THE 16th DAY OF January A.D. 2006

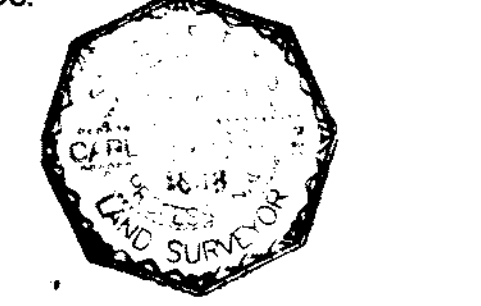
[Signature]
 RICHARD F. CORTEZ, MAYOR
 CITY OF MCALLEN, TEXAS



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 CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND MADE UNDER MY SUPERVISION.

DATED THIS THE 16 DAY OF Nov A.D. 2005.

[Signature]
 CARLOS VASQUEZ, R.P.L.S. No. 4608
 CVO LAND SURVEYORS
 517 BEAUMONT AVE.
 MCALLEN, TEXAS 78501



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

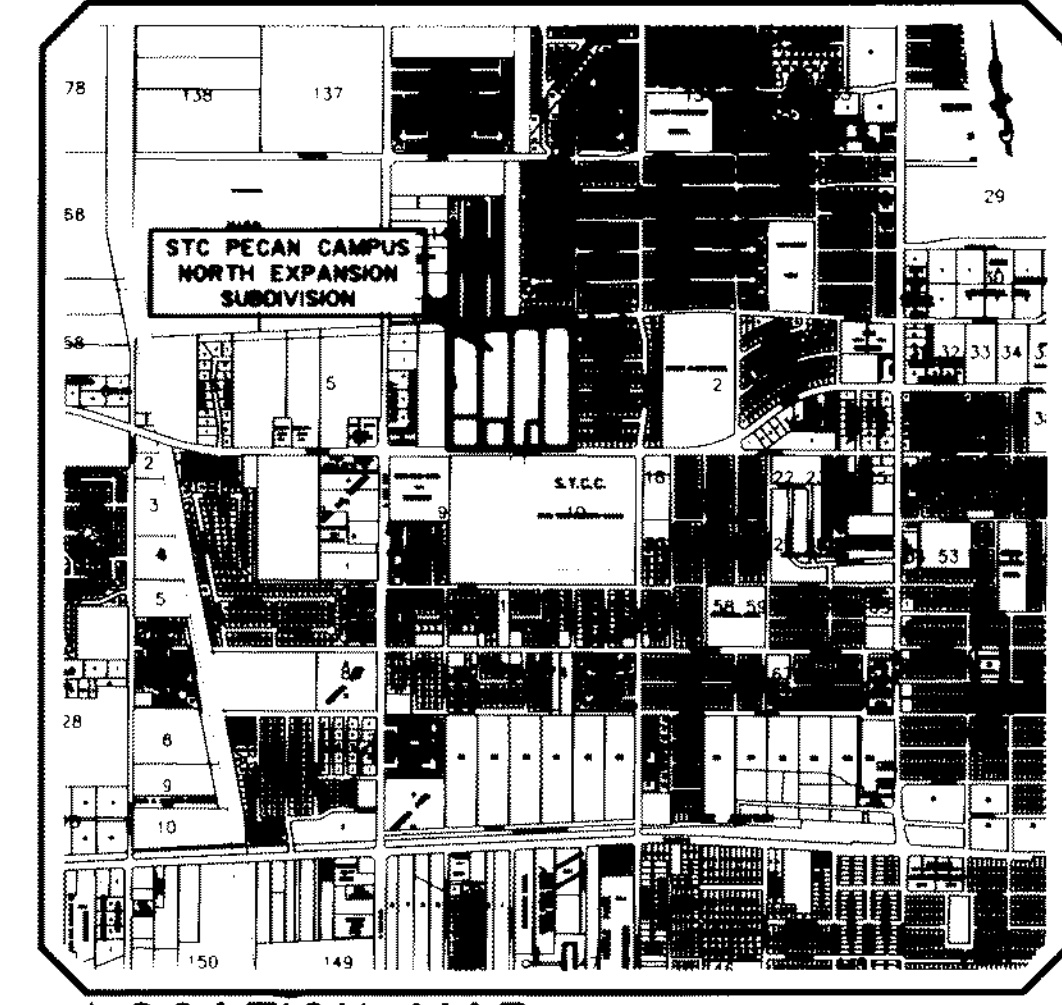
DATED THIS THE 21st DAY OF Nov A.D. 2005.

[Signature]
 JORGE D. PEREZ, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 NO. 34594



808 Dallas Ave. McAllen, Texas 78501
 (956) 631-4482 Fax: (956) 682-1545

DATE OF PREPARATION: APRIL 15, 2004



TWIN PALMS MOBILE PARK
 LOT 9, BLOCK 2
 C.E. HAMMONDS'

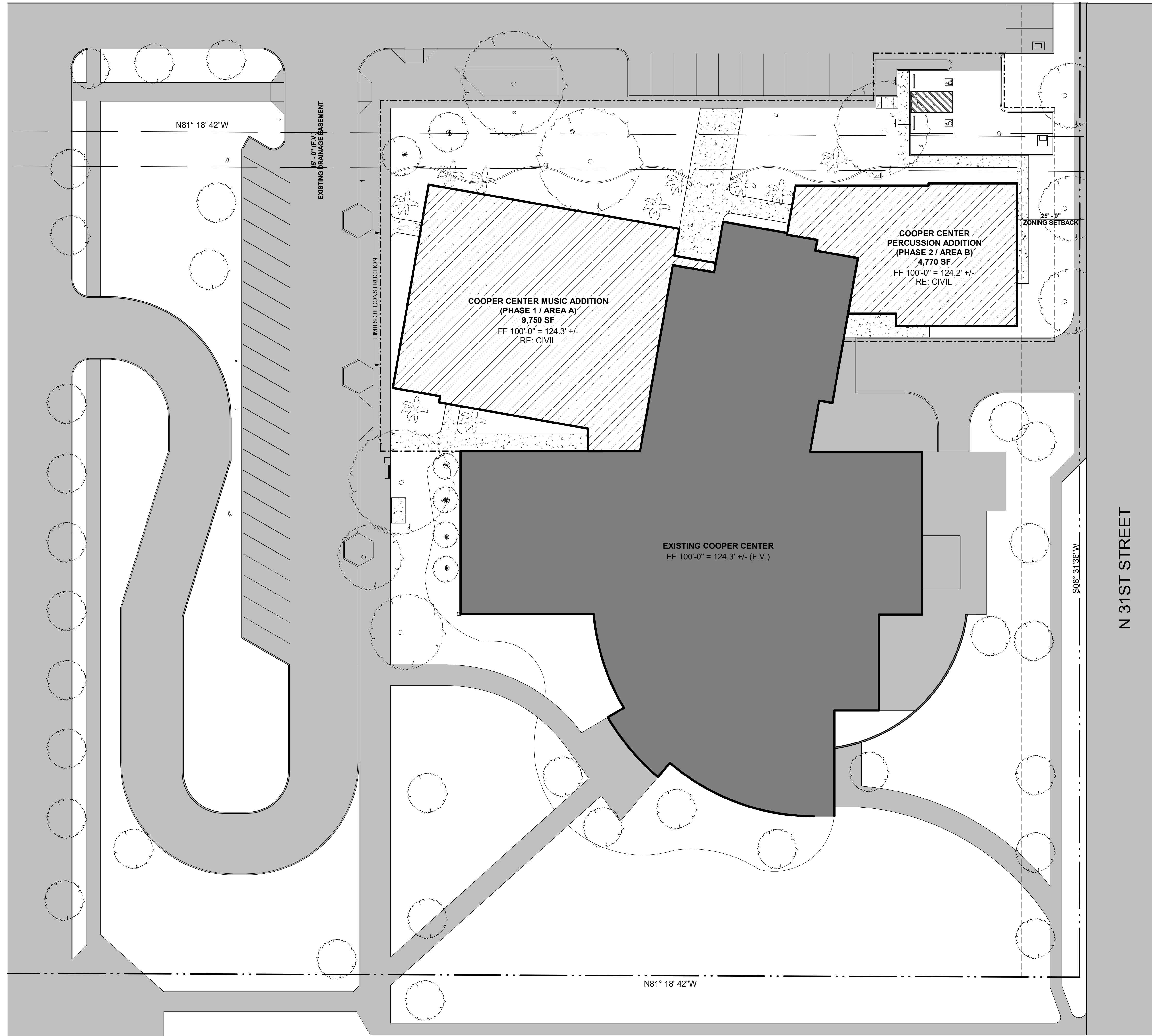
STC PECAN CAMPUS NORTH EXPANSION SUBDIVISION

MCALLEN, TEXAS
 BEING A 40.77 ACRE TRACT OF LAND
 BEING OF LOT 3 & 4 OUT OF BLOCK 2,
 C.E. HAMMONDS SUBDIVISION
 HIDALGO COUNTY, TEXAS
 VOLUME 21, PAGES 599
 H.C.D.R.

FILED FOR RECORD IN
 HIDALGO COUNTY
 BY *[Signature]*
 COUNTY CLERK
 ON 11-21-05
 AS A RECORDING NUMBER 151877
 BY *[Signature]* DEPUTY

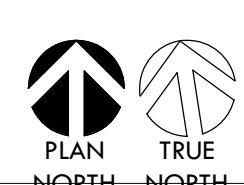
Created in Volume 49 Page 170
 of 170 Pages
 County Clerk
 City Clerk

ACAD Ref: 15:06 User: mm
 H:\STC03102\STC03102_PLAT.PDF.DWG
 JUL 22, 2005 11:29:38 A.M. LTSCALE: 1.00 PSLTSCALE: 1



SITE PLAN LEGEND

PATTERN	DESCRIPTION
- - - - -	PROPERTY LINE
- · - · -	ZONING SETBACK
BUILDING	
[Solid Grey]	EXISTING BUILDING
[Light Grey]	EXISTING PAVING / SIDEWALKS
[Diagonal Lines]	NEW CONSTRUCTION
[Grid Pattern]	CONCRETE SIDEWALK (RE: CIVIL)
[Tree Symbols]	TREES / LANDSCAPING (RE: LANDSCAPE)
[Dashed Box]	TEMPORARY CONSTRUCTION FENCING / LIMITS OF CONSTRUCTION



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

F.M. 495 (PECAN BLVD)

N 31ST STREET



BRWARCHITECTS

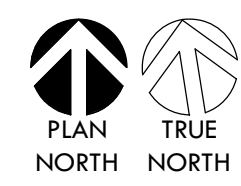
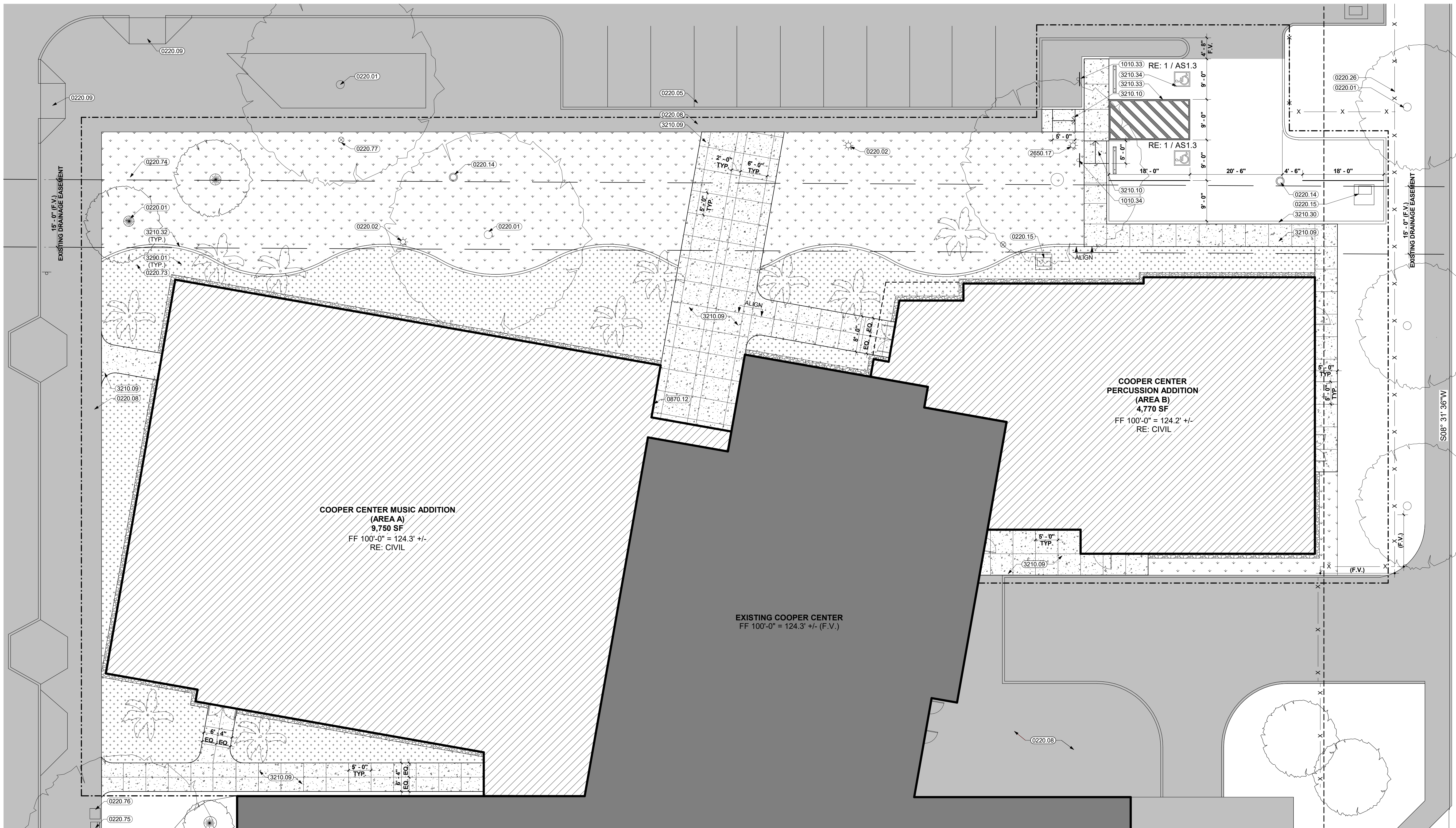
3535 TRAVIS STREET
SUITE 250
DALLAS, TEXAS 75204
214-528-8704
BRWARCH.COM

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DATE: SEPTEMBER 18, 2024
DRAWN BY: AV
CHECKED BY: AE
BRW PROJECT NUMBER: 223082.00

**SOUTH TEXAS COLLEGE
COOPER CENTER
ADDITION**
3200 PECAN BOULEVARD
MCALLEN, TEXAS 78501

NO.	REVISION	DATE

AS1.1
ARCHITECTURAL
OVERALL SITE PLAN



1 ARCHITECTURAL SITE PLAN
1" = 10'-0"

SITE PLAN LEGEND

PATTERN	DESCRIPTION
---	PROPERTY LINE
---	ZONING SETBACK
█	BUILDING
█	EXISTING BUILDING
█	EXISTING PAVING
▨	NEW CONSTRUCTION
▨	PAVING (RE: CIVIL) CONCRETE SIDEWALK
○	LANDSCAPE (RE: LANDSCAPE) EXISTING TREE
✿	NEW PALM TREE
▨	CRUSHED GRANITE MOW STRIP
▨	PLANTING BEDS
▨	LAWN - SOD
▨	TEMPORARY CONSTRUCTION FENCING / LIMITS OF CONSTRUCTION

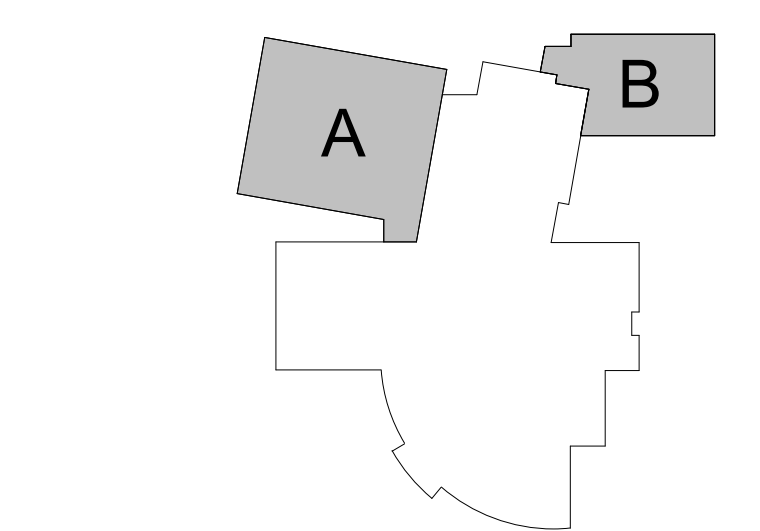
KEYNOTES

0220.01	EXISTING TREE
0220.02	EXISTING LIGHT POLE
0220.05	EXISTING ASPHALT PAVING
0220.08	EXISTING CONCRETE SIDEWALK TO REMAIN
0220.09	EXISTING CONCRETE CURB RAMP
0220.14	EXISTING MANHOLE COVER
0220.15	EXISTING GRATE INLET
0220.26	EXISTING FENCE
0220.73	EXISTING WATER LINE (RE: CIVIL)
0220.74	EXISTING STORM SEWER LINE (RE: CIVIL)
0220.75	EXISTING SITE FURNITURE (BENCH)
0220.76	EXISTING SITE FURNITURE (TRASH RECEPTACLE)
0220.77	EXISTING IRRIGATION CONTROL VALVE
0330.02	CONCRETE SLAB
0870.12	WALL MOUNTED AUTOMATIC DOOR OPERATOR PUSH BUTTON
1010.33	POLE MOUNTED SIGNAGE - "RESERVED PARKING"
1010.34	POLE MOUNTED SIGNAGE - "VAN-ACCESSIBLE"

KEYNOTES

2650.17	REINSTALL EXISTING LIGHT POLE AND FIXTURE ON CONCRETE BASE
3210.09	CONCRETE SIDEWALK (RE: CIVIL)
3210.10	ACCESSIBLE CONCRETE CURB RAMP PER CITY REQUIREMENTS
3210.30	6" CONCRETE CURB (WITH GUTTER AS REQUIRED) (RE: CIVIL)
3210.32	CONCRETE MOW STRIP
3210.33	4" PAVEMENT MARKING (DIAGONAL STRIPING AT 2'-0" O.C. TYPICAL)
3210.34	H.C. PAVEMENT MARKING
3230.63	RELOCATE EXISTING BUS CANOPY
3290.01	LANDSCAPE BED

KEYPLAN



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DATE: SEPTEMBER 18, 2024
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BRW PROJECT NUMBER: 223082.00

**SOUTH TEXAS COLLEGE
COOPER CENTER
ADDITION**
3200 PECAN BOULEVARD
MCALLEN, TEXAS 78501

NO.	REVISION	DATE

AS1.2
ARCHITECTURAL SITE PLAN



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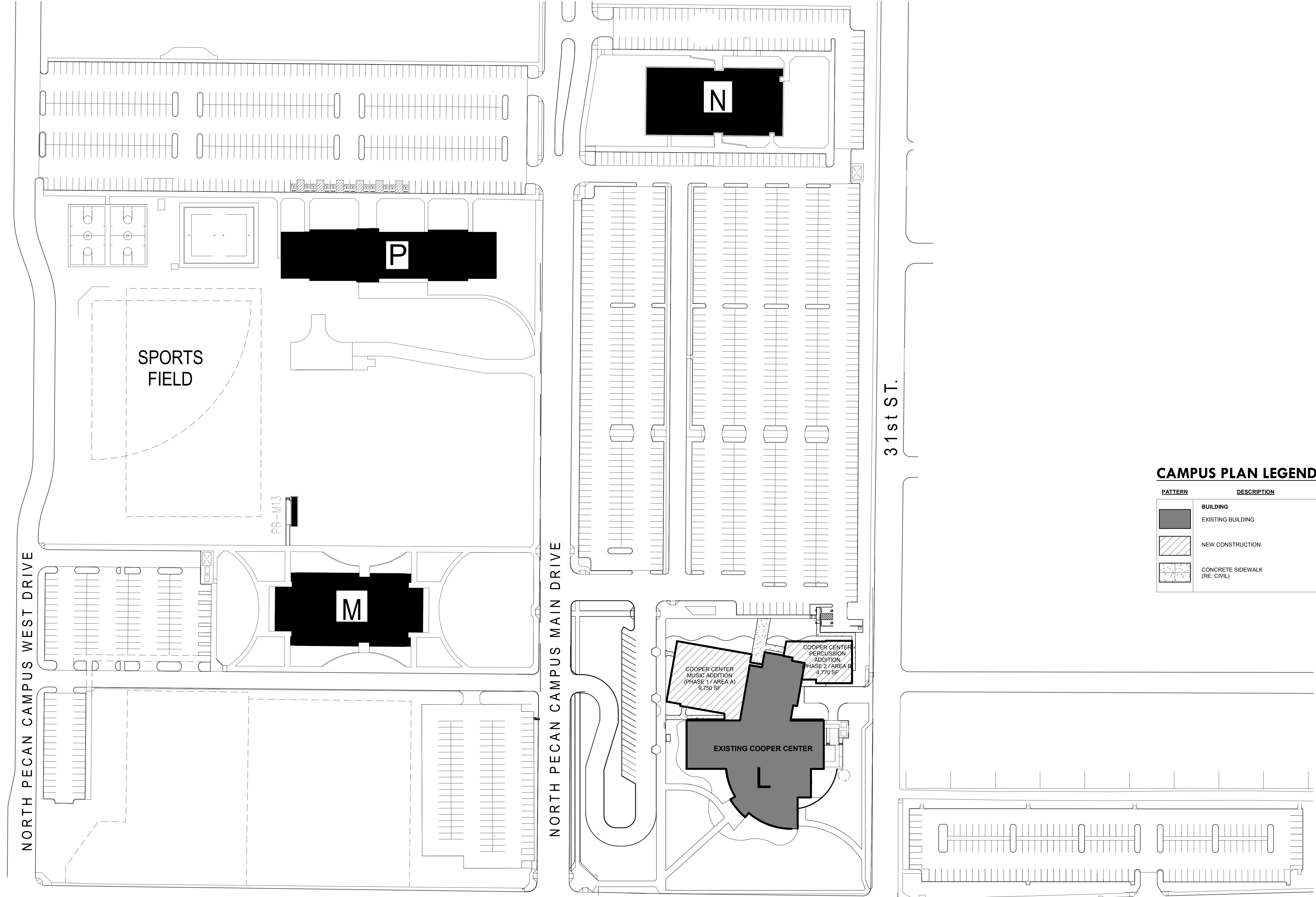
3535 TRAVIS STREET
SUITE 230
DALLAS, TEXAS 75204
214-528-8704
BRWARCH.COM

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DATE: DECEMBER 3, 2024
DRAWN BY: AV
CHECKED BY: AE
BRW PROJECT NUMBER: 223082.00

**SOUTH TEXAS COLLEGE
COOPER CENTER
ADDITION**
3200 PECAN BOULEVARD
MCALLEN, TEXAS 78501

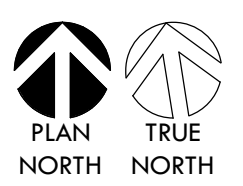
NO.	REVISION	DATE

AS1.4
ARCHITECTURAL
CAMPUS PLAN



CAMPUS PLAN LEGEND

PATTERN	DESCRIPTION
	BUILDING EXISTING BUILDING
	NEW CONSTRUCTION
	CONCRETE SIDEWALK (RE: CIVIL)



1 ARCHITECTURAL CAMPUS PLAN (NORTH PECAN CAMPUS)
1" = 60'-0"

PECAN BOULEVARD

ARCHITECTURAL CAMPUS PLAN

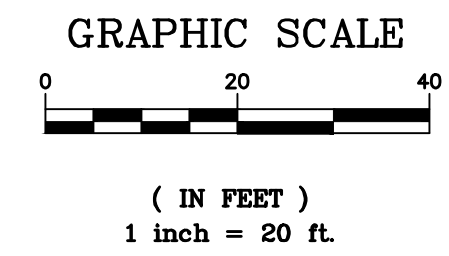
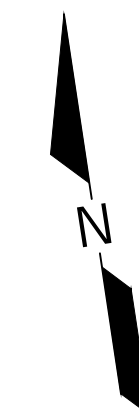


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 DATE: SEPTEMBER 18, 2024
 DRAWN BY: BB
 CHECKED BY: TZ
 BRW PROJECT NUMBER: 2230820.00

SOUTH TEXAS COLLEGE
 COOPER CENTER
 ADDITION
 3200 PECAN BOULEVARD
 MCALLEN, TEXAS 78801

NO.	REVISION	DATE

C3.0
 SITE PLAN



Note
 REFERENCE ARCHITECTURAL PLANS
 FOR ACCESSIBLE PARKING DETAILS

Legend

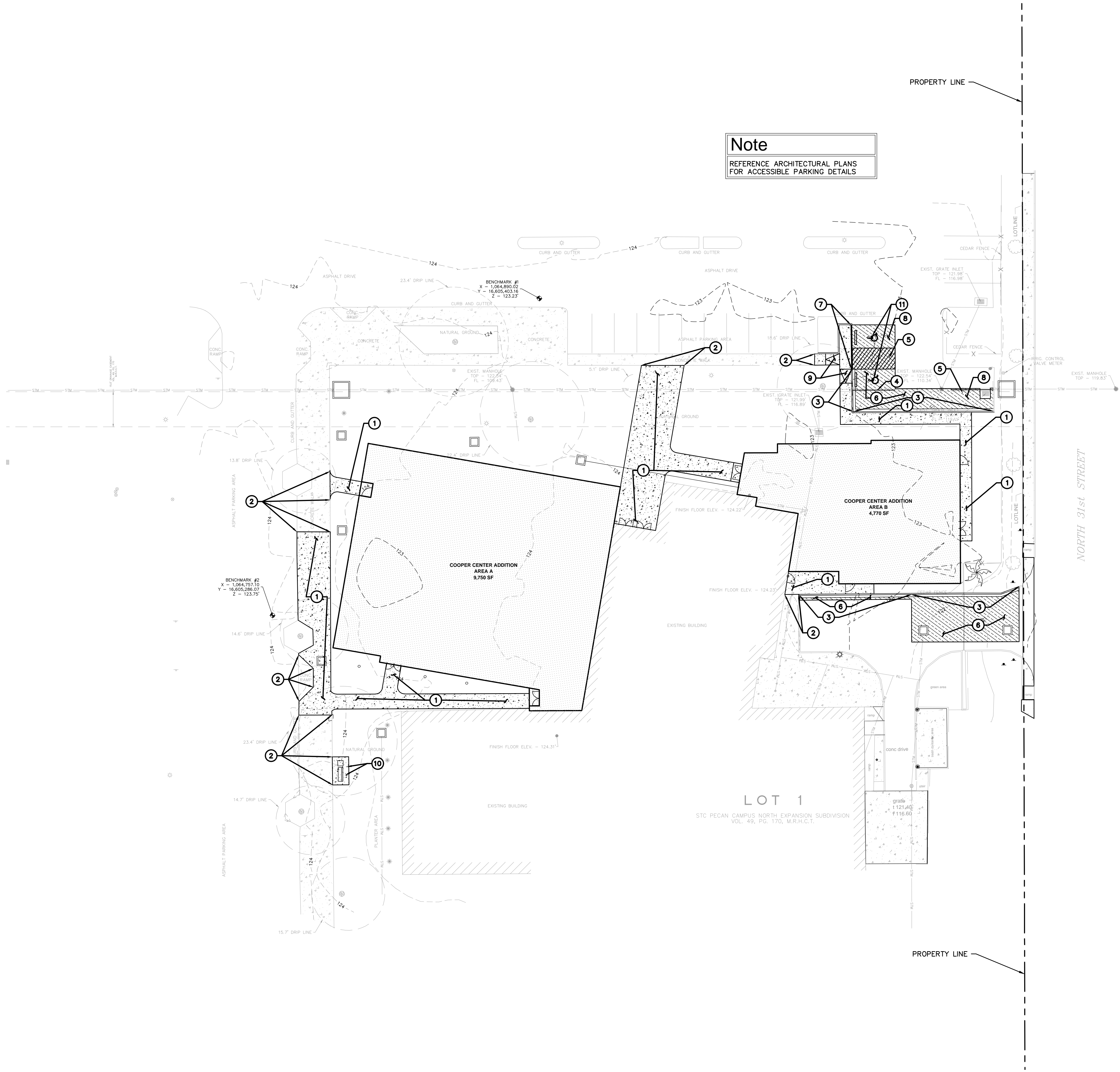
- PROPOSED CONCRETE SIDEWALK, SEE DETAIL 1/C6.0
- PROPOSED BUILDING

Keynotes

- 1 NEW CONCRETE FLATWORK, SEE DETAIL 1/C6.0
- 2 CONNECT TO EXISTING CONCRETE FLATWORK, SEE DETAIL 2/C6.0
- 3 NEW CONCRETE CURB & GUTTER, SEE DETAIL 1/C6.1
- 4 NEW PARKING STRIPE, REF. ARCHITECTURAL PLANS FOR STRIPING DETAILS
- 5 NEW STRIPED AISLE, REF. ARCHITECTURAL PLANS FOR STRIPING DETAILS
- 6 NEW CONCRETE PAVEMENT, MATCH EXISTING THICKNESS AND REINFORCEMENT
- 7 NEW CONCRETE FLUSH CURB, SEE DETAIL 2/C6.1
- 8 NEW ASPHALT PAVEMENT, MATCH EXISTING PAVEMENT SECTION
- 9 NEW SIDEWALK RAMP, SEE DETAIL 7/C6.0
- 10 RELOCATED BUS STOP EQUIPMENT ON 7'X12' CONCRETE PAD
- 11 NEW ACCESSIBLE PARKING, REF. ARCHITECTURAL PLANS FOR DETAILS

Paving & Site Plan Notes

1. ALL PARKING STRIPING SHALL BE 4" WIDE UNLESS OTHERWISE NOTED.
2. UNLESS OTHERWISE NOTED, REFER TO GEOTECHNICAL REPORT FOR SUBGRADE COMPACTION AND MOISTURE CONTENT REQUIREMENTS.
3. INSTALLATION AND PLACEMENT OF IRRIGATION SLEEVES AND UTILITY CONDUITS SHALL BE IN ACCORDANCE TO THE LANDSCAPE PLANS AND/OR MEP PLANS.
4. SIDEWALKS SHALL HAVE A SLOPE NO GREATER THAN 5% AND A CROSS SLOPE NOT GREATER THAN 2%, UNLESS OTHERWISE NOTED.
5. SAWED JOINTS SHALL BE SPACED AT INTERVALS OF 15 FEET MAXIMUM AND AT ALL RADIUS RETURNS. SAWED JOINTS SHALL BE PERPENDICULAR TO ALL CURVES. JOINTS SHALL BE SAWED WITHIN 12 HOURS AFTER CONCRETE IS POURED.
6. SAWED JOINTS SHALL MATCH THE EXISTING PAVEMENT JOINT PATTERN WHERE NEW PAVEMENT IS CONSTRUCTED ADJACENT TO EXISTING CONCRETE PAVEMENT.
7. ALL MANHOLES, INLETS, LIGHT BASES, AND OTHER STRUCTURES SHALL BE ISOLATED FROM THE NEW PAVEMENT WITH PREFORMED ASPHALTIC EXPANSION MATERIAL.
8. ADJUST EXISTING TOP OF MANHOLE RIMS AND EXISTING WATERLINE VALVE BOXES TO FINISHED GRADE ELEVATIONS.
9. FOR PAVING JOINT PATTERNS REFER TO ARCHITECTURAL DRAWINGS.
10. CONCRETE SIDEWALKS AND RAMPS SHALL HAVE A LIGHT BROOM FINISH.
11. NEW IRRIGATION SLEEVES SHOWN HEREON ARE FOR REFERENCE ONLY AND SHOULD BE CONSIDERED APPROXIMATE. REFER TO LANDSCAPE DRAWINGS FOR EXACT LOCATIONS.



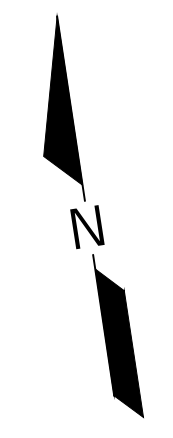
shaping the built environment
JQ INFRASTRUCTURE, LLC
 100 NE LOOP 410, SUITE 950 SAN ANTONIO, TEXAS 78216
 210.838.9903
 PROJECT NO. 4230144 TYPE FIRM 7986



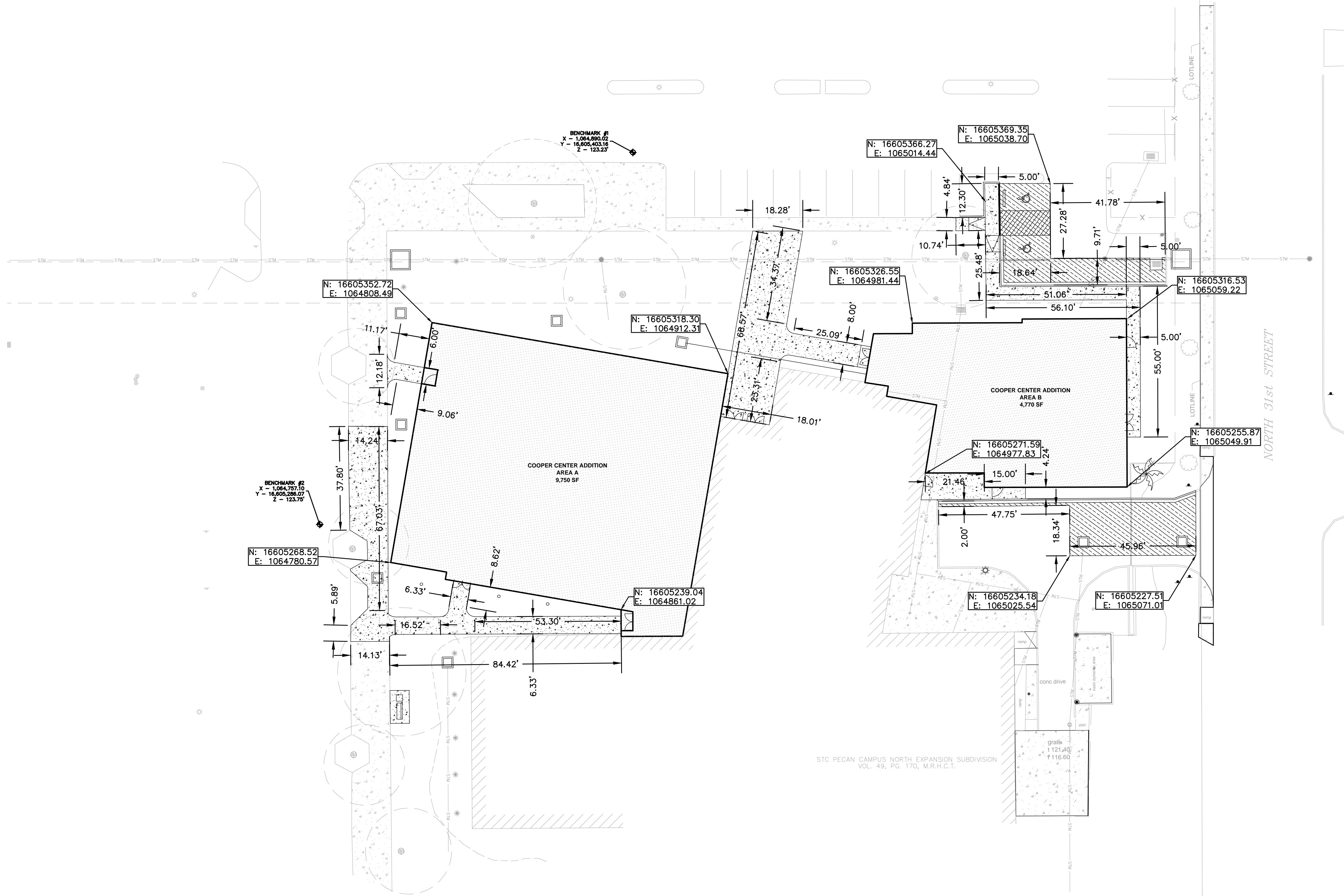
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 DATE: SEPTEMBER 18, 2024
 DRAWN BY: BB
 CHECKED BY: TZ
 BRW PROJECT NUMBER: 2230820.00

SOUTH TEXAS COLLEGE
 COOPER CENTER
 ADDITION
 SOUTH TEXAS COLLEGE
 3200 PECAN BOULEVARD
 MCALLEN, TEXAS 78501

NO.	REVISION	DATE



GRAPHIC SCALE
 (IN FEET)
 1 inch = 20 ft.



Dimension Control Notes

- CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
- CONTRACTOR SHALL VERIFY COORDINATES PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND MAINTAINING ALL SIGNS, BARRICADES, AND LIGHTING OR WARNING DEVICE(S) USED/REQUIRED WITH THIS WORK.
- ALL CURB DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS ARE TO FACE OF BUILDING. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- REFER TO LANDSCAPE ARCHITECT PLANS FOR DETAILS AND DIMENSIONS OF LANDSCAPE HARDSCAPE AREAS.
- ALL UNLABELED CURB RADII ARE 3.0 FEET.

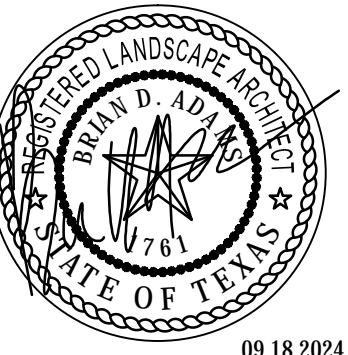
STC PECAN CAMPUS NORTH EXPANSION SUBDIVISION
 VOL. 49, PG. 170, M.R.H.C.T.

shaping the built environment

JQ INFRASTRUCTURE, LLC
 100 NE LOOP 410, SUITE 900 SAN ANTONIO, TEXAS 78216
 210.838.9903
 PROJECT NO. 4230144 TYPE FIRM 7986

C3.1

DIMENSIONAL CONTROL PLAN



BRW ARCHITECTS

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SUITE 250
DALLAS, TEXAS 75204
PH: 214.871.8004
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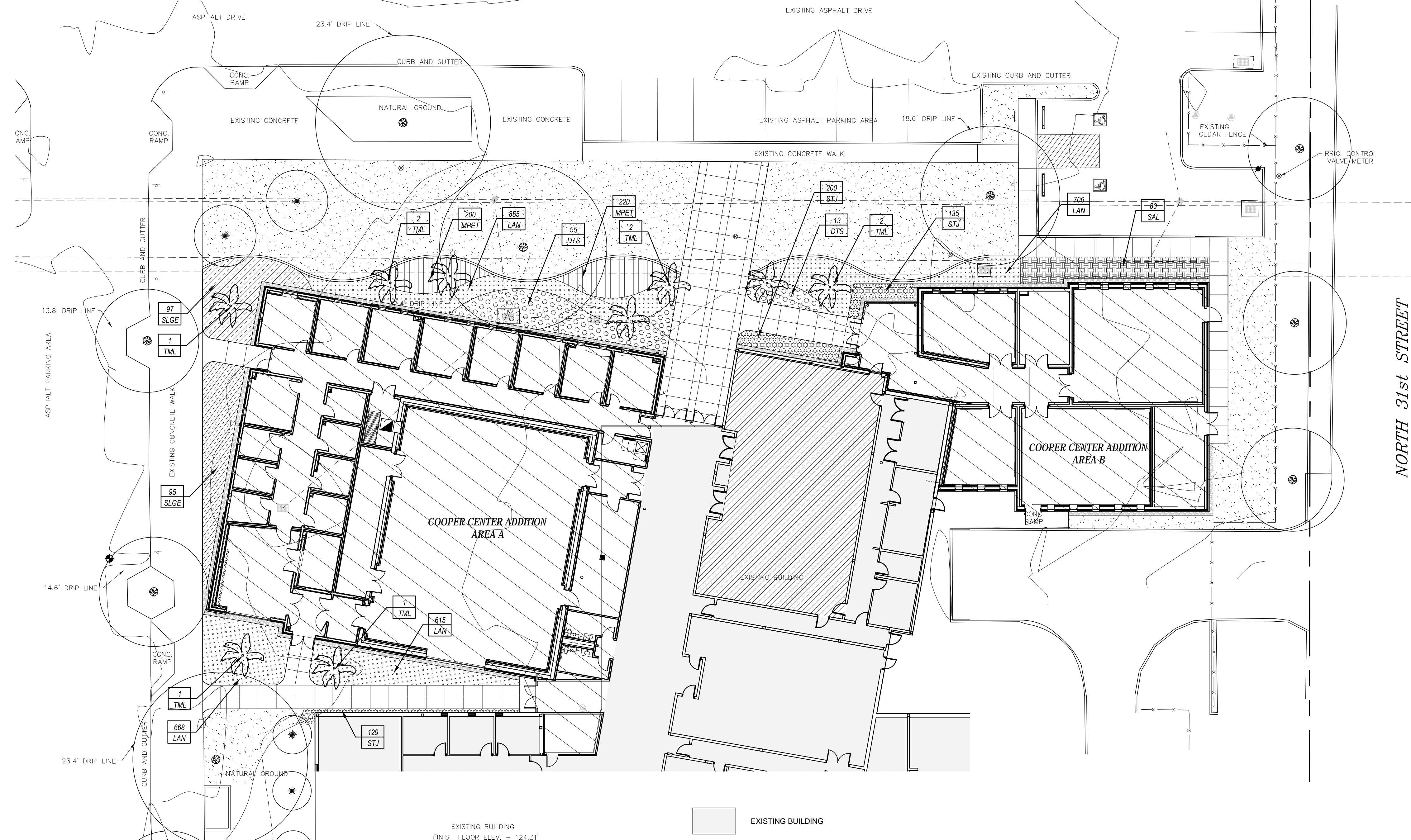
7/CDM4-HV-888
BROWN REYNOLDS WAITFORD ARCHITECTS, INC.
DATE: SEPTEMBER 18, 2024
DRAWN BY: BDA
CHECKED BY: BDA
BRW PROJECT NUMBER: 2230820.00

**SOUTH TEXAS COLLEGE
COOPER CENTER
ADDITION**
3200 PECAN BOULEVARD
MCALLEN, TEXAS 78501



NO.	REVISION	DATE

L10.1
SITE LANDSCAPE PLAN



- ### LAWN NOTES
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
 - All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
 - All compacted soil shall be ripped and scarified to a minimum depth of 6" prior to fine grading.
 - All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation.
 - Contractor shall provide (4") four inches of imported topsoil (turf blend) on all areas to receive lawn.
 - Contractor shall maintain all lawn areas until final acceptance. This shall include, but not be limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
 - Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.

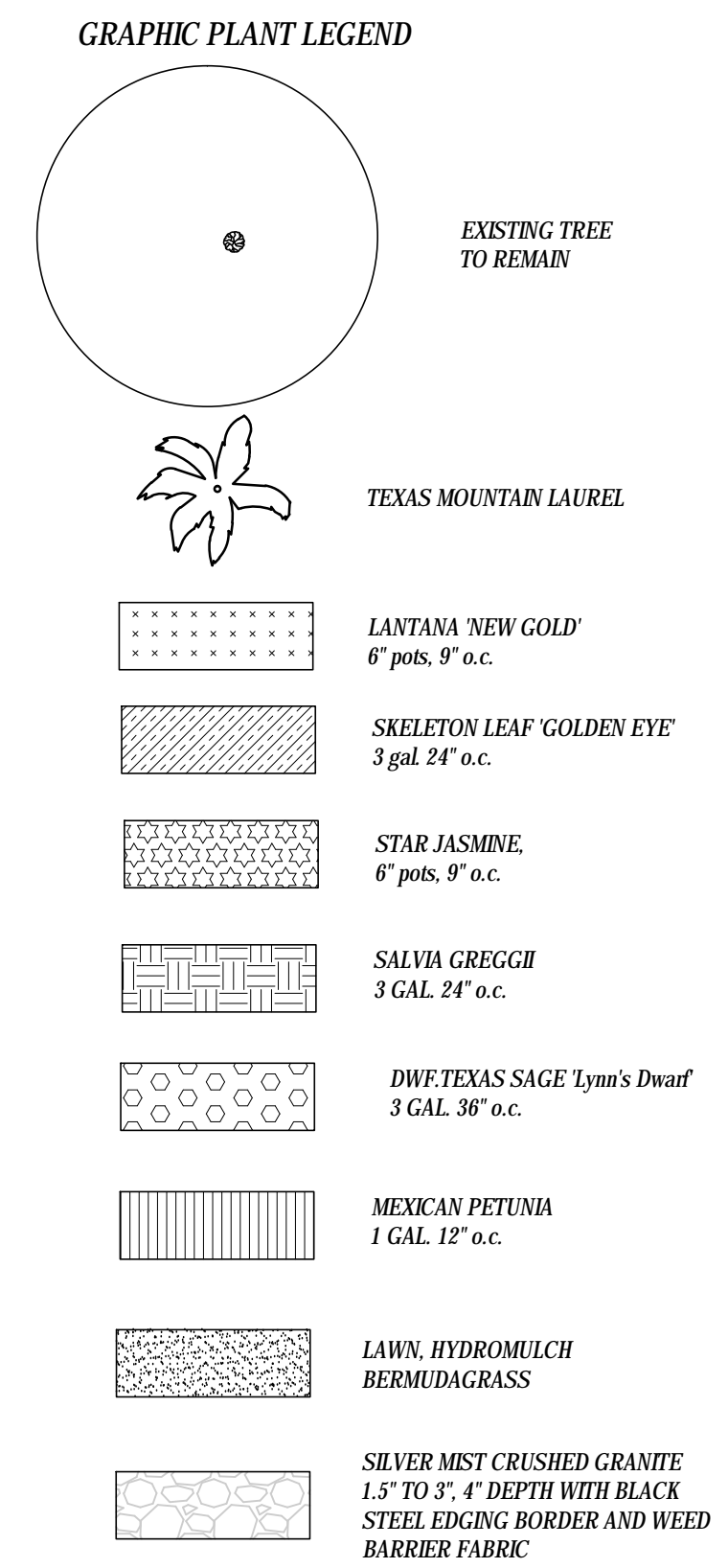
- ### LANDSCAPE NOTES
- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
 - Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
 - Contractor is responsible for obtaining all required landscape and irrigation permits.
 - Contractor to provide a minimum 2% slope away from all structures.
 - All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
 - All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
 - All lawn areas to be St. Augustine 'Raleigh', unless otherwise noted on the drawings.

- ### MAINTENANCE NOTES
- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
 - All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
 - All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
 - All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
 - All plant material which dies shall be replaced with plant material of equal or better value.
 - Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

- ### HYDROMULCH NOTES
- All lawn areas to be Hydromulch Bermudagrass, unless noted otherwise on drawings.
 - Bermudagrass seed shall be extra hulled and treated lawn type and shall be delivered to the site in its original unopened container, and shall meet Texas State Law requirements.
 - Fiber: Shall be one hundred (100%) percent Wood Cellulose Fiber, delivered to the site in its original unopened container. Connely or equal.
 - Fiber Tack: Shall be delivered to the site in its original unopened container, and shall be 'Toro-Tack one', as manufactured by Growers, Inc., or equal.
 - Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1000) square foot.
 - Use a 4x8 batter board against all beds areas.
 - All lawn areas to be hydromulched, shall have one hundred (100%) percent coverage prior to final acceptance.
 - Contractor shall maintain all lawn areas until final acceptance. This shall include but not be limited to: mowing, watering, weeding, cultivating, cleaning, and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
 - Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply as necessary.

- ### IRRIGATION REPAIR SPECIFICATIONS
- Contractor shall perform site visit prior to bidding and construction, to review extent of existing irrigation system.
 - Contractor shall be responsible for verifying conditions of existing irrigation system. Contractor shall be responsible for maintaining the integrity of existing irrigation where possible, and if not, repair as needed, including but not limited to irrigation controller, meter, sloving, etc.

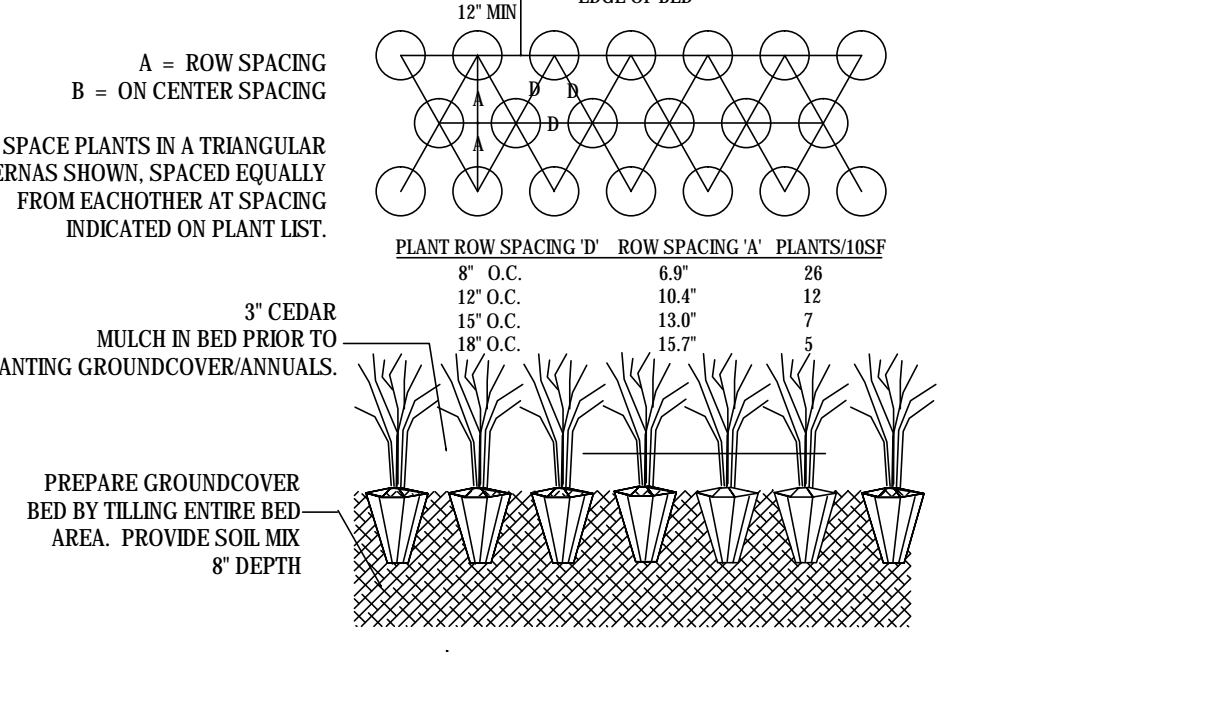
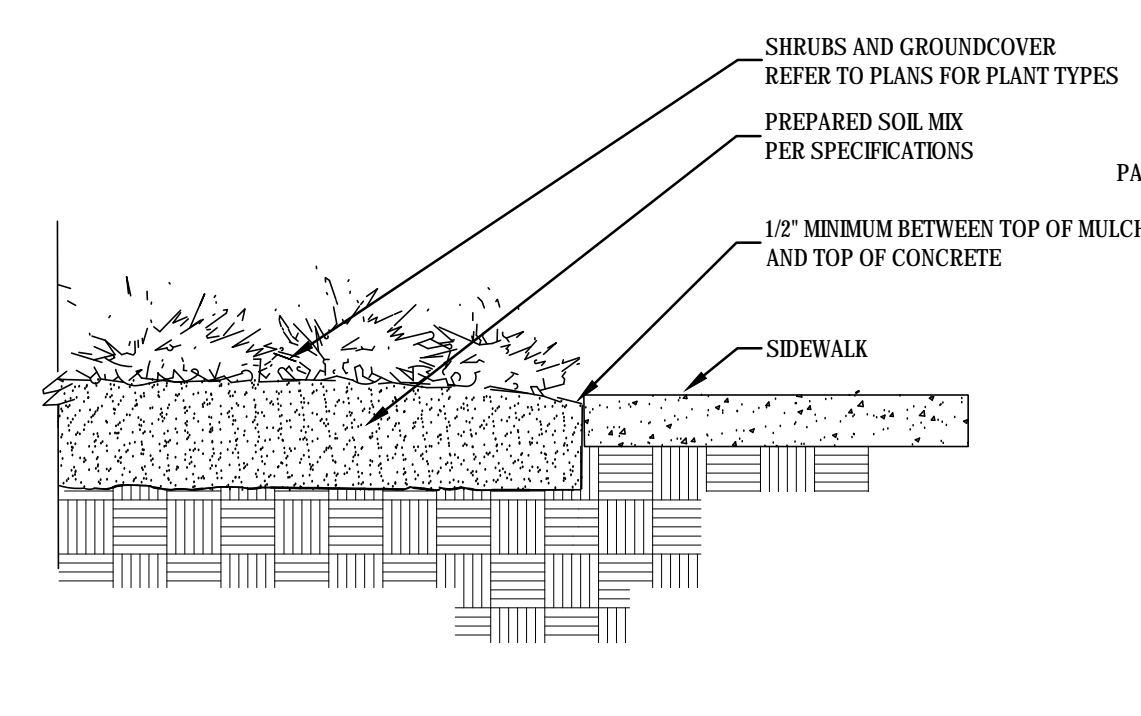
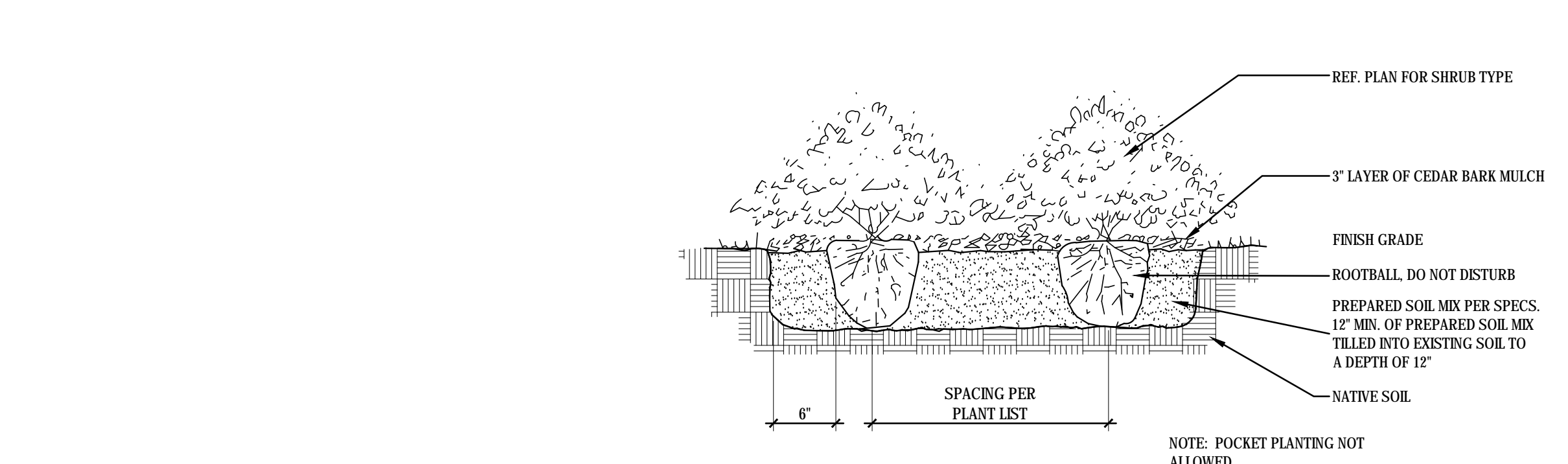
- ### LAWN REPAIR NOTES
- All lawn areas damaged during construction to be repaired with sod and raked free of debris.
 - Adjust damaged areas to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
 - All areas to be repaired must be planted by hand to cover area completely. Insure edges of sod are touching. Top dress joints by hand with compost to fill voids.
 - Roll repaired areas to achieve a smooth, even surface, free from unnatural undulations.



LOT 1
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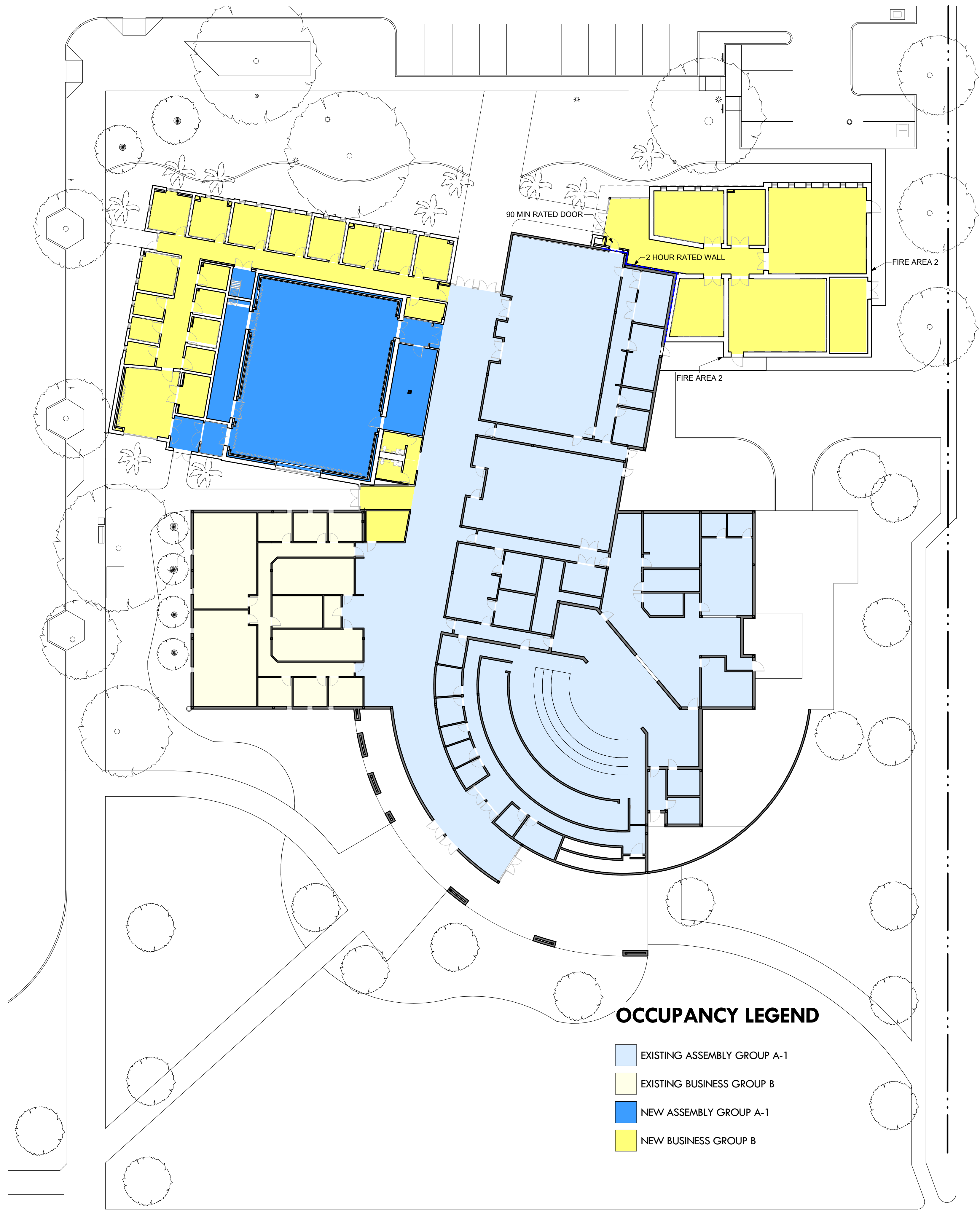
PLANT LIST

TREES					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
9	TM	Texas Mountain Laurel	<i>Sophora secundiflora</i>	8' ht.	container grown, tree form, 4' spread min.
SHRUBS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
68	DTS	Dwf. Texas Sage 'Lynn's Dwf.'	<i>Leucophyllum sp. 'Lynn's Dwarf'</i>	3 gal.	container grown, full plant, specimen, 36" o.c.
80	SAL	Sabia Furman's Red'	<i>Sabia greggii Furman's Red'</i>	3 gal.	container grown, full plant specimen, 24" o.c.
167	SLGE	Skeleton Leaf 'Golden Eye'	<i>Viguiera stenoloba</i>	3 gal.	container grown, full plant specimen, 24" o.c.
GROUNDCOVERS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
2,958	LAN	Lantana 'New Gold'	<i>Lantana 'New Gold'</i>	6" pots	container, full plant, 9" o.c.
655	MPET	Mexican Petunia 'Dwarf'	<i>Ruellia brittoniana</i>	1 gal.	container, full plant, 12" o.c.
464	STJ	Star Jasmine Bermudagrass 'Tiffway 419'	<i>Trachelospermum jasminoides</i> <i>Cynodon dactylon Tiffway 419'</i>	6" pots hydromulch	container, (3) 12" runners min., 9" o.c. hydromulch, refer to notes



01 SITE LANDSCAPE PLAN
SCALE: 1" = 16'-0"

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Dallas, Texas 75202
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OCCUPANCY LEGEND

- EXISTING ASSEMBLY GROUP A-1
- EXISTING BUSINESS GROUP B
- NEW ASSEMBLY GROUP A-1
- NEW BUSINESS GROUP B

MEANS OF EGRESS

IBC CHAPTER 10

SECTION 1004 TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

ASSEMBLY UNCONCENTRATED	15 NET SF
BUSINESS AREAS	100 GROSS SF
ACCESSORY STORAGE AREAS	300 GROSS SF

OCCUPANCY LOAD MIXED OCCUPANCY - SEE OCCUPANCY PLAN

EXISTING OCC. LOAD (PER 2000 IBC CODE ANALYSIS IN AS-BUILTS):

ASSEMBLY WITH FIXED SEATS
THEATER: 201 OCC.

UNCONCENTRATED:
BLACK BOX: 107 OCC.

STAGES AND PLATFORMS:
STAGE: 70 OCC.
STAGING AREA: 61 OCC.

BUSINESS AREA:
CATERING: 3 OCC.
CLASSES: 74 OCC.
OFFICES: 8 OCC.
WORKSHOPS: 11 OCC.
TICKETS, CONCESSIONS, ETC: 4 OCC.
GREEN, DRESSING ROOMS: 8 OCC.
2ND FLOOR AREA: 4 OCC.

TOTAL EXISTING OCCUPANTS: 551 OCC.

ADJUSTED EXISTING OCCUPANTS:
ASSEMBLY WITHOUT FIXED SEATS:
NEW LOBBY: 1,250 SF / 15 = 250 OCC.
ADJUSTED OCCUPANTS:
551 + 250 = 801 OCC.

TOTAL OCCUPANTS WITH ADDITION:
801 + 456 = 1,257 OCC.

COMMON PATH OF EGRESS TRAVEL (CPET) PER TABLE 1006.2.1

A OCCUPANCY WITH SPRINKLER SYSTEM	75 FT MAXIMUM ALLOWABLE
B OCCUPANCY WITH SPRINKLER SYSTEM	100 FT MAXIMUM ALLOWABLE
S OCCUPANCY WITH SPRINKLER SYSTEM	100 FT MAXIMUM ALLOWABLE

MAXIMUM EXIT ACCESS TRAVEL DISTANCE (EATD) PER TABLE 1017.2

A OCCUPANCY (SPRINKLER SYSTEM)	250 FT MAXIMUM ALLOWABLE
B OCCUPANCY (SPRINKLER SYSTEM)	300 FT MAXIMUM ALLOWABLE
S OCCUPANCY (SPRINKLER SYSTEM)	250 FT MAXIMUM ALLOWABLE

MAXIMUM DEAD-END CORRIDOR PER TABLE 1020.4

A OCCUPANCY (SPRINKLER SYSTEM)	20 FT MAXIMUM ALLOWABLE
B OCCUPANCY (SPRINKLER SYSTEM)	50 FT MAXIMUM ALLOWABLE
S OCCUPANCY (SPRINKLER SYSTEM)	50 FT MAXIMUM ALLOWABLE

*SEE CODE COMPLIANCE PLAN FOR ADDITION TRAVEL DISTANCES

MEANS OF EGRESS WIDTH PER IBC SECTION 1005

36" DOOR - 34" CLR
72" DOOR - 68" CLR

TOTAL EGRESS WIDTH REQUIRED
TOTAL EGRESS WIDTH PROVIDED

FIRE PROTECTION SYSTEMS

IBC CHAPTER 9

CONSTRUCTION TYPE PER TABLE 601 - TYPE II B
FULLY SPRINKLERED

SECTION 903.2.1.1: GROUP A-1:
AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT STORIES CONTAINING GROUP A-1 OCCUPANCIES AND THROUGHOUT ALL STORIES FROM THE GROUP A-1 OCCUPANCY TO AND INCLUDING THE LEVELS OF EXIT DISCHARGE SERVING THAT OCCUPANCY WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:

- THE FIRE AREA EXCEEDS 12,000 SQUARE FEET (1115 M2).
- THE FIRE AREA HAS AN OCCUPANT LOAD OF 300 OR MORE
- THE FIRE AREA IS LOCATED ON A FLOOR OTHER THAN A LEVEL OF EXIT DISCHARGE SERVING SUCH OCCUPANCIES
- THE FIRE AREA CONTAINS A MULTITHEATER COMPLEX

SECTION 903.2.1.7: MULTIPLE FIRE AREAS:
AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED WHERE MULTIPLE FIRE AREAS OF GROUP A-1, A-2, A-3 OR A-4 OCCUPANCIES SHARE EXIT OR EXIT ACCESS COMPONENTS AND THE COMBINED OCCUPANT LOAD OF THESE FIRE AREAS IS 300 OR MORE.

SECTION 903.3.7: FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE INSTALLED PER SECTION 912

912.2: APPROVED BY THE FIRE CODE OFFICIAL
912.2.2: STREETSIDE AND VISIBLE
913.2.1 FIRE PUMP ROOMS SEPARATED BY 1 HR FIRE BARRIERS

SECTION 903.4: SPRINKLER SUPERVISION AND ALARMS

903.1 MONITORING: ALARM, SUPERVISORY AND TROUBLE AUTOMATICALLY TRANSMITTED TO AN APPROVED SUPERVISING STATION OR, WHERE APPROVED BY THE FIRE CODE OFFICIAL, SHALL SOUND AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION.

903.2: ALARMS: ONE EXTERIOR APPROVED AUDIBLE DEVICE, LOCATED ON THE EXTERIOR OF THE BUILDING IN AN APPROVED LOCATION, SHALL BE CONNECTED TO EACH AUTOMATIC SPRINKLER SYSTEM. SUCH SPRINKLER WATER FLOW ALARM DEVICES SHALL BE ACTIVATED BY WATER FLOW EQUIVALENT TO THE FLOW OF A SINGLE SPRINKLER OF THE SMALLEST ORIFICE SIZE INSTALLED IN THE SYSTEM. WHERE A FIRE ALARM SYSTEM IS INSTALLED, ACTUATION OF THE AUTOMATIC SPRINKLER SYSTEM SHALL ACTUATE THE BUILDING FIRE SYSTEM.

SECTION 906: PORTABLE FIRE EXTINGUISHERS
906.1 REQUIRED AT GROUP A, B & S OCCUPANCIES

906.3 SIZE AND DISTRIBUTION: FOR CLASS A FIRE HAZARDS
MAXIMUM TRAVEL DISTANCE = 75 FT. MAX. DISTANCE
MAXIMUM FLOOR AREA PER UNIT OF A = 3,000 SF

906.5 CONSPICUOUS LOCATION: READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE

SECTION 907: FIRE ALARM AND DETECTION SYSTEMS:
SECTION 907.2.1 GROUP A:
A MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5 SHALL BE INSTALLED IN GROUP A OCCUPANCIES WHERE THE OCCUPANT LOAD DUE TO THE ASSEMBLY OCCUPANCY IS 300 OR MORE, OR WHERE THE GROUP A OCCUPANT LOAD IS MORE THAN 100 PERSONS ABOVE OR BELOW THE LOWEST LEVEL OF EXIT DISCHARGE. GROUP A OCCUPANCIES NOT SEPARATED FROM ONE ANOTHER IN ACCORDANCE WITH SECTION 707.3.10 SHALL BE CONSIDERED AS A SINGLE OCCUPANCY FOR THE PURPOSES OF APPLYING THIS SECTION. PORTIONS OF GROUP E OCCUPANCIES OCCUPIED FOR ASSEMBLY PURPOSES SHALL BE PROVIDED WITH A FIRE ALARM SYSTEM AS REQUIRED FOR THE GROUP E OCCUPANCY.

EXCEPTION: MANUAL FIRE ALARM BOXES ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 AND THE OCCUPANT NOTIFICATION APPLIANCES WILL ACTIVATE THROUGHOUT THE NOTIFICATION ZONES UPON SPRINKLER WATER FLOW.

SECTION 907.2.1.1 SYSTEM INITIATION IN GROUP A OCCUPANCIES WITH 1,000 OR MORE
ACTIVATION OF THE FIRE ALARM IN GROUP A OCCUPANCIES WITH AN OCCUPANT LOAD OF 1,000 OR MORE SHALL INITIATE A SIGNAL USING AN EMERGENCY VOICE/ALARM COMMUNICATIONS SYSTEM IN ACCORDANCE WITH SECTION 907.5.2.2.

APPLICABLE BUILDING CODES

BUILDING: 2018 INTERNATIONAL BUILDING CODE
MECHANICAL: 2018 INTERNATIONAL MECHANICAL CODE
PLUMBING: 2018 INTERNATIONAL PLUMBING CODE
ELECTRICAL: 2017 NATIONAL ELECTRIC CODE
FIRE: 2018 INTERNATIONAL FIRE CODE
ACCESSIBILITY: 2012 TEXAS ARCHITECTURAL BARRIER STANDARDS
ENERGY: 2015 INTERNATIONAL ENERGY CONSERVATION CODE

NUMBER OF FLOORS: TBD
ALLOWED NO. OF FLOORS: TYPE IIB
CONSTRUCTION TYPE: NON-SEPARATED, MIXED USE
OCCUPANCY CLASSIFICATION: FULLY SPRINKLERED
SPRINKLERED

FAR: TBD
SITE COVERAGE: TBD

DESCRIPTION OF PROJECT

THE EXISTING COOPER CENTER IS A TWO STORY BUILDING FOR THE PERFORMING ARTS (A) ASSEMBLY OCCUPANCY. SPACES WITHIN THE EXISTING BUILDING INCLUDE, BUT ARE NOT LIMITED TO, AN AUDITORIUM, BLACK BOX THEATRE, ASSOCIATED PERFORMANCE SUPPORT SPACES, CLASSROOMS, AND FACULTY OFFICES.

THIS PROJECT IS A MULTI STORY ADDITION TO THE EXISTING COOPER CENTER. SPACES IN THE ADDITION INCLUDE, BUT ARE NOT LIMITED TO, MUSIC REHEARSAL AND PRACTICE SPACES, AND FACULTY OFFICES.

USE & OCCUPANCY CLASSIFICATION

IBC CHAPTER 3 / NFPA CHAPTER 3

2018 IBC
ASSEMBLY GROUP A-1 OCCUPANCY (303.2)
ASSEMBLY GROUP A-3 OCCUPANCY (303.4)
BUSINESS GROUP B OCCUPANCY (304.1)

CLASSIFY AS NON-SEPARATED OCCUPANCIES PER 508.3. ALLOWABLE AREA BASED ON MOST RESTRICTIVE OCCUPANCY (ASSEMBLY A-1)

GENERAL BUILDING HEIGHTS & AREAS

IBC CHAPTER 5

ALLOWABLE BUILDING HEIGHT & STORIES TABLES 503.4 & 504.4

A, B, E, S OCCUPANCIES	75 FEET / 3 STORIES
EXISTING HEIGHT & STORIES	36 FEET & 1 STORY = COMPLIANT
NEW ADDITION HEIGHT & STORIES	30 FEET & 2 STORY = COMPLIANT

ALLOWABLE AREA PER TABLE 506.2

CONSTRUCTION TYPE	TYPE II B
AUTOMATIC SPRINKLER SYSTEM	PROVIDED
FRONTAGE INCREASE:	0.75
A1	34,000 SF

ALLOWABLE AREA CALCULATION BASED ON MOST RESTRICTIVE
A1 ASSEMBLY Aa = 34,000 + (8,500 X 0.75) = 40,375 GSF

FIRST FLOOR AREA (INCLUDING ADDITION) = 41,704 GSF = NON-COMPLIANT
FIRE AREA 1: 36,833 SF
FIRE AREA 2: 4,821 SF
FIRE AREAS TO BE SEPARATED BY 2 HR WALL (PER 707.3.10)

FIRE RESISTIVE REQUIREMENTS FOR BUILDING ELEMENTS

IBC CHAPTER 6

CONSTRUCTION TYPE PER TABLE 601

STRUCTURAL FRAME	0
BEARING WALLS	0
NON-BEARING WALLS INTERIOR	0
ROOF CONSTRUCTION	0

EXTERIOR WALLS PER TABLE 602
FIRE SEPARATION DISTANCE >30 0

PLUMBING CALCULATIONS

ASSEMBLY	MENS WC	WOMENS WC	DRINKING FOUNTAIN	SERVICE SINK
RATIO	1 PER 125	1 PER 65	1 PER 200	1
CALCULATIONS	472 / 125 = 4 WC	472 / 65 = 8 WC	944 / 500 = 2 DF	1
REQUIRED	12 WC		2 DF	1

BUSINESS	MENS WC	WOMENS WC	DRINKING FOUNTAIN	SERVICE SINK
RATIO	1 PER 25 FOR THE FIRST 50 & 1 PER 50 FOR THE REMAINDER EXCEEDING 50	1 PER 40 FOR THE FIRST 50 & 1 PER 80 FOR THE REMAINDER EXCEEDING 80	1 PER 500	1
CALCULATIONS	330 - 50 = 280 280 / 50 = 5.6 5.6 + 2 = 7.6 = 8 WC	330 - 80 = 250 250 / 80 = 3.125 + 2 = 5.125 = 8 WC	330 / 100 = 3.3 = 4 DF	1
REQUIRED	8 WC	6 LAV	4 DF	1

PLUMBING FIXTURES	MENS WC	WOMENS WC	LAVATORIES	DRINKING FOUNTAIN
ASSEMBLY	4 WC	8 WC	5 LAV(S)	2 DF
BUSINESS	8 WC		6 LAV(S)	4 DF
TOTAL	8 WC	12 WC	11 LAV(S)	6 DF(S)

BUILDING ENVELOPE REQUIREMENTS

IECC SECTION C402
HIDALGO COUNTY, TEXAS

ZONE 2A* (WARM HUMID)

MASS WALL INSULATION: R5.7 CI
METAL FRAMED WALL INSULATION: R13 + R5 CI
ROOF INSULATION: R25

VERTICAL FENESTRATION U-FACTOR:
FIXED U-FACTOR: 0.50
ENTRANCE DOORS: 0.65

SHGC:

PF < 0.2	SEW	N
0.2 < PF < 0.5	0.25	0.33
0.50	0.30	0.37
PF > 0.5	0.40	0.40

VESTIBULES (SECTION C402.5.7 - EXCEPTION 1)
VESTIBULES ARE NOT REQUIRED FOR BUILDINGS IN CLIMATE ZONES 1 AND 2

1 FIRST FLOOR OCCUPANCY PLAN
1" = 20'-0"



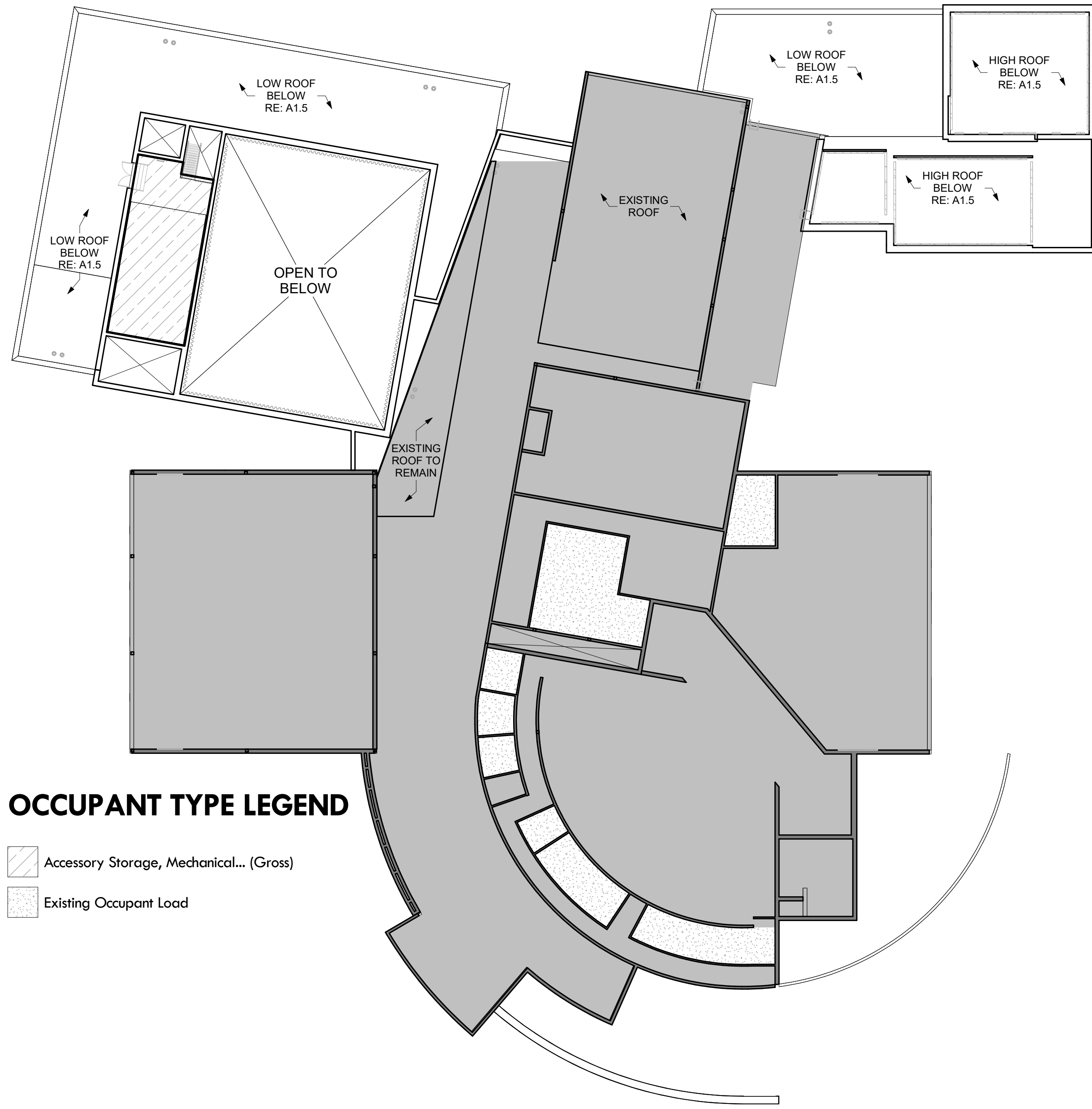
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DATE: SEPTEMBER 18, 2024
DRAWN BY: AV, DN
CHECKED BY: AE
BRW PROJECT NUMBER: 223082.00

SOUTH TEXAS COLLEGE COOPER CENTER ADDITION
3200 PECAN BOULEVARD
MCALLEN, TEXAS 78501

NO.	REVISION	DATE

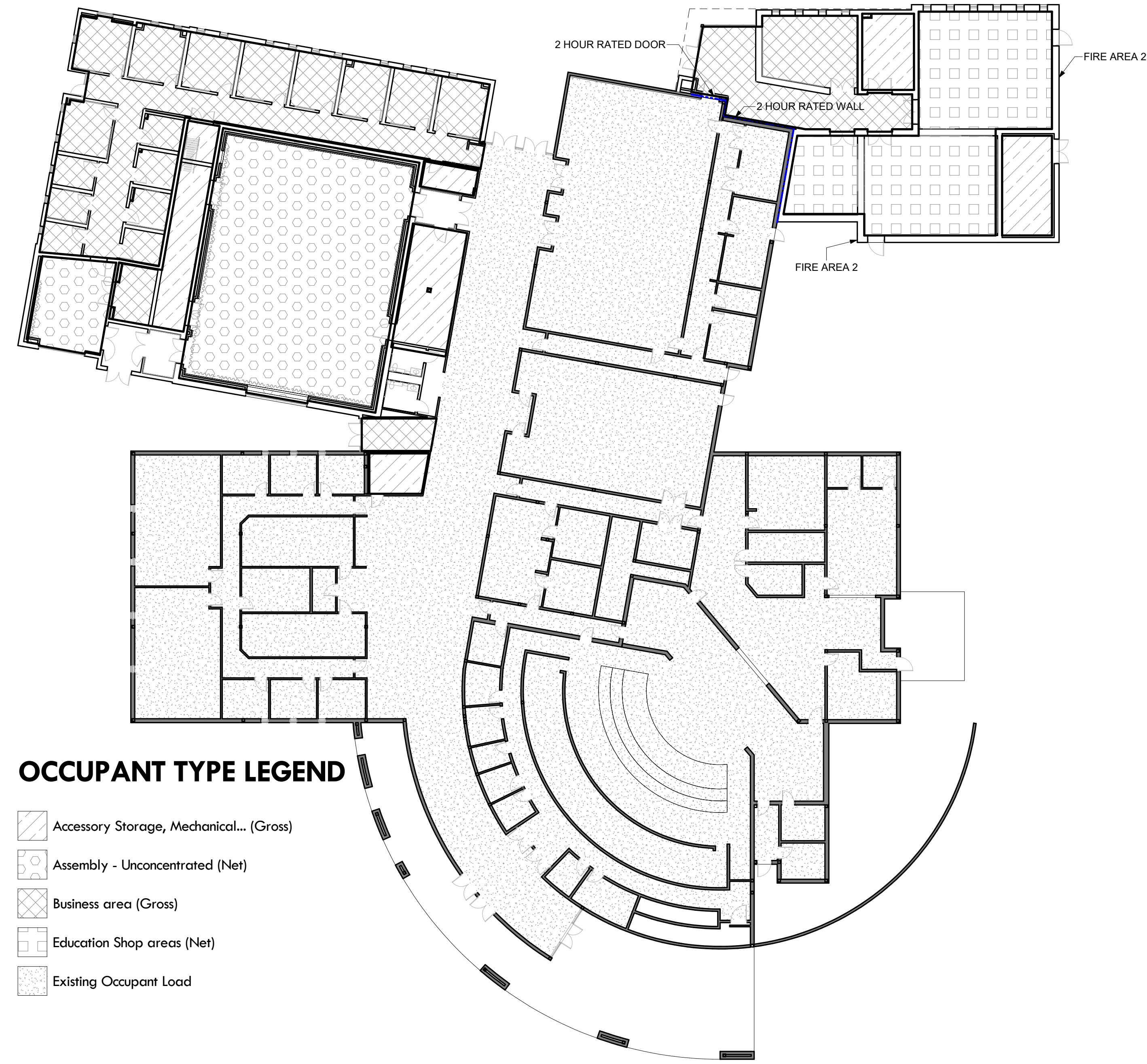
G1.4
CODE ANALYSIS - OCCUPANCY TYPES



OCCUPANT TYPE LEGEND

- Accessory Storage, Mechanical... (Gross)
- Existing Occupant Load

2 SECOND FLOOR OCCUPANT LOAD PLAN
1" = 20'-0"



OCCUPANT TYPE LEGEND

- Accessory Storage, Mechanical... (Gross)
- Existing Occupant Load
- Assembly - Unconcentrated (Net)
- Business area (Gross)
- Education Shop areas (Net)

1 FIRST FLOOR OCCUPANT LOAD PLAN
1" = 20'-0"

OCCUPANT LOAD SCHEDULE 2018 IBC (AREA)

AREA	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	OCCUPANT
Accessory Storage, Mechanical... (Gross)			
2554 SF	Accessory Storage, Mechanical... (Gross)	300 SF	13
Assembly - Unconcentrated (Net)			
3822 SF	Assembly - Unconcentrated (Net)	15 SF	256
Business area (Gross)			
4707 SF	Business area (Gross)	100 SF	53
Education Shop areas (Net)			
2270 SF	Education Shop areas (Net)	50 SF	47
13353 SF			369



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ADDITION**
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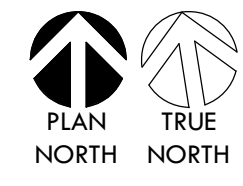


NO.	REVISION	DATE

G1.5
CODE ANALYSIS -
OCCUPANT LOADS

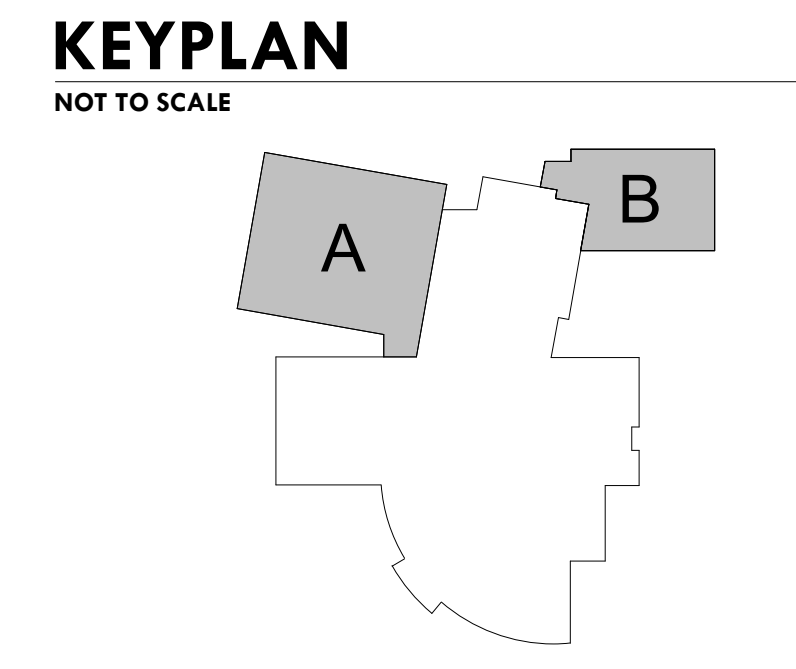


1 FIRST FLOOR COMPOSITE PLAN
 1/16" = 1'-0"



PLAN LEGEND

PATTERN	DESCRIPTION
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION
	2-HR FIRE RATED WALL
	EXPANSION JOINT



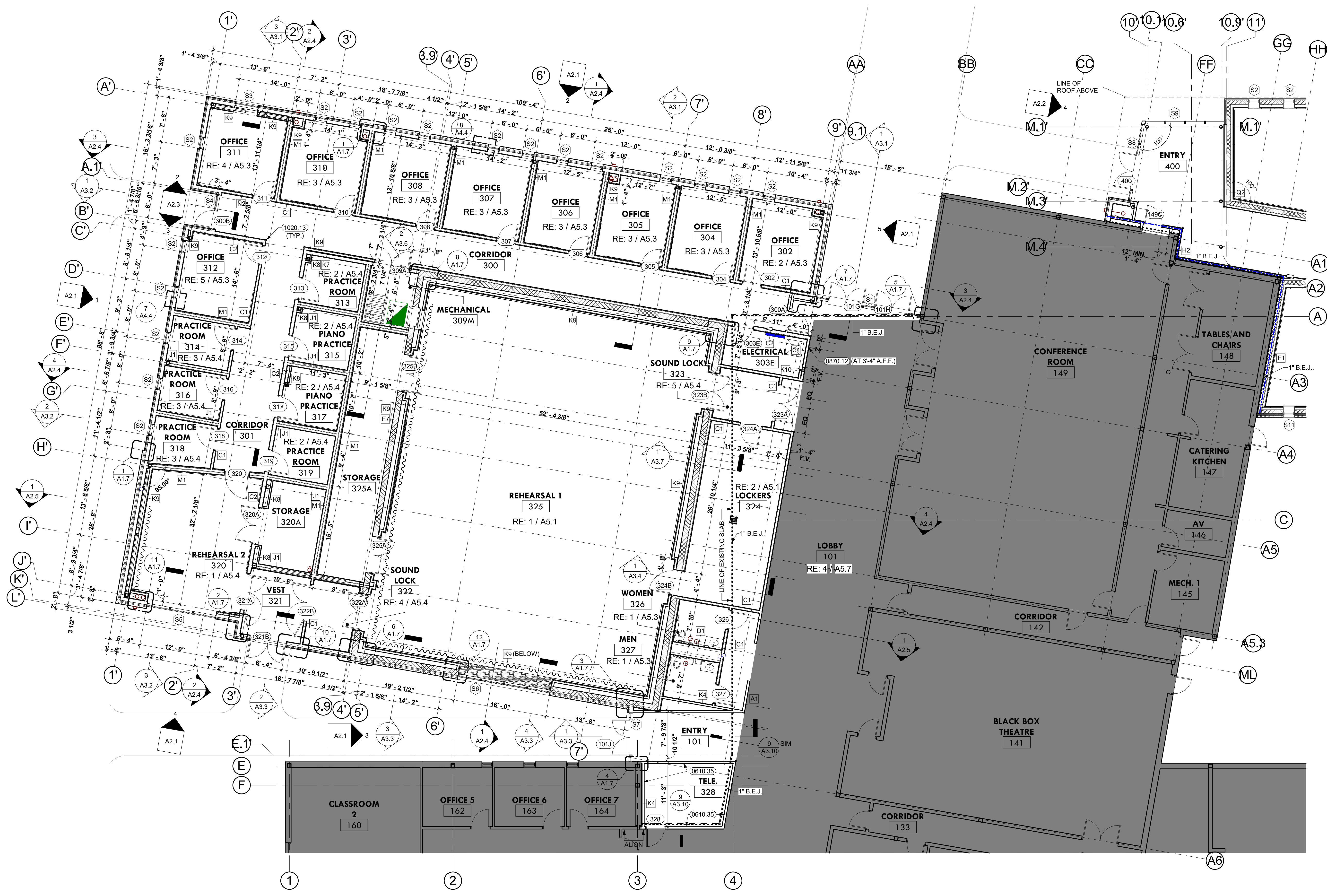
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NO.	REVISION	DATE

A1.1
 FIRST FLOOR
 COMPOSITE FLOOR
 PLAN



- ### KEYNOTES
- 0610.35 3/4" FIRE RETARDANT TREATED PLYWOOD
 - 0870.12 WALL MOUNTED AUTOMATIC DOOR OPERATOR PUSH BUTTON
 - 1020.13 CORNER GUARD



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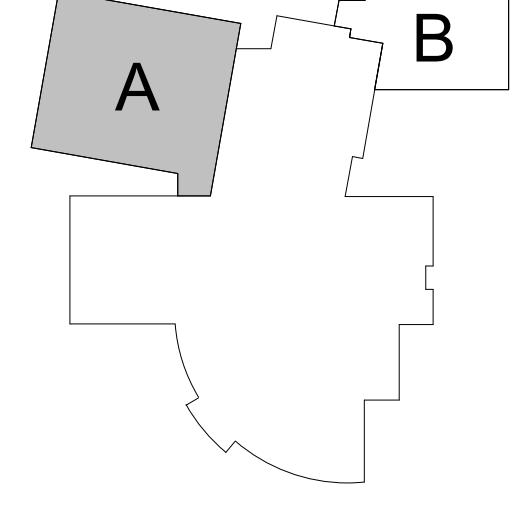
PLAN LEGEND

PATTERN	DESCRIPTION
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION
	2-HR FIRE RATED WALL
	EXPANSION JOINT

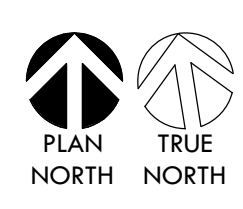
- ### PLAN NOTES
- PARTITIONS SHALL BE "A1" UNLESS OTHERWISE NOTED.
 - ALL ELEMENTS OF ACOUSTIC RATED PARTITIONS SHALL EXTEND TO ROOF OR FLOOR DECK ABOVE AND ALL JOINTS AND PENETRATIONS SHALL BE FILLED AND SEALED.
 - WHERE A CLEAR DIMENSION OR OPENING IS REQUIRED OR NOTED, MEASURE DIMENSION TO FACE OF PARTITION FINISH.
 - PROVIDE CEMENTITIOUS BACKER BOARD AT AREA THAT ARE SCHEDULED TO RECEIVE CERAMIC TILE FINISH AND AT AREA SO REQUIRED BY CODE.
 - TYPICAL FLOOR PLAN PARTITION DIMENSIONS ARE TO THE NOMINAL FINISH FACE OF THE GYPSUM BOARD.
 - ALL CMU PARTITIONS SHALL BE FULLY GROUTED (RE: STRUCTURAL).

KEYPLAN

NOT TO SCALE

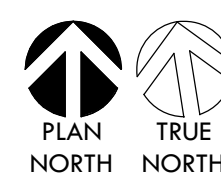
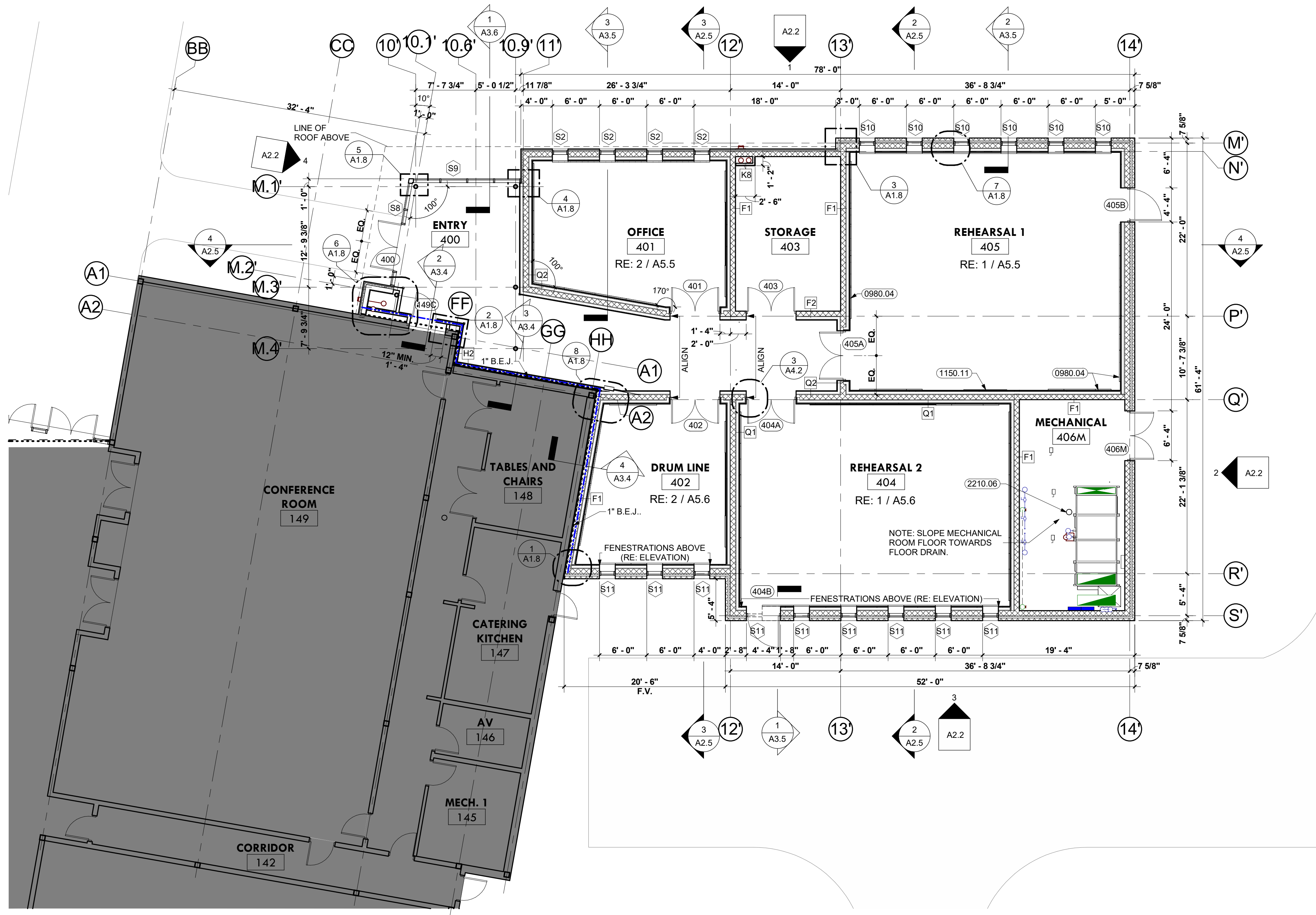


1 FIRST FLOOR PLAN - AREA A
 1/8" = 1'-0"



NO.	REVISION	DATE

A1.2A
 FIRST FLOOR PLAN - AREA A



1 FIRST FLOOR PLAN - AREA B
1/8" = 1'-0"

KEYNOTES

- 0980.04 2" THICK, FABRIC-WRAPPED ACOUSTICAL WALL PANELS
- 1150.11 FLAT PANEL DISPLAY (N.I.C.)
- 2210.06 FLOOR DRAIN

PLAN LEGEND

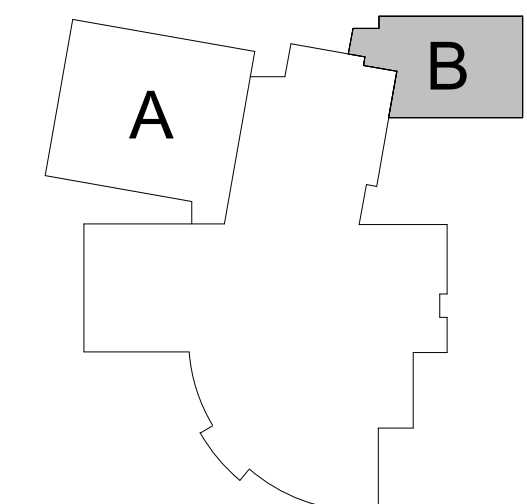
PATTERN	DESCRIPTION
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION
	2-HR FIRE RATED WALL
	EXPANSION JOINT

PLAN NOTES

1. PARTITIONS SHALL BE "A1" UNLESS OTHERWISE NOTED.
2. ALL ELEMENTS OF ACOUSTIC RATED PARTITIONS SHALL EXTEND TO ROOF OR FLOOR DECK ABOVE AND ALL JOINTS AND PENETRATIONS SHALL BE FILLED AND SEALED.
3. WHERE A CLEAR DIMENSION OR OPENING IS REQUIRED OR NOTED, MEASURE DIMENSION TO FACE OF PARTITION FINISH.
4. PROVIDE CEMENTITIOUS BACKER BOARD AT AREA THAT ARE SCHEDULED TO RECEIVE CERAMIC TILE FINISH AND AT AREA SO REQUIRED BY CODE.
5. TYPICAL FLOOR PLAN PARTITION DIMENSIONS ARE TO THE NOMINAL FINISH FACE OF THE GYPSUM BOARD.
6. ALL CMU PARTITIONS SHALL BE FULLY GROUTED (RE: STRUCTURAL).

KEYPLAN

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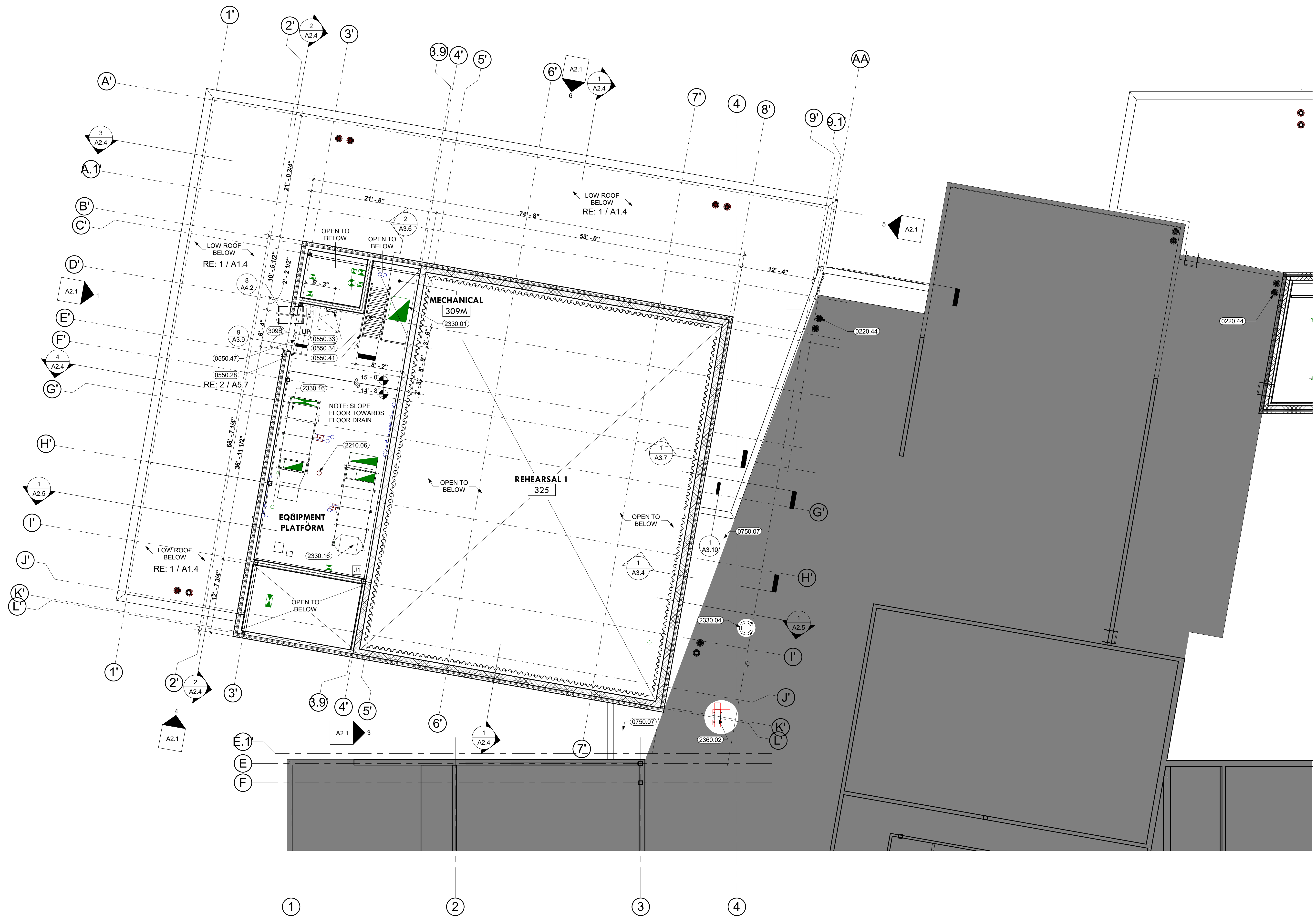
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ADDITION**
3200 PECAN BOULEVARD
MCALLEN, TEXAS 78501



NO.	REVISION	DATE

A1.2B

FIRST FLOOR PLAN - AREA B



KEYNOTES

0220.44	EXISTING ROOF DRAINAGE
0550.28	STEEL CHANNEL STRINGER
0550.33	METAL LADDER
0550.34	METAL SHIPS LADDER
0550.41	1 1/4" STANDARD STEEL PIPE GUARDRAIL
0550.47	STEEL BAR GRATING TREADS WITH NOSING
0750.07	GARLAND MODIFIED BITUMEN MEMBRANE ROOFING SYSTEM
2210.06	FLOOR DRAIN
2330.01	HVAC DUCTWORK
2330.04	EXHAUST FAN
2330.16	AIR-HANDLING UNIT
2360.02	HVAC CONDENSING UNIT



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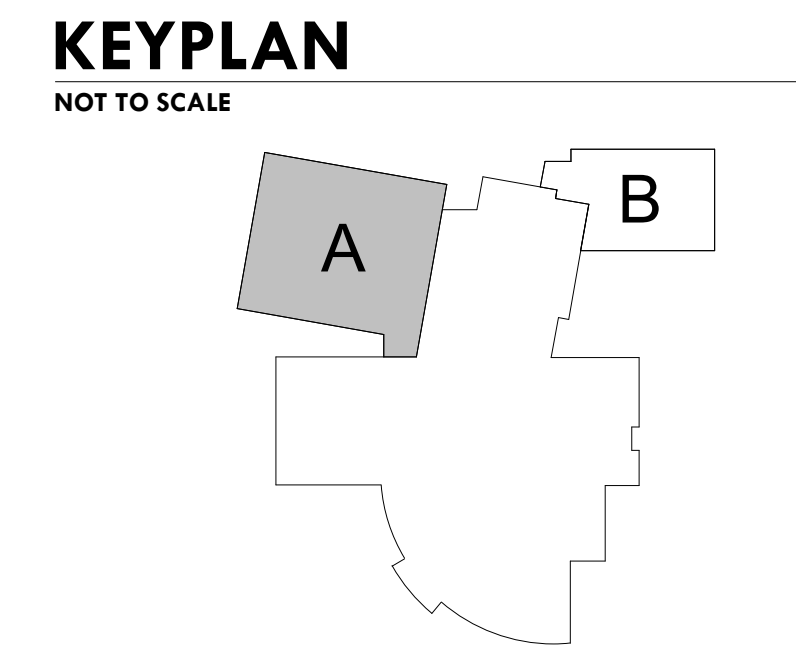
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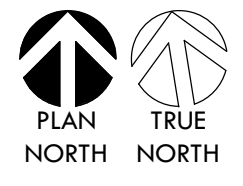
PLAN LEGEND

PATTERN	DESCRIPTION
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION
	2-HR FIRE RATED WALL
	EXPANSION JOINT

- ### PLAN NOTES
- PARTITIONS SHALL BE "A1" UNLESS OTHERWISE NOTED.
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 - WHERE A CLEAR DIMENSION OR OPENING IS REQUIRED OR NOTED, MEASURE DIMENSION TO FACE OF PARTITION FINISH.
 - PROVIDE CEMENTITIOUS BACKER BOARD AT AREA THAT ARE SCHEDULED TO RECEIVE CERAMIC TILE FINISH AND AT AREA SO REQUIRED BY CODE.
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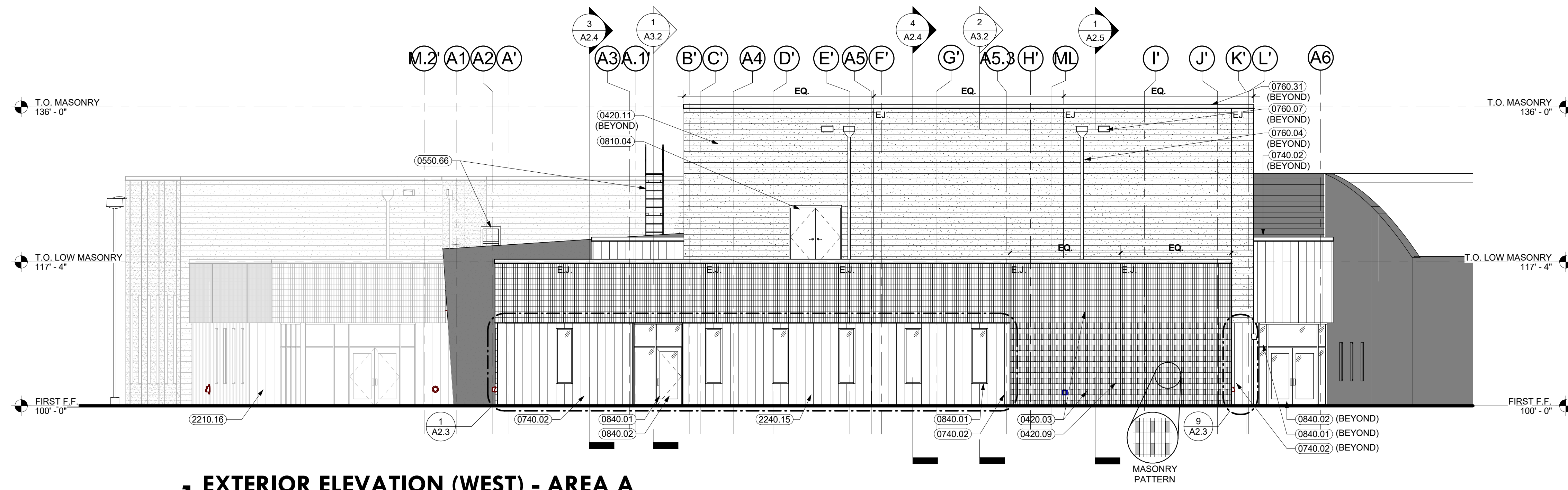


1 EQUIPMENT PLATFORM FLOOR PLAN - AREA A
 1/8" = 1'-0"

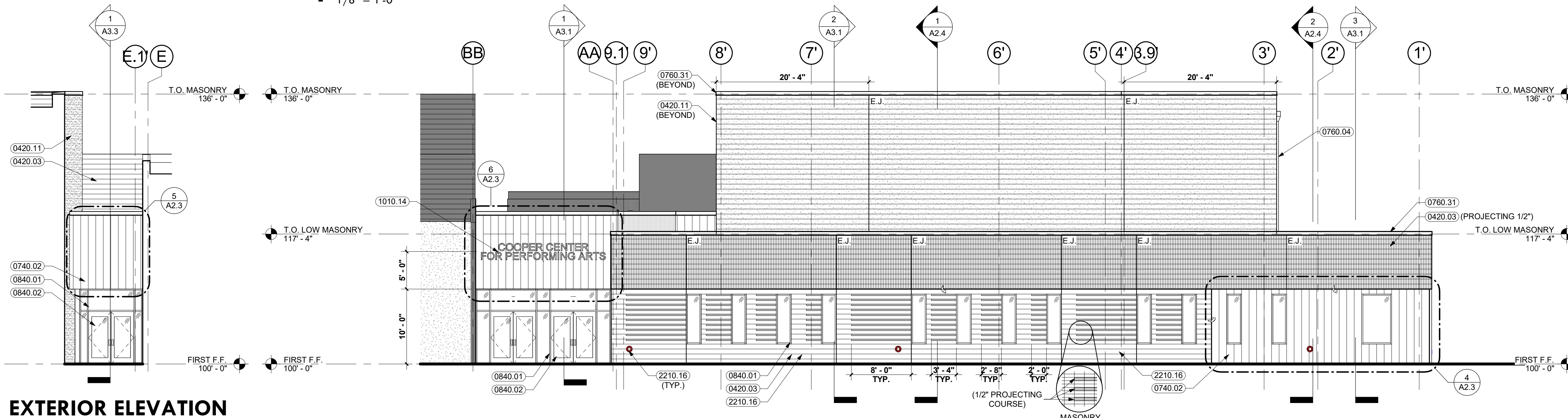


NO.	REVISION	DATE

A1.3A
 EQUIPMENT PLATFORM
 FLOOR PLAN - AREA A

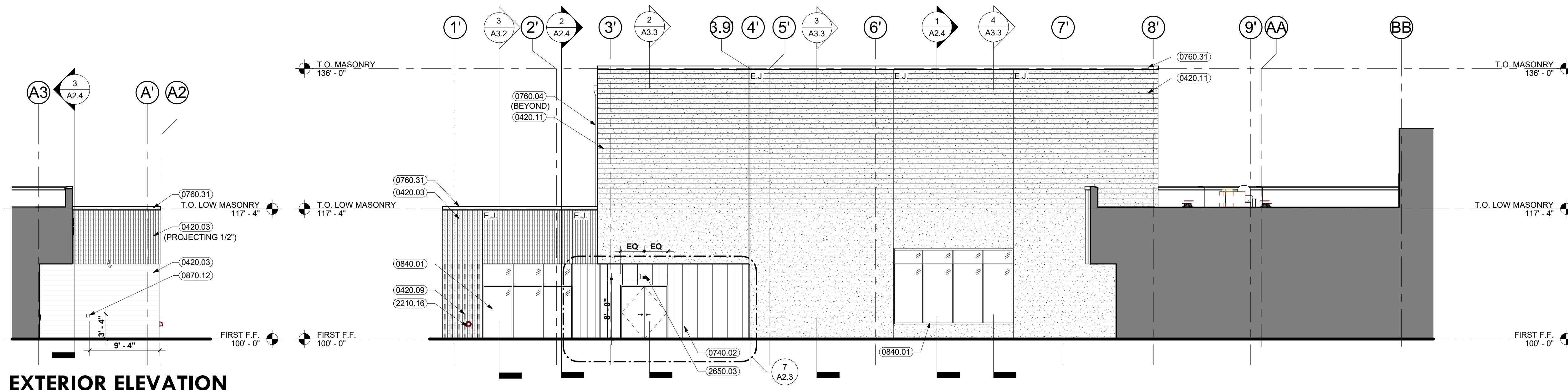


1 EXTERIOR ELEVATION (WEST) - AREA A
1/8" = 1'-0"



2 EXTERIOR ELEVATION (NORTH) - AREA A
1/8" = 1'-0"

3 EXTERIOR ELEVATION (WEST) - AREA A
1/8" = 1'-0"



4 EXTERIOR ELEVATION (SOUTH) - AREA A
1/8" = 1'-0"

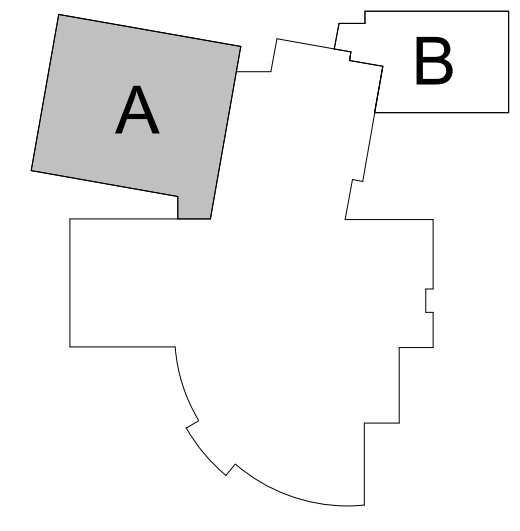
5 EXTERIOR ELEVATION (EAST) - AREA A
1/8" = 1'-0"

- KEYNOTES**
- 0420.03 FACE BRICK
 - 0420.09 PROJECTING BRICK COURSE
 - 0420.11 4" BURNISHED FACE CONCRETE MASONRY UNITS
 - 0550.66 METAL PARAPET LADDER
 - 0740.02 PREFINISHED FORMED METAL WALL PANEL SYSTEM
 - 0760.04 PREFINISHED METAL DOWNSPOUT
 - 0760.07 HOT-DIPPED GALVANIZED METAL OVERFLOW SCUPPER (8" H X 18" W CLEAR) WITH PREFINISHED METAL FACING
 - 0760.31 PREFINISHED METAL COPING SYSTEM
 - 0810.04 HOLLOW METAL DOOR AND FRAME
 - 0840.01 ALUMINUM STOREFRONT
 - 0840.02 ALUMINUM STOREFRONT DOOR
 - 0870.12 WALL MOUNTED AUTOMATIC DOOR OPERATOR PUSH BUTTON
 - 1010.14 DIMENSIONAL SIGN LETTERS
 - 2210.16 DOWNSPOUT NOZZLE, LOCATE AT 12" A.F.F.
 - 2240.15 FREEZE-PROOF HOSE BIBB WITH SEALANT AROUND PERIMETER
 - 2650.03 SURFACE-MOUNTED LIGHT FIXTURE

MATERIAL LEGEND

PATTERN	DESCRIPTION
[Pattern]	EXISTING CONSTRUCTION
[Pattern]	MASONRY 4" FACE BRICK PATTERN: HORIZONTAL STACKED BOND COLOR: CLOUD CERAMICS "DOVE GREY"
[Pattern]	4" FACE BRICK PATTERN: VERTICAL STACKED BOND COLOR: CLOUD CERAMICS 70% "ASH GREY" / 30% "CLOUD GREY"
[Pattern]	PROJECTING UNITS PATTERN: RE: EXTERIOR ELEVATION COLOR: CLOUD CERAMICS "ASH GREY"
[Pattern]	4" BURNISHED CMU PATTERN: RUNNING BOND COLOR: HEADWATERS "COLOR 300"
[Pattern]	MTL - METAL WALL PANEL MTL1: METAL WALL PANEL PROFILE: MATRIX SERIES, VERTICAL WITH TRIM PATTERN: RE: ENLARGED ELEVATIONS COLOR: MEDIUM GRAY
[Pattern]	MTL2: METAL SOFFIT PANEL PROFILE: FLUSH PATTERN: RE: ENLARGED ELEVATIONS COLOR: MEDIUM GRAY
[Pattern]	STOREFRONT ALUMINUM STOREFRONT COLOR: CLEAR ANODIZED
[Pattern]	EXTERIOR SIGNAGE 12" DIMENSIONAL LETTERING FONT: OPTIMA TYPE: CAST ALUMINUM ALLOY FINISH: ALUMINUM / NATURAL SATIN FACE

KEYPLAN
NOT TO SCALE



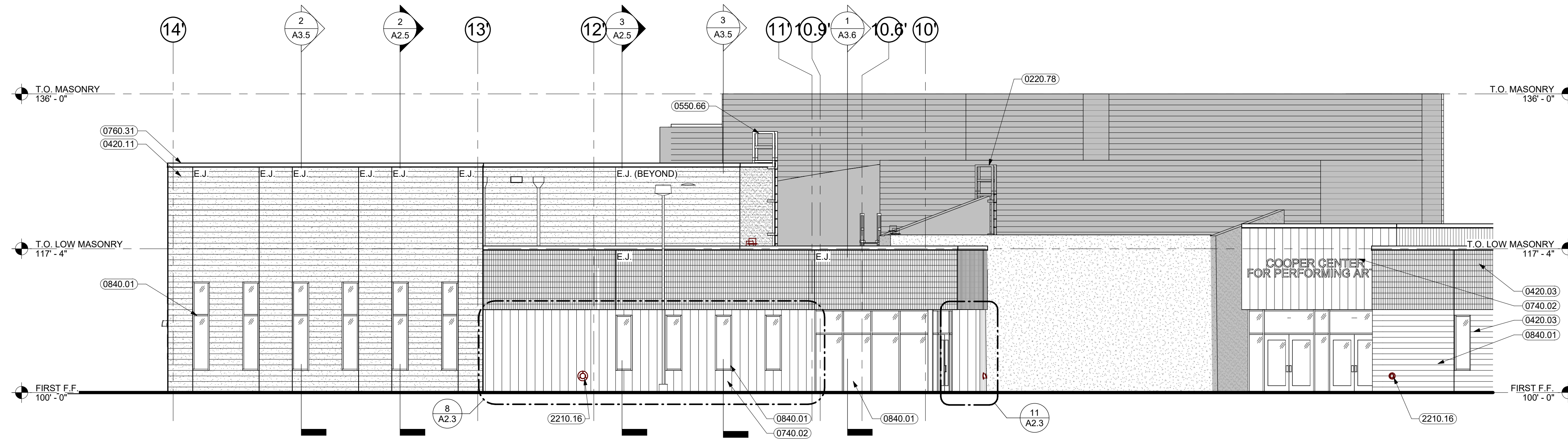
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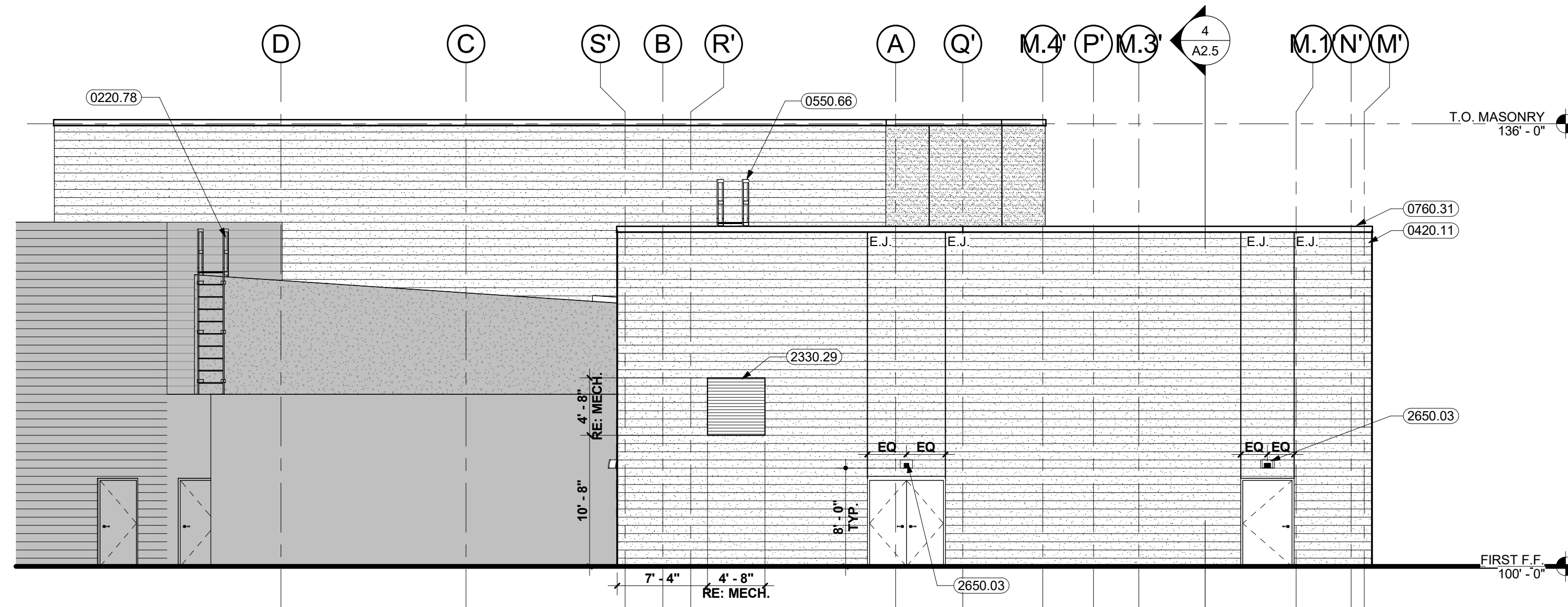
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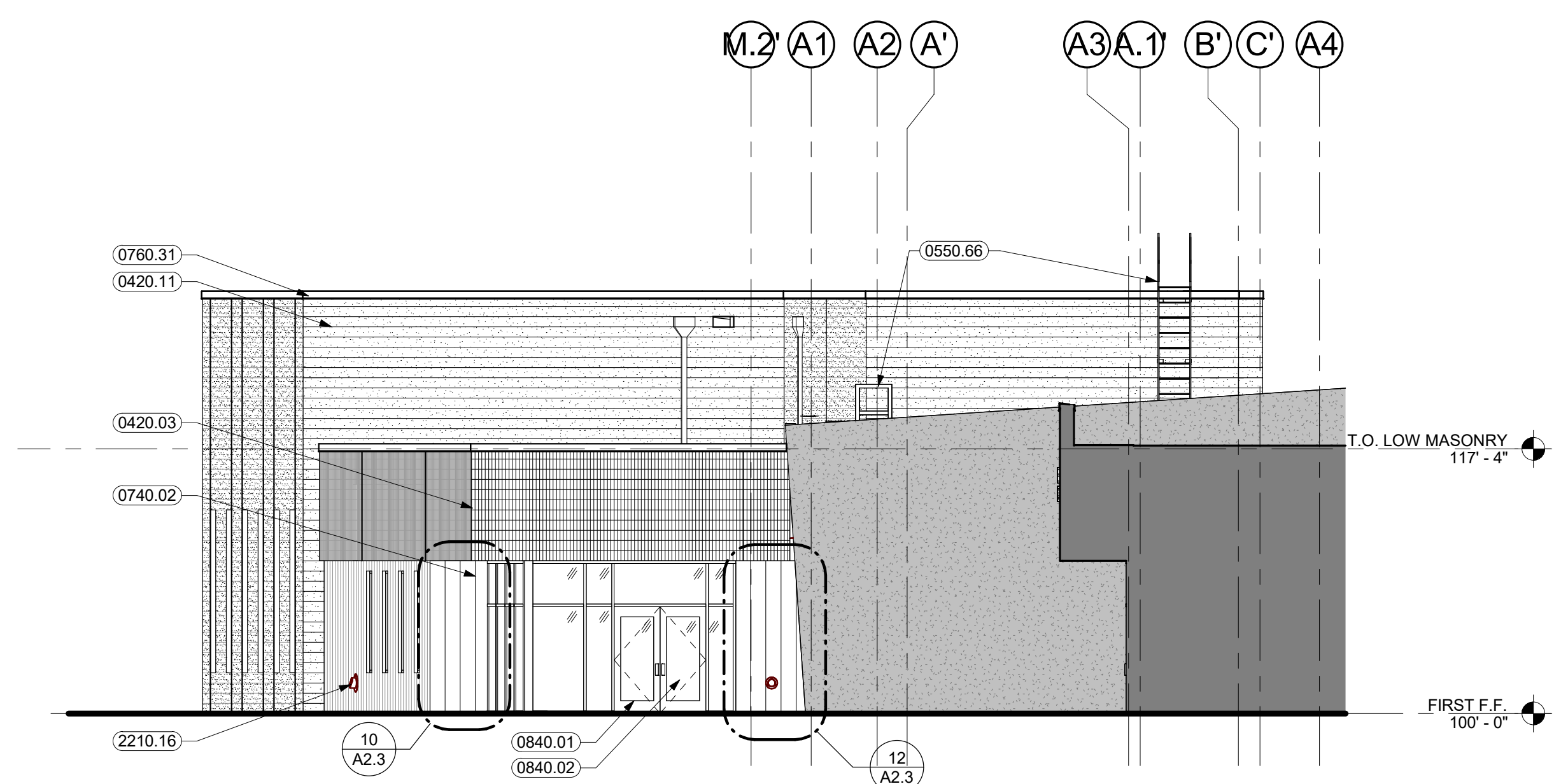
A2.1
EXTERIOR ELEVATIONS - AREA A



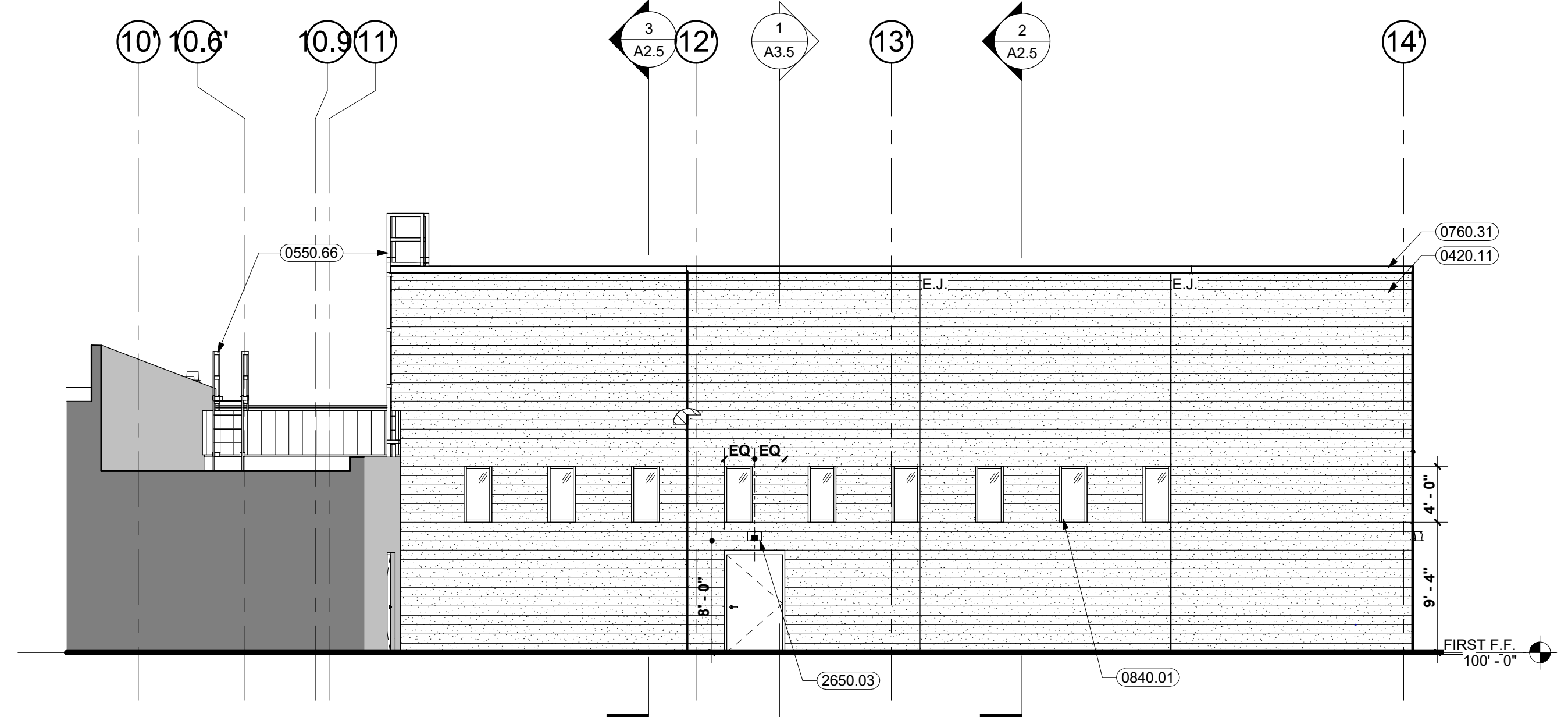
1 EXTERIOR ELEVATION (NORTH) - AREA B
1/8" = 1'-0"



2 EXTERIOR ELEVATION (EAST) - AREA B
1/8" = 1'-0"



4 EXTERIOR ELEVATION (WEST) - AREA B
1/8" = 1'-0"



3 EXTERIOR ELEVATION (SOUTH) - AREA B
1/8" = 1'-0"

KEYNOTES

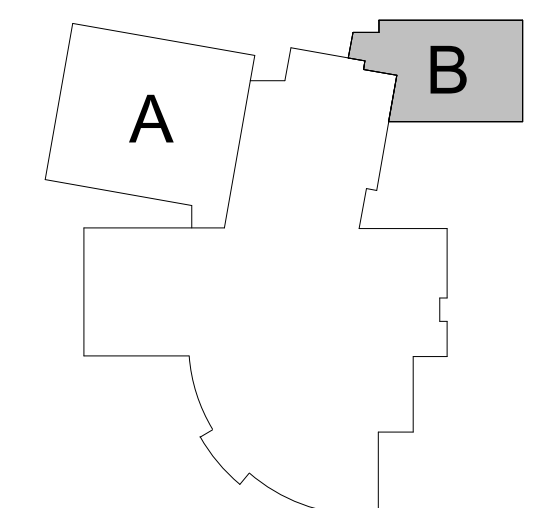
- 0220.78 EXISTING PARAPET LADDER
- 0420.03 FACE BRICK
- 0420.11 4" BURNISHED FACE CONCRETE MASONRY UNITS
- 0550.66 METAL PARAPET LADDER
- 0740.02 PREFINISHED FORMED METAL WALL PANEL SYSTEM
- 0760.31 PREFINISHED METAL COPING SYSTEM
- 0840.01 ALUMINUM STOREFRONT
- 0840.02 ALUMINUM STOREFRONT DOOR
- 2210.16 DOWNSPOUT NOZZLE, LOCATE AT 12" A.F.F.
- 2330.29 OUTSIDE AIR INTAKE LOUVER (RE: MECHANICAL)
- 2650.03 SURFACE-MOUNTED LIGHT FIXTURE

MATERIAL LEGEND

PATTERN	DESCRIPTION
[Pattern]	EXISTING CONSTRUCTION
[Pattern]	MASONRY 4" FACE BRICK PATTERN: HORIZONTAL STACKED BOND COLOR: CLOUD CERAMICS "DOVE GREY"
[Pattern]	4" FACE BRICK PATTERN: VERTICAL STACKED BOND COLOR: CLOUD CERAMICS 70% "ASH GREY" / 30% "CLOUD GREY"
[Pattern]	PROJECTING UNITS PATTERN: RE: EXTERIOR ELEVATION COLOR: CLOUD CERAMICS "ASH GREY"
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[Pattern]	MTL2: METAL SOFFIT PANEL PROFILE: FLUSH PATTERN: RE: ENLARGED ELEVATIONS COLOR: MEDIUM GRAY
[Pattern]	STOREFRONT ALUMINUM STOREFRONT COLOR: CLEAR ANODIZED
[Pattern]	EXTERIOR SIGNAGE 12" DIMENSIONAL LETTERING FONT: OPTIMA TYPE: CAST ALUMINUM ALLOY FINISH: ALUMINUM / NATURAL SATIN FACE

KEYPLAN

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NO.	REVISION	DATE

A2.2
EXTERIOR ELEVATIONS -
AREA B

**NOTICE
INSTITUTIONAL
USE
FOR
THIS PROPERTY
CUP2024-0144**



CITY OF MCALLEN PLANNING DEPT.
956-681-4250
WWW.MCALLEN.NET



Memo

TO: Planning and Zoning Commission

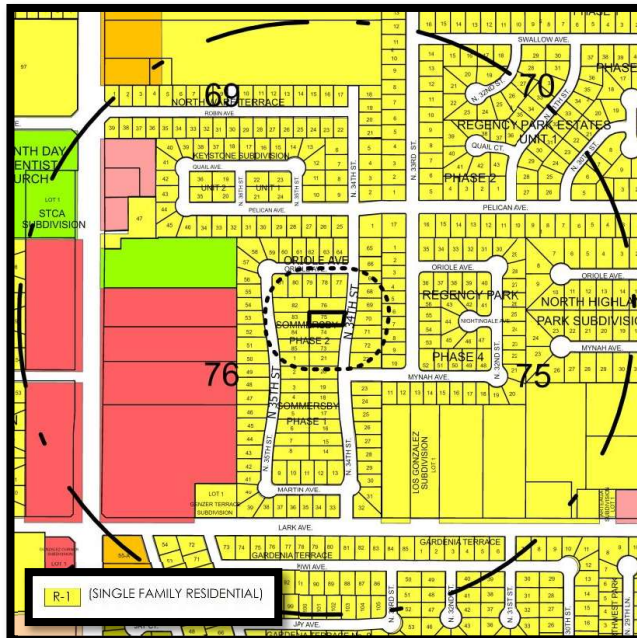
FROM: Planning Staff

DATE: December 19, 2024

SUBJECT: REQUEST OF EDDIE PICASSO ON BEHALF OF ADRIAN GARZA, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF USE, FOR A GUEST HOUSE AT LOT 75, SOMMERSBY SUBDIVISION PHASE II, HIDALGO COUNTY, TEXAS; 6601 NORTH 34TH STREET. (CUP2024-0145)

BRIEF DESCRIPTION:

The property is located on the west side of North 34th Street, and approximately 180 feet south of Oriole Avenue. The property is zone R-1(single family residential) District. There is R-1(single family residential) District in all directions. Surrounding land uses include single family residential. A guesthouse is permitted in an R-1 District with a Conditional Use Permit and in compliance with requirements.



HISTORY:

This is the initial application for a Conditional Use Permit for a Guesthouse at this location. The conditional use permit application was submitted on December 4th, 2024.

REQUEST/ANALYSIS:

The applicant is proposing a 664 square foot secondary structure in the property to be used as a guesthouse. There is an existing residence at this property. A residential building permit was submitted to build new guesthouse on December 5th, 2024. The building permit was rejected since a Conditional Use permit is required for a guesthouse.

Fire Department is pending to conduct their inspections for the CUP process to continue. The establishment must also meet the requirements set forth in Section 138-118(5) of the Zoning Ordinance and specific requirements as follows:

- a) Only one Guesthouse allowed per lot;
- b) The proposed use shall comply with setback requirements. The proposed structure is in compliance, although there is an adjacent 10 feet utility easement on the west side of the property. The roof overhang shall not encroach into utility easement;
- c) The proposed use shall be connected to the same utilities as the primary residence;
- d) Lot size must be a minimum 8,000 square feet. According to the Hidalgo County Appraisal District, the lot size is 11,118 square feet;
- e) Separate driveways or garages for the proposed use shall not be permitted. Applicant is not proposing an independent driveway for the proposed guesthouse;
- f) The proposed use shall not be rented;
- g) The permit shall be revoked if money is ever paid for rent or utility expenses are shared with the proposed use.

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

RECOMMENDATION:

Staff recommends approval of the request, for life of the use, subject to compliance with requirements from Section 138-118(a)(5) of the Zoning Ordinance, Building and Fire Department requirements.



guest house

* image for reference only

6601 North 34th Street, McAllen, TX 78501

Index of Sheets:

A-000 Cover Sheet	AS-002 Annotated Plan
S0-A Design Specifications	A-001 Door & Window Schedules
S1-A Standard Framing Details	A-002 Electrical Plan
S1-B Standard Framing Details & Schedules	A-003 Roof, Framing & Wall Section
S2-A Foundation Plan & Details	A-004 Reflective Ceiling Plan
Shearwall Location Plan & Details	A-005 Elevations I
AS-001 Site Plan	A-006 Elevations II



Property Location



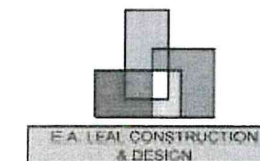
Living:	640 sq.ft
Front Porch:	24 sq.ft
Total:	664 sq.ft.

Project: Guest House Date: 22 Nov. 2024
 6601 North 34th Street McAllen, TX 78501
 Contractor: Picasso Signature Homes
 Phone: 956.867.3874

cover sheet

Note:
 Any items/information not noted in the drawings shall be the contractor's responsibility to inform the owner of such matter. This is only a proposed design by the drafter and in no way explains the way of construction and/or assembly. The drafter shall not be held responsible for any assembly of construction that the contractor is to build with the use of these drawings.

Project Number: 2414



E.A Leal Construction & Design
 1001 S Shary Blvd Ste B1
 Alton, TX 78573
 O: 956-585-5711
 M: 956.369.5403

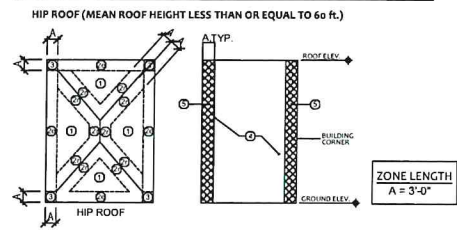
**A
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1 DESIGN SPECIFICATIONS

- DESIGN CRITERIA
2018 INTERNATIONAL RESIDENTIAL CODE
DESIGN LOADS
ROOF DEAD LOAD 20 PSF LIVE LOAD 20 PSF
FLOOR DEAD LOAD 20 PSF LIVE LOAD 40 PSF
WIND LOADS
I. DESIGN WIND SPEED (LRFD) 130 MPH
II. DESIGN WIND SPEED (ASD) 100 MPH
III. EXPOSURE C
IV. RISK CATEGORY 2
V. DESIGN METHOD MWFRS (ASCE-16, CH. 18, PART 2)
VI. INTERNAL PRESSURE +/-0.018
VII. COMPONENT AND CLADDING, ASD (SEE TABLE AND DIAGRAMS BELOW):

Table with 7 columns: TRIBUTARY AREA (SQ. FT.), DESIGN WIND PRESSURES FOR ROOF (PSF) ZONE 1-7, and values for 10, 50, 100 sq. ft. areas.

Table with 2 columns: TRIBUTARY AREA (SQ. FT.), DESIGN WIND PRESSURES FOR WALLS (PSF) ZONE 4-5, and values for 10, 50, 100 sq. ft. areas.



- NOTE:
1. ALL BUILDING COMPONENTS, CLADDING, FINISHES & CONNECTIONS SHALL BE DESIGNED FOR THE CORRESPONDING ZONE. CALCULATIONS AND/OR DESIGN DATA MUST BE AVAILABLE FOR REVIEW BY THE STRUCTURAL ENGINEER OF RECORD IF REQUESTED.
2. PLUS AND MINUS SIGNS SIGNIFY PRESSURE ACTING TOWARD & AWAY FROM SURFACES.
3. FOR TRIBUTARY AREAS OTHER THAN SHOWN ABOVE, LINEAR INTERPOLATION IS PERMITTED.
FOUNDATION DESIGN DATA
I. GEOTECHNICAL REPORT BY VERIFY REQ'S WITH BUILDING OFFICIAL
II. ASSUMED ALLOWABLE BEARING PRESSURE 1500PSF
III. MIN. GRADE BEAM EMBEDMENT 1'-10\"/>

2 WOOD FRAMING SPECIFICATIONS

- 1. WOOD STRUCTURAL PANEL ROOF SHEATHING SHALL BE MINIMUM 7/16\" APARTED 24/16 EXTERIOR GRADE PLYWOOD OR OSB CONFORMING TO U.S. PS-1 AND STAMPED WITH APA GRADE-TRADEMARK. REFER TO STANDARD DETAILS FOR ROOF SHEATHING NAILING SCHEDULE AND PATTERN DIAGRAM.
2. NAILS SHALL MEET THE REQUIREMENTS OF ASTM F1667.
3. REFER TO STANDARD DETAILS FOR FASTENING SCHEDULE.
4. ALL WOOD IN CONTACT WITH CONCRETE, EXPOSED TO WATER OR TERMITES (REFER TO ARCH SHALL BE PRESERVATIVE-TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) STANDARD U1-02. ALL FASTENERS INCLUDING, BUT NOT LIMITED TO, HANGERS, CLIPS, ANCHOR BOLTS, POWDER ACTUATED FASTENERS, NAILS, WASHERS, AND TOE NAILS ATTACHED TO PRESERVATIVE-TREATED WOOD SHALL BE GALVANIZED AT A MINIMUM.

3 LUMBER SPECIFICATIONS

- 1. MOISTURE CONTENT AT THE TIME OF INSTALLATION NOT TO EXCEED 19%.
2. GRADE, SPECIES AND GRADING AGENCY SHOULD BE MARKED ON EACH PIECE OF LUMBER.
3. UNLESS NOTED OTHERWISE ON THE PLANS, SPECIES AND GRADES FOR EACH APPLICATION SHOULD BE AS FOLLOWS:
USE STUDS & STUD PACKS, PLATE HEIGHTS <= 9'-1 1/8\" STUD SYP
STUDS & STUD PACKS, PLATE HEIGHTS > 9'-1 1/8\" #2 SYP
TOP & BOTTOM PLATES #3 SYP
SOLID POSTS #2 SYP
HEADERS, BEAMS, JOISTS, RAFTERS #2 SYP
4. THE STRUCTURE HAS BEEN DESIGNED USING VISUALLY GRADED LUMBER. SPECIES OTHER THAN SHOWN ABOVE AND MECHANICALLY GRADED LUMBER MAY BE SUBSTITUTED WITH PRIOR APPROVAL OF THE ENGINEER OF RECORD (EOR) AND PROVIDED THE DESIGN VALUES FOR THE SPECIFIED LUMBER ARE MET OR EXCEEDED AS SHOWN BELOW.
FOR INFORMATION NOT SHOWN, CONSULT THE NDS AND SUBMIT TO THE EOR FOR APPROVAL.
SPECIFIED GRAVITY, E (PSI), F (PSI), G (PSI), E, Perp (PSI), E (PSI), Ekt0 (PSI)

Table with 11 columns: SYP, #2S1UD, #2, 0.55, 0.80, 1.100, 1.000, 0.75, 0.60, 1.75, 1.75, 0.65, 0.65, 1.450, 1.400, 1.4, 1.4

- 5. ALL STUDS SHALL BE BRACED HORIZONTALLY AT THIRD POINTS OR FULLY SHEATHED WHEN SUBJECTED TO A LOAD BEARING CONDITION DURING CONSTRUCTION.
6. CONSTRUCTION PHASE BRACING OF WALLS IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. REFER TO ARCHITECTURAL PLANS FOR ALL FIRE-PROOFING REQUIREMENTS.
8. HARDWARE
A. STRAPS, HOLDDOWNS, TIES, HANGERS, AND OTHER MISCELLANEOUS HARDWARE SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE AND INSTALLED IN ACCORDANCE WITH THEIR RECOMMENDATIONS.
B. OTHER MANUFACTURERS OF HARDWARE MAY BE USED WITH PRIOR APPROVAL OF THE ENGINEER OF RECORD.
9. CORROSION PROTECTION
A. SHALL BE GALVANIZED AT A MINIMUM.

4 SLAB-ON-GRADE SPECIFICATIONS

- 1. ALL SLEEVES SHALL BE SCHEDULE 40 GALVANIZED STEEL PIPE OR PVC.
2. NO CONDUIT LARGER THAN 1/2\" SHALL BE RUN IN STRUCTURAL CONCRETE MEMBERS OR SLAB WITHOUT APPROVAL OF ENGINEER.
3. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED IN ADVANCE OF FOUNDATION CONSTRUCTION.
4. REFER TO ARCHITECTURAL PLANS FOR TERMITE PRE-TREATED CONCRETE REQUIREMENTS IF APPLICABLE.

5 BUILDING PAD SPECIFICATIONS

- 1. ALL EXTERIOR FOOTINGS OR GRADE BEAMS SHALL BEAR A MINIMUM OF 1'-10\" BELOW FINISHED GRADE.
2. THE CONTRACTOR SHALL EXCAVATE, PREPARE, AND COMPACT THE BUILDING PAD IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS OR THE GEOTECHNICAL REPORT. THE BUILDING PAD MUST EXTEND 5'-0\" PAST THE FACE OF THE BUILDING.
3. AREA TO SUPPORT FOUNDATION SHALL CONSIST OF SELECT FILL (P1 = 515) IN CONSOLIDATED LAYERS OF 8 INCH, SIX INCH OF TOP SOIL INCLUDING LOOSE SOILS, STONES LARGER THAN 3\", CLODS, MUD, STANDING WATER, ICE OR FROST, ORGANICS, VEGETATION, AND TRASH SHALL BE REMOVED FROM THE GRADE BEAMS AND BUILDING PAD PRIOR TO CONCRETE PLACEMENT. ALL FILLS SHALL BE COMPACTED 95%, PROCTOR DENSITY AS DETERMINED IN ASTM D 698. DEEP FILLS SHALL BE LAYERED WITH A CONSOLIDATED LAYER OF 8 INCH MAXIMUM THICKNESS.
5. SLAB SHALL NOT BE PLACED ON UNCONSOLIDATED FILLS OF ANY SIZE UNLESS THE FILL HAS BEEN CONSIDERED IN THE DESIGN OR THE SLAB IS SUPPORTED ON PIERS.
6. TRENCHES FOR BURIED PLUMBING SHALL NOT RUN ALONG OR UNDER THE GRADE BEAMS EXCEPT TO CROSS AT RIGHT ANGLES. TRENCH BACKFILL SHALL BE THOROUGHLY COMPACTED. A CLAY MOISTURE PLUG SHALL BE USED AT THE EDGE OF THE FOUNDATION FOR ALL TRENCHES BACKFILLED WITH SAND.
7. GRADE BEAMS AND FOOTINGS SHALL BE CLEAN AND PER PLAN IN SIZE. BEAMS OR FOOTINGS EXCAVATED DIFFERENTLY IN SIZE OR LOCATION THAN SHOWN ON PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.
8. PROVIDE A VAPOR RETARDER OR VAPOR BARRIER AS DIRECTED BY THE ARCHITECT/CONTRACTOR/DESIGNER OVER THE BUILDING PAD. THE THICKNESS SHALL ALSO BE DETERMINED BY THE ARCHITECT. WHEN REQUIRED, THE VAPOR RETARDER/BARRIER SHALL BE LAPPED A MINIMUM 12 INCHES AND TAPED AT THE JOINTS TO PROVIDE A CONTINUOUS SHEET UNDER THE ENTIRE SLAB. SECURING THE VAPOR RETARDER/BARRIER TO THE SIDES OF THE GRADE BEAMS AND CUTTING THE MATERIAL IN THE BOTTOM OF THE BEAMS PRIOR TO CONCRETE PLACEMENT IS RECOMMENDED IN ORDER TO GREATLY REDUCE ANY BRIDGING THAT MAY OCCUR.
9. ALL GRADE ADJUSTMENTS SHALL BE MADE WITH ENGINEER FILL AS INDICATED IN O.N. PLAN.
10. FOUNDATION CONDITIONS WHICH DIFFER FROM SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.

6 REINFORCING STEEL SPECIFICATIONS

- 1. REINFORCING BARS SHALL BE GRADE 60 AND CONFORM BY THE REQUIREMENTS OF ASTM A615.
2. ALL REINFORCING STEEL SHALL BE DETAILED AND PLACED IN CONFORMANCE WITH THE LATEST EDITION OF ACI 318 AND THE CRSI \"MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION\", AND AS MODIFIED BY THE DRAWINGS.
3. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
4. WELDING OF REINFORCING BARS SHALL NOT BE PERMITTED WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. IF WELDING IS PERMITTED, IT SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.4.
5. REINFORCING BARS AND ACCESSORIES SHALL BE STORED ABOVE THE GROUND SURFACE UPON PLATFORMS, SKIDS OR OTHER SUPPORTS.
6. ALL REINFORCING SHALL BE SUPPORTED ON PLASTIC CHAIRS AT 48\" o.c.
7. UNLESS NOTED OTHERWISE, LAP SPLICES IN CONCRETE SLAB SHALL BE CLASS \"B\" TENSION LAP SPLICES (2'-0\" MINIMUM) PER SCHEDULE. STAGGER ALTERNATE SPLICES A MINIMUM OF ONE LAP LENGTH.
8. ALL SPLICE LOCATIONS SUBJECT TO APPROVAL AND SHALL BE MADE ONLY WHERE INDICATED ON THE DRAWINGS.
9. EXTEND ALL HORIZONTAL REINFORCING CONTINUOUS AROUND CORNERS AND INTERSECTIONS OR PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT CORNERS OF FOOTINGS AND WALLS.
10. ALL REINFORCING STEEL BARS CROSSING A CONSTRUCTION JOINT SHALL CONFORM TO ONE OF THE FOLLOWING:
A. SPLICE CONNECTION SHALL DEVELOP FULL TENSILE CAPACITY OF BAR OR,
B. INSERTS SHALL BE \"ZAP SCREW LOCK\" TYPE II.
11. REINFORCING BAR SPACING GIVEN ARE MAXIMUM ON CENTERS, BARS MAY NOT BE BUNDLES AND SPACED FARTHER APART UNLESS APPROVED BY ENGINEER.
12. DOWEL ALL VERTICAL REINFORCING TO FOUNDATION, SKEW HOOKS AS REQUIRED FOR CONCRETE CUR.
13. SECURELY TIE ALL BARS IN POSITION BEFORE PLACING CONCRETE.
14. SPLICED BARS SHALL BE PLACED AT THE SAME EFFECTIVE DEPTH UNLESS NOTED OTHERWISE.
15. REINFORCING BARS NOTED \"CONTINUOUS\" OR WITH LENGTH NOT SHOWN SHALL BE FULLY CONTINUOUS SPLICED ONLY AS SHOWN, OR WHERE APPROVED BY THE ENGINEER.
16. REINFORCING BAR HOOKS SHALL BE STANDARD ACI HOOKS UNLESS NOTED OTHERWISE.

7 REINFORCEMENT CONCRETE SPECIFICATIONS

- 1. ALL CONCRETE SHALL COMPLY WITH THE FOLLOWING:
LOCATION F'c MAX ENTRAINED AGGREGATE MAX FOUNDATION & SLABS 3,000 PSI 0.55 AIR 0-1.5% SIZE 1\" SLUMP
2. THIS SPECIFICATION ALSO APPLIES TO UN-REINFORCED TOPPING SLABS.
3. SLUMPS NOTED ABOVE ARE PRIOR TO ADDITION OF WATER REDUCING MIXTURES. PUMPED CONCRETE MAY HAVE SLUMP OF 8\".
4. ADMIXTURES, AGGREGATES ETC. MAY NOT CONTAIN CHLORIDE SALTS.
5. CONCRETE MATERIALS SHALL COMPLY WITH THE FOLLOWING:
A. PORTLAND CEMENT TYPE I AND CONFORMING TO THE REQUIREMENTS OF ASTM C150
B. MAXIMUM SOLUBLE CHLORIDE ION CONTENT SHALL BE LESS THAN 0.06 PERCENT BY WEIGHT OF CEMENT IN ACCORDANCE WITH ACI 308 SECTION 4.4.1.
C. NORMAL WEIGHT AGGREGATE ASTM C33
D. LIGHT WEIGHT AGGREGATE ASTM C330
E. FINE AGGREGATE NATURAL SAND
F. FLY ASH ASTM C618, CLASS C OR F
20% MAX, INCLUDING POZZOLANS AND SILICIA FUME
G. SILICIA FUME ASTM C1240, 10% MAX
H. SLAG CEMENT ASTM C989, 50% MAX, INCLUDING POZZOLANS AND SILICIA FUME
I. WATER ASTM C94 AND POTABLE
J. WATER REDUCING MIXTURES ASTM C494
K. AIR ENTRAINING MIXTURES ASTM C260
6. THE FOLLOWING DESIGN STANDARDS SHALL APPLY:
A. TOLERANCES AND CONST. ACI 117
B. READY-MIX CONCRETE ASTM C94 AND C685
C. MIXING, TRANSPORTING AND PLACEMENT ASTM 301, ACI 304, ACI 308
D. DETAILING ACI 315
E. FINISHING ACI 302.1R
F. CURING ACI 308R AND 303.1
G. HOT AND COLD WEATHER ACI 305R AND 306.1
7. COVER AND PROTECTION OF CONCRETE SHALL BE COMPLY WITH ACI 318 AS WELL AS MINIMUM COVER FOR FIRE RESISTANCE IBC TABLE 720.1. UNLESS NOTED OTHERWISE IN THE DRAWINGS, DETAILS, OR STANDARD DETAILS, COVER SHALL BE AS FOLLOWS:
A. FOOTINGS & WALLS 3\" BOTTOM 3\" SIDES IF CAST AGAINST EARTH 3\" SIDES IF CAST AGAINST EARTH
B. SLAB ON GRADE OUTSIDE 1 1/2\" TOP
C. SLAB ON GRADE INSIDE 3/4\" TOP
8. CONCRETE SUPPLIER SHALL BE CERTIFIED ACCORDING TO THE NATIONAL READY MIXED CONCRETE ASSOCIATIONS CERTIFICATION OF READY MIXED CONCRETE PRODUCTION FACILITIES.
9. WATER MAY NOT BE ADDED TO THE BATCH AT THE SITE UNLESS IT IS SPECIFICALLY NOTED THAT IT MAY BE ADDED ON THE TICKET PROVIDED BY THE READY-MIX COMPANY. IN NO CASE MAY MORE WATER BE ADDED TO MIX THAN ALLOWED ON TICKET.
10. PRIOR TO CONSTRUCTION FORMS OR PLACING CONCRETE, CONTRACTOR SHALL VERIFY FINISHES WITH ARCHITECT.
11. PRIOR TO CONSTRUCTION FORMS OR PLACING CONCRETE, CONTRACTOR SHALL NOTIFY SUBCONTRACTORS TO BE SURE SLEEVES, CONDUIT, CHASES, EMBEDDED ITEMS, BLOCK-OUTS, ETC. ARE PROPERLY INSTALLED. CONTRACTOR SHALL NOTIFY ENGINEER OR OWNERS REPRESENTATIVES AT LEAST 48 HOURS PRIOR TO PLACING CONCRETE TO ALLOW TIME FOR OBSERVATION OR FORMS AND REINFORCING.
12. CONCRETE SHALL BE PROTECTED FROM RAIN AND SNOW.
13. AFTER FINISHING, CONCRETE SHALL BE CURED BY KEEPING CONCRETE DAMP AND COVERING WITH PLASTIC OR BURLAP FOR A MINIMUM OF 72 HOURS. A CURING COMPOUND MAY BE USED INSTEAD IF APPROVED BY ENGINEER.
14. REPAIR HONEYCOMBS, SPALLS, RUNS, AND OTHER DAMAGED AREAS AS DIRECTED BY ENGINEER.
15. FORMS MAY NOT BE REMOVED SOONER THAN 14 DAYS UNLESS JOB CURED CYLINDERS INDICATE THAT CONCRETE HAS REACHED 70% OF SPECIFIED STRENGTH (BUT LESS THAN 3,000 PSI).

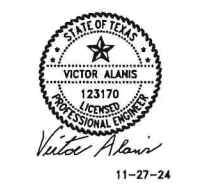
8 CAST-IN-PLACE CONCRETE FINISH SPECIFICATIONS

- 1. REPAIR CONCRETE EXHIBITING HONEYCOMBS, ROCK POCKETS, AND SPALL, OR OTHERWISE DAMAGED SURFACES WITH DRY PACK CEMENT GROUT AND FINISHED FLUSH WITH ADJOINING SURFACE.
2. ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4\" UNLESS NOTED OTHERWISE.
3. ALL CONCRETE SHALL BE FINISHED AS FOLLOWS U.N.O ON THE ARCHITECTURAL DRAWINGS OR SPECIFICATIONS:
LIGHT BROOM SIDEWALKS
4. HARD TROWELED SURFACES SHALL NOT BE AIR-ENTRAINED.

9 POST-INSTALLED ANCHORS

- 1. POST INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER OF RECORD PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. SUBSTITUTION REQUEST FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER OF RECORD. PROVIDE CONTINUOUS SPECIAL INSPECTION FOR ALL MECHANICAL AND ADHESIVE ANCHORS PER THE APPLICABLE EVALUATION REPORT (ICC-ES ESR).
2. POST INSTALLED CONCRETE ANCHORS
a) MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 308.2 AND ICC-ES AC108 FOR CRACKED AND UN-CRACKED CONCRETE RECOGNITION. PRE-APPROVED MECHANICAL ANCHORS INCLUDE SIMPSON STRONG-TIE \"TITEN-10\" (ICC-ES ESR-2713 CONCRETE, ICC-ES ESR-1056 CMU).
b) ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC008 FOR CRACKED AND UN-CRACKED CONCRETE RECOGNITION. PRE-APPROVED ADHESIVE ANCHORS INCLUDE SIMPSON STRONG-TIE \"SET-XP\" (ICC-ES ESR-2508).
3. POST INSTALLED SOLID-GROUTED CONCRETE MASONRY ANCHORS
a) MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC001 OR AC106. PRE-APPROVED MECHANICAL ANCHORS INCLUDE SIMPSON STRONG-TIE \"TITEN-10\" (ICC-ES-1056).
b) ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR US IN ACCORDANCE WITH ICC-ES AC058. PRE-APPROVED ADHESIVE ANCHORS INCLUDE SIMPSON STRONG-TIE \"SET\" (ICC-ES-ESR-1772).

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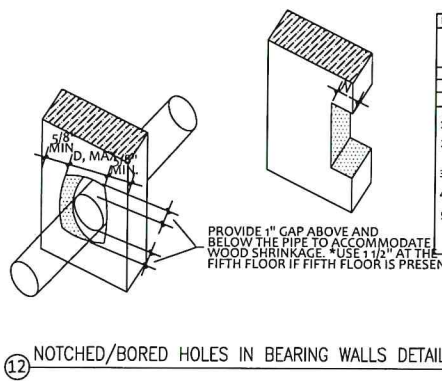
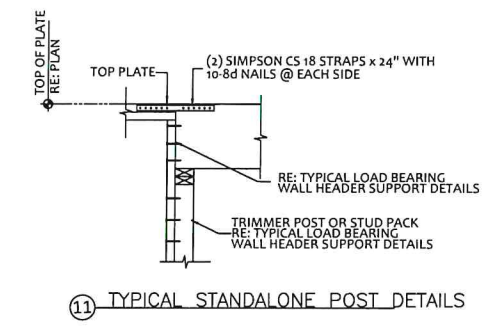
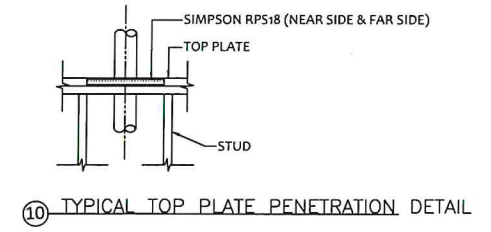
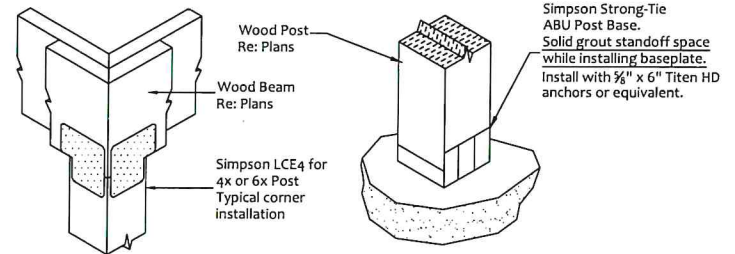
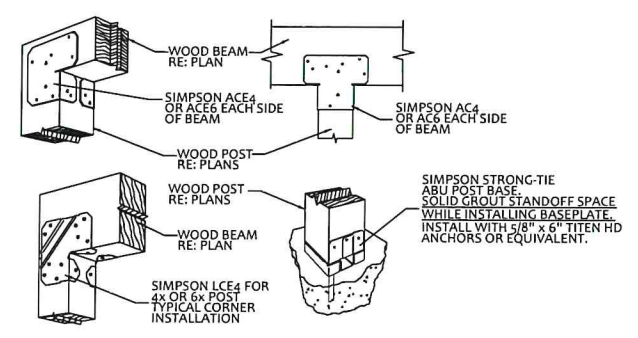
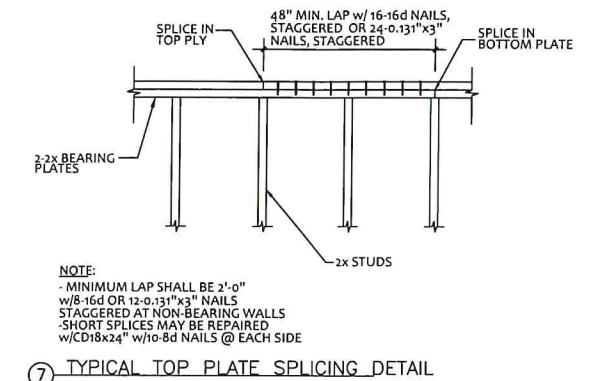
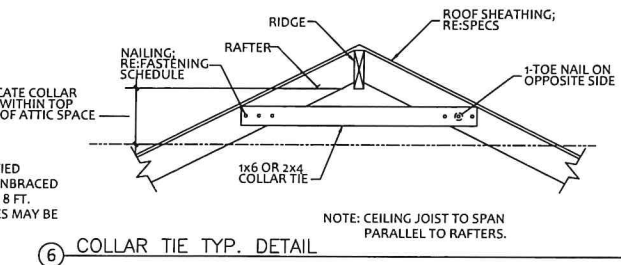
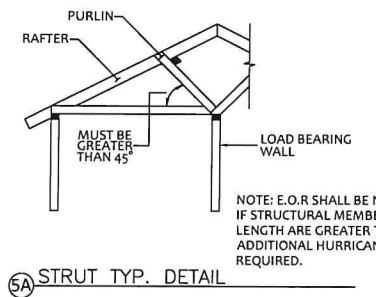
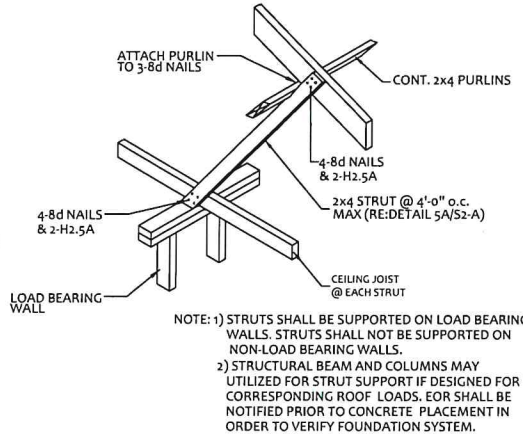
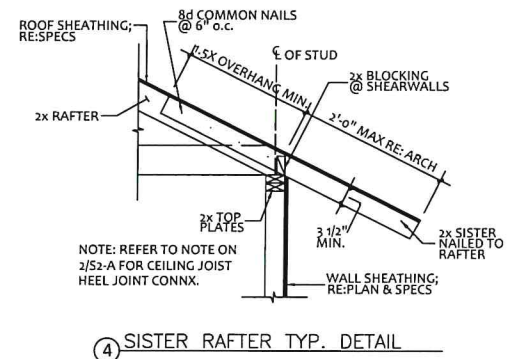
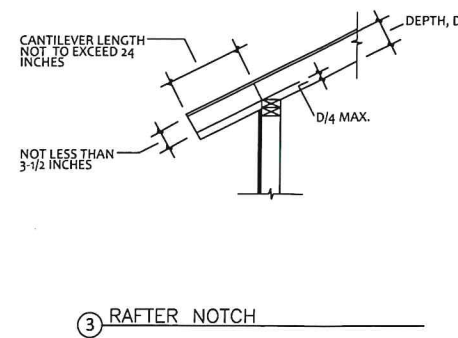
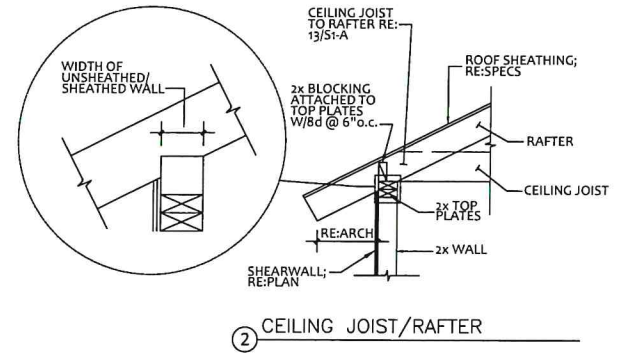
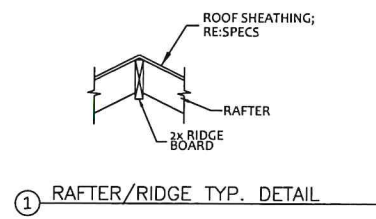
DATE: 11-27-2024

PROJECT NUMBER:
269.001.24

DESIGN
SPECIFICATIONS

SHEET:

SO-A



STUD SIZE	N	D MAX	
		SINGLE STUD	DOUBLE STUD
2x4	7/8"	1-3/8"	2"
2x6	1-3/8"	2-1/8"	3-1/4"
2x8	1-3/4"	2-7/8"	4-1/4"

NOTES:
 1. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A NOTCH.
 2. D. MAX FOR DOUBLE STUDS MAY NOT BE USED IF MORE THAN TWO (2) CONSECUTIVE DOUBLE STUDS ARE TO BE BORED.
 3. USE D. MAX FOR SINGLE STUDS IF MORE THAN TWO (2) CONSECUTIVE STUDS ARE TO BE BORED.
 4. D. MAX FOR DOUBLE STUDS MAY BE USED FOR STUD PACKS WITH MORE THAN TWO (2) STUDS.
 5. PROVIDE ELONGATED HOLES SO AS TO ACCOMMODATE WOOD SHRINKAGE. NOT PROVIDING A GAP BETWEEN THE STUDS AND THE PIPE MAY RESULT IN DAMAGE TO THE PIPE.

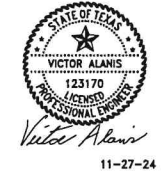
RAFTER SLOPE	RAFTER SPACING	RAFTER/CEILING JOIST HEEL JOINT CONNECTION			
		RAFTER SPAN (feet)			
		12	20	28	36
3:12	12	4	6	8	10
	16	5	8	10	13
	24	7	11	15	19
4:12	12	3	5	6	8
	16	4	6	8	10
	24	5	8	12	15
5:12	12	3	4	5	6
	16	3	5	6	8
	24	4	6	9	12
7:12	12	3	4	4	5
	16	3	4	5	6
	24	3	4	5	6

REQUIRED NUMBER OF 16d COMMON NAILS PER HEEL JOINT SPLICES^{a)}

a.) NAILING REQUIREMENTS SHALL BE PERMITTED TO BE REDUCED BY 25 PERCENT IF NAILS ARE CLINCHED.
 b.) WHERE INTERMEDIATE SUPPORT OF THE RAFTER IS PROVIDED BY VERTICAL STRUTS OR PURLINS TO A LOAD BEARING WALL, THE TABULATED HEEL JOINT CONNECTION REQUIREMENTS SHALL BE PERMITTED TO BE REDUCED PROPORTIONALLY TO THE REDUCTION IN SPAN.
 c.) EQUIVALENT NAILING PATTERNS ARE REQUIRED FOR CEILING JOIST TO CEILING JOIST TOP SPLICES.

13 RAFTER/CEILING JOIST HEEL JOINT CONNECTION

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 McALLEN, TEXAS

DATE: 11-27-2024

PROJECT NUMBER:
 269.001.24

STANDARD FRAMING
 DETAILS

SHEET:
S1-A

SILL & SOLE PLATE ANCHORAGE SCHEDULE

LOCATION	TYPE OF WALL	ANCHORAGE	DFL/SVP SPACING	SPF/HEM SPACING
EXTERIOR WALL SILL PLATES	NON-SHEARWALL	1/2" SILL BOLTS	@ 48" o.c.	@ 48" o.c.
	G1-G5b SHEARWALL	1/2" SILL BOLTS	@ 48" o.c.	@ 44" o.c.
	AAC-1	1/2" SILL BOLTS	@ 22" o.c.	@ 20" o.c.
	W3 SHEARWALL	1/2" SILL BOLTS	@ 22" o.c.	@ 20" o.c.
	W5 SHEARWALL	1/2" SILL BOLTS	@ 17" o.c.	@ 15" o.c.
INTERIOR WALL SILL PLATES	NON-SHEARWALL	0.145" x 2-7/8" PAF	@ 30" o.c.	@ 30" o.c.
	G1-G5b SHEARWALL	(2)0.145" x 2-7/8" PAF	@ 30" o.c.	@ 30" o.c.
	AAC-1	1/2" SILL BOLTS	@ 22" o.c.	@ 20" o.c.
	W3 SHEARWALL	1/2" SILL BOLTS	@ 22" o.c.	@ 20" o.c.
	W5 SHEARWALL	1/2" SILL BOLTS	@ 17" o.c.	@ 15" o.c.
SOLE PLATES	NON-SHEARWALL	0.131" x 3" NAILS	@ 30" o.c.	@ 30" o.c.
	G1-G5b SHEARWALL	(3)0.131" x 3" NAILS	@ 30" o.c.	@ 18" o.c.
	AAC-1	(2)0.131" x 3" NAILS	@ 8" o.c.	@ 7" o.c.
	W3 SHEARWALL	(2)0.131" x 3" NAILS	@ 6" o.c.	@ 5 1/2" o.c.
	W5 SHEARWALL	(2)0.131" x 3" NAILS	@ 4" o.c.	@ 3 1/2" o.c.

- NOTES:**
- SHEARWALLS SHEATHED ON BOTH SIDES SHALL USE TWICE THE ANCHORS REQUIRED BY THE MOST STRINGENT SCHEDULED ANCHORAGE OF THE SIDES INDIVIDUALLY.
 - THE 1/2" WET-SET BOLTS SCHEDULED ABOVE SHALL BE GALVANIZED AND HAVE A MIN. 1" HOOK EMBEDDED AT LEAST 7" AND BE FITTED WITH A STANDARD WASHER AND NUT.
 - THERE SHALL ALWAYS BE ONE PLATE ANCHOR PLACED NOT MORE THAN 12" NOR LESS THAN 4" FROM EACH END OF EACH SILL PIECE. THERE SHALL BE A MINIMUM OF TWO (2) ANCHORS PER SILL PIECE.
 - THE 1/2" WET-SET SILL BOLTS SCHEDULED ABOVE MAY BE PLACED WITH 1/2" x 6" SIMPSON TITEN HD ANCHORS ON A 1:1 BASIS.
 - EXPANSION ANCHORS SHALL NOT BE USED.
 - PAF ANCHORS SHALL BE FILLED W/CFR.
 - SILL BOLTS IN WOOD PANEL SHEARWALL SHALL HAVE 0.229" x 3" x 3" WASHERS EXTEND TO WITHIN 1/2" OF SHEATHED SIDE(S) OF PLATE.

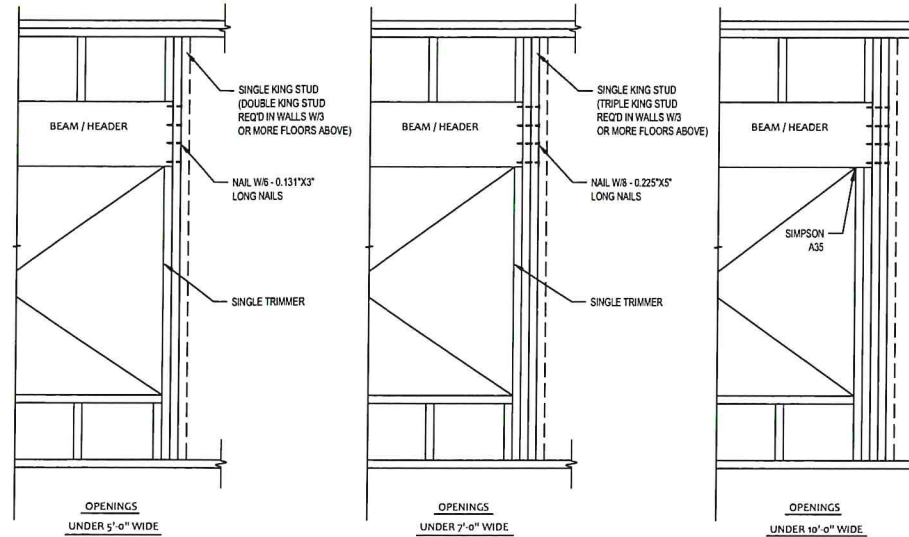
Standard Wood Connection Fastening Schedule

Description of Building Element	Common Nail Option	0.131"x3" Nail Option
Joist to sill or girder, toenail	3-8d	3
Bridging to joist, toenail	2-8d	2
Sole plate anchorage	See schedule on plans	See schedule on plans
Sole or top (bottom ply) plate to stud, end nail	3-16d	3
Stud to sole plate, toenail	4-8d	4
Built-up stud packs, face nail	10d @ 12" o.c.	@ 8" o.c.
Top plate ply nailing, face nail	16d @ 16" o.c.	12" o.c.
Top plate splice nailing, face nail	See typical detail	See typical detail
Joist or rafter blocking to top plate, toenail	3-8d	3
Rim joist to top plate, toenail	8d @ 6" o.c.	6" o.c.
Top plate corner/intersection laps, face nail	2-16d	3
Built-up 2x headers and beams (Cont.)	(2) 10d @ 24" o.c. [1T+1B]	(2) @ 24" o.c. [1T+1B]
Built-up 2x headers and beams (End)	3-10d	3
Ceiling joist to top plate, toenail	3-8d	3
Continuous header to stud, toenail	4-8d	4
Ceiling joist laps and rafter laps, face nail	3-16d	4
Rafter to plate, toenail	3-8d	3
Built-up corner studs, face nail	16d @ 24" o.c.	@ 16" o.c.
Collar tie to rafter, toenail	3-10d	4
Jack rafter to hip, toenail	3-10d	4
Jack rafter to hip, face nail	2-16d	3
Rafter to ridge beam, toenail	2-16d	3
Rafter to ridge beam, face nail	2-16d	3
Jack rafter to hip, face nail	2-16d	3
Joist to rafter/beam joist, end nail	3-16d	4
2x ribbon to end of floor truss, face nail	2-16d	3
Top chord of roof trusses, toenail	2-16d	3

Notes

- Penny sizes are for common nails (not sinker or box) and are defined as follows:

Pennyweight	Diameter	Length
6d	0.113"	2"
8d	0.131"	2 1/2"
10d	0.148"	3"
16d	0.162"	3 1/2"
- Any description of building elements not noted above may be found in the IBC, Table 2304.10.1.
- See ICC ESR-1539 for all additional fastener requirements not noted here.



- NOTES:**
- STUD PACKS SHOWN ARE THE MINIMUMS AND MAY BE LARGER PER PLAN.
 - AT FLUSH BEAMS ALL STUDS TO BE FULL HEIGHT UNDER BEAM FULLY.
 - SHEARWALL ENDS MAY REQUIRE ADDITIONAL STUDS. RE: HOLD-DOWN SCHEDULE FOR MIN. FOR EACH HOLD-DOWN MODEL.
 - RE: STANDARD NAILING SCHEDULE, FOR STUD PACK PLY NAILING.
 - CONTACT EOR FOR OPENINGS OF 10' OR GREATER.
1. REFER TO DETAIL 4 THIS SHEET FOR FURTHER SIMPSON STRAP AND CLIP FRAMING REQUIREMENTS.

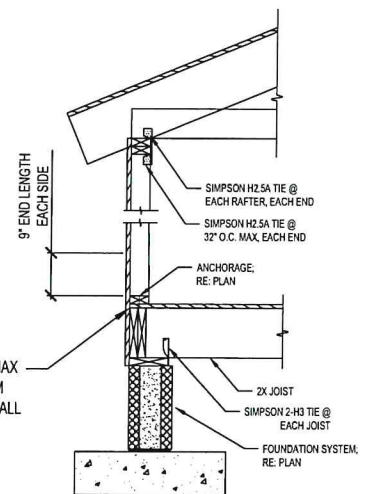
2 TYP. 2X4 LOAD BEARING WALL HEADER SUPPORT DETAIL
3/4" = 1'-0"

WOOD STRUCTURAL PANEL ROOF SHEATHING NAILING SCHEDULE

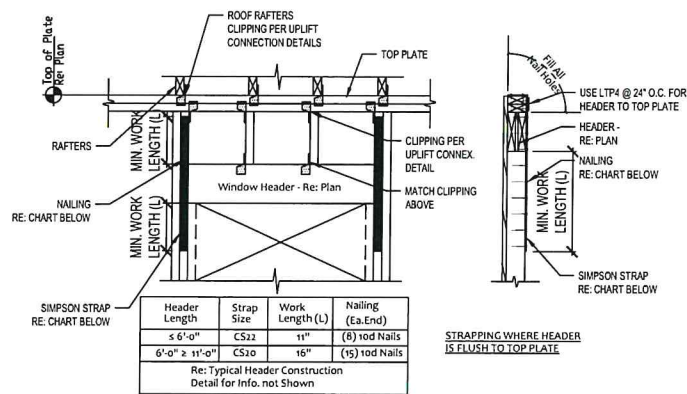
THICKNESS	NAILS	ROOF FASTENING ZONES (c)			
		1	2	3	
1/2" OR LESS	8d COMMON NAILS (d)	PANEL EDGE (a)	6	6	4(b)
		PANEL FIELD	6	6	6(b)
19/32 OR GREATER	10d COMMON NAILS (e)	PANEL EDGE (a)	6	6	4(b)
		PANEL FIELD	6	6	6(b)

- a) EDGE SPACING ALSO APPLIES OVER ROOF FRAMING AT GABLE END WALLS.
 b) USE RING SHANK NAILS IN THIS ZONE IF MEAN ROOF HEIGHT IS GREATER THAN 35'.
 c) REFER TO DESIGN SPECIFICATIONS FOR COMPONENT AND CLADDING ELEVATION AND TABLE FOR ROOF FASTENING ZONES.
 d) 2 1/2" x 0.131" NAILS.
 e) 3" x 0.148" NAILS.
 f) SEE WOOD FRAMING SPECIFICATIONS FOR FASTENER COATING RECOMMENDATIONS.

1 STANDARD NOTES AND SCHEDULES
3/4" = 1'-0"



3 UPLIFT CONNECTIONS DETAIL
3/4" = 1'-0"



4 TYPICAL HEADER AND BEAM STRAPPING/CLIPPING
3/4" = 1'-0"

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 McAllen, Texas 78504
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 valencia@zodiacstructural.com

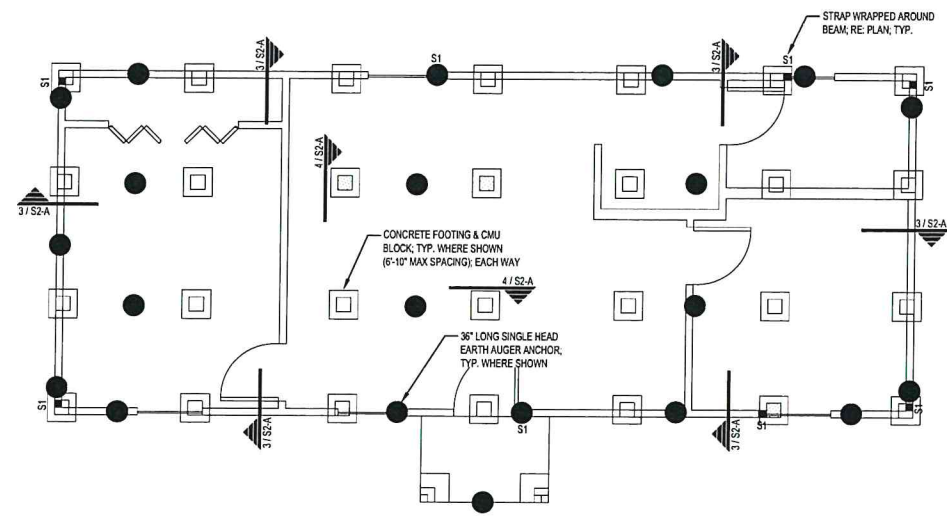


6601 N. 34th STREET
 McALLEN, TX

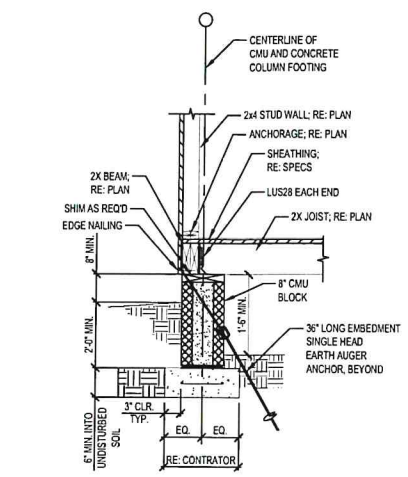
DATE: 11-27-2024

PROJECT NUMBER:
 289.001.24

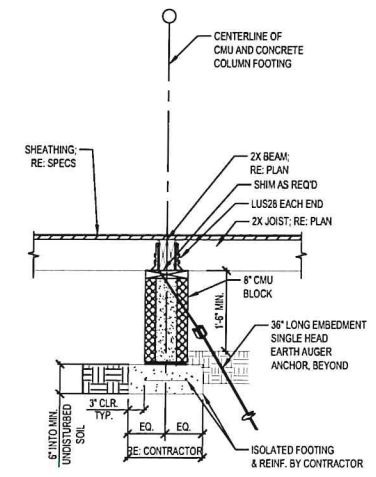
STANDARD FRAMING
 DETAILS
 SHEET:
S1-B



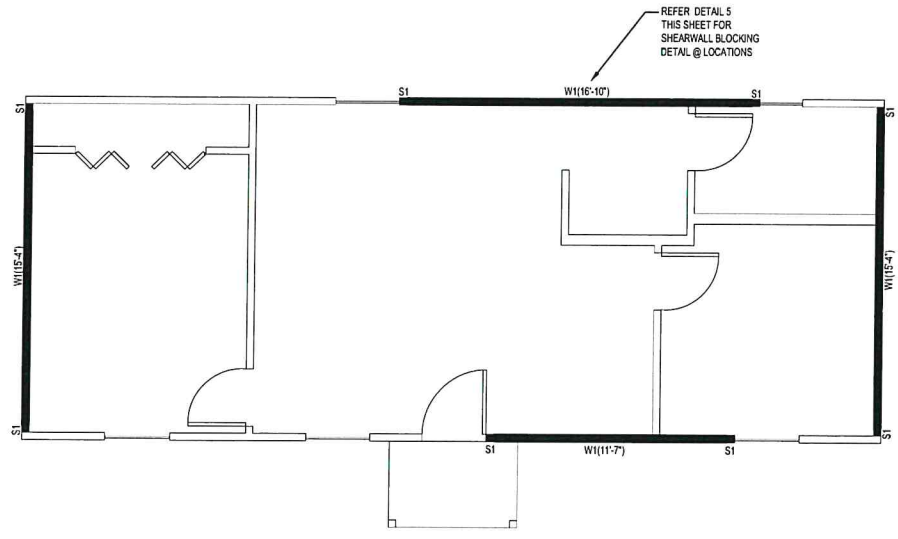
1 FOUNDATION ISOLATED FOOTING LOCATION PLAN
1/4" = 1'-0"



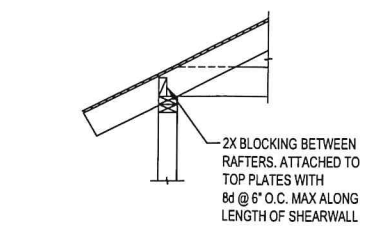
3 TYPICAL EXTERIOR CONDITION
3/8" = 1'-0"



4 TYPICAL INTERIOR CONDITION
3/4" = 1'-0"



2 SHEARWALL LOCATION PLAN
1/4" = 1'-0"



5 SHEARWALL BLOCKING DETAIL
1/4" = 1'-0"

FOUNDATION NOTES

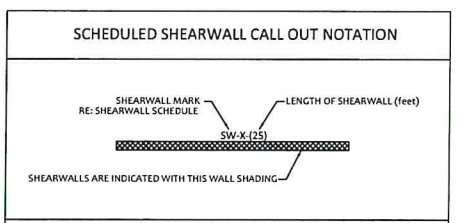
- THESE DRAWINGS HAVE BEEN PREPARED UNDER THE PRESUMPTION OF A FINISHED LEVEL GRADE AROUND THE ENTIRE FOUNDATION THAT IS 8" MAX BELOW THE TOP OF THE SLAB BASED ON INFORMATION PROVIDED TO THE ENGINEER ABOUT THE SITE.
- FIELD VERIFIED ALL DIMENSION SHOWN ON PLAN. ENGINEER OF RECORD SHALL BE NOTIFIED IF ANY DISCREPANCIES EXIST.
- ALL NAILS & ANGLES SHALL BE GALVANIZED MIN.

FOUNDATION PLAN LEGEND

- - 36" LONG SINGLE HEAD EARTH AUGER ANCHOR (@ MIDSPAN)
- - 1'-4" X 1'-4" N.W. CONCRETE ISOLATED FOOTING

SUPERSTRUCTURE NOTE

- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SUPERSTRUCTURE FRAMING COMPLIANCE WITH THE GOVERNING BUILDING CODE(S)



NOTES:

- SHEARWALL MARKS ARE SHOWN ON THE SIDE OF THE SHEARWALL THAT RECEIVES THE SCHEDULED SHEATHING AND NAILING PATTERN.
- HOLD-DOWNS AND STRAPS SHALL BE INSTALLED ON WIND POSTS.

SHEARWALL SCHEDULE

SIMPSON HOLD-DOWN (SYP/DFL Lumber)

MARK	SHEATHING	BOUNDARY FASTENER SPACING	FIELD FASTENER SPACING	ALLOWABLE FASTENERS ¹	SHEAR VALUE
G1	1/2" EXT GYPSUM	7"	7"	a	100 pF
G1b	5/8" EXT GYPSUM	4"	7"	b	200 pF
G2	1/2" GYPSUM	7"	7"	c	100 pF
G3	5/8" GYPSUM	7"	7"	d	115 pF
G4	1/2" GYPSUM	4"	4"	c	125 pF
G4b	1/2" GYPSUM	4"	4"	c	150 pF
G5	5/8" GYPSUM	4"	4"	d	185 pF
G5b	5/8" GYPSUM	4"	4"	d	175 pF

MARK	SYP/DFL STUDS	SYP/DFL STUDS	ALLOWABLE FASTENERS ¹	SHEAR VALUE
W1	2x6 PLYWOOD	4"	e	364 pF
W3	2x6 PLYWOOD	4"	e	532 pF
W5	2x6 PLYWOOD	3"	e	686 pF
AAC-1	2" AAC	NOTE 10	NOTE 10	245 pF

NOTES:

- FASTENER SIZES SHALL BE AS FOLLOWS:
 - a - 0.130" NAIL, 1 3/4" LONG, MIN 7/16" HEAD, DIAMOND POINT, GALVANIZED
 - b - 6d GALVANIZED COOLER (0.091" x 1-7/8" LONG, 1/4" HEAD) OR WALLBOARD NAIL (0.091" x 1-7/8" LONG, 19/64" HEAD) OR 0.120" NAIL x 1-1/2" LONG, MIN. 3/8" HEAD
 - c - 5d COOLER (0.086" x 1-5/8" LONG, 15/64" HEAD) OR WALLBOARD NAIL (0.086" x 1-5/8" LONG, 9/32" HEAD) OR 0.120" NAIL x 1-1/4" LONG, MIN 3/8" HEAD
 - d - 6d COOLER (0.091" x 1-7/8" LONG, 1/4" HEAD) OR WALLBOARD NAIL (0.091" x 1-7/8" LONG, 19/64" HEAD) OR 0.120" NAIL x 1-3/4" LONG, MIN 3/8" HEAD
 - e - 8d COMMON NAIL OR 0.131" x 3" NAIL
- NAILS SHALL NOT TEAR THE PAPER OF GYPSUM SHEARWALLS
- NAILS SHALL NOT BE DRIVEN PAST THE FLUSH WITH THE FACE OF PLYWOOD SHEATHING
- MATERIAL THICKNESS AND FASTENER SIZES SHOWN ARE MINIMUMS.
- ORIENTED STRANDED BOARD (OSB) MAY BE SUBSTITUTED FOR PLYWOOD SHEATHING.
- SHEAR LOADS SHOWN FOR PLYWOOD WALLS REFLECT THE CODE ALLOWABLE 40% INCREASE FOR WIND LOADING AND TO ANY OTHER LOAD TYPES.
- "BOUNDARY FASTENER SPACING" REFERS TO ATTACHMENT REQUIRED ALONG ALL THE SUPPORTED EDGES OF EACH SHEATHING PANEL SHEET.
- "FIELD FASTENER SPACING" REFERS TO ATTACHMENT REQUIRED ALONG ALL INTERMEDIATE SUPPORTS BEHIND EACH SHEATHING PANEL SHEET.
- LIGHTEST ATTACHMENT SHOWN ABOVE SHALL BE USED FOR NON-SHEARWALL APPLICATIONS FOR RESPECTIVE SHEATHING TYPE AND THICKNESS SHOWN ON ARCHITECTURAL PLANS. FOR PROPRIETARY PRODUCTS REFER MANUFACTURER'S INSTRUCTIONS.
- LIGHT WEIGHT (f'cc = 580 psi) AUTOCLAVED AERATED CONCRETE W/ STEEL WIRE REINFORCEMENT GRADE 70, AAC PANELS SHALL BE ATTACHED TO STUDS W/ 3 #4 SCREWS X 3 1/4", REFER TO DETAIL J251-A. REFER TO MANUFACTURER FOR VAPOR BARRIER REQUIREMENTS AND HORIZONTAL/VERTICAL CONTROL JOINTS. INSTALL PER MANUFACTURER INSTRUCTIONS.

SIMPSON HOLD-DOWN SCHEDULE

SIMPSON HOLD-DOWN (SYP/DFL Lumber)

MARK	MODEL	HOLD-DOWN WOOD CAPACITY (lb) ² (ASD)	ANCHOR ROD ³ DIAMETER (in)	NAIL & EPOXY ⁴ EMBEDMENT (in)	REQ'D STUD PACK PLYS ^{5,6}	ANCHOR CAPACITY (lb) ³ EDGE/END (LRFD)
H1	HTT4	3,000	5/8"	8"	(2)2X	8,400 / 6,400
H2	HTT5	4,350	5/8"	8"	(2)2X	8,400 / 6,400
H3	STHD10	3,550	N/A	10"	(2)2X	9,400 / 6,400
H4	TDH8	7,870	7/8"	17.5"	(4)2X	20,000 / 15,600

SIMPSON STRAP SCHEDULE (DFL/SYP LUMBER)

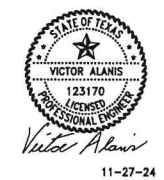
MARK	MODEL	CAPACITY (lb) ²	MIN. LENGTH ON STUDS (in)	TOTAL # OF 10d NAILS	REQ'D STUD PACK PLYS ⁶
S1	CS20	1,030	9	14	1
S2	(2)CS20	2,060 (TOTAL)	9	14 (EACH)	2
S3	(2)CS14	4,980 (TOTAL)	16	30 (EACH)	3 (TOTAL)
S4	CMST14	6,490	34	34	3
S5	CMST12	9,215	44	44	5

NOTES:

- INSTALL PRODUCTS ARE REQUIRED BY SIMPSON CATALOG AND ACCOMPANYING INSTALLATION INSTRUCTIONS TO OBTAIN CAPACITIES LISTED.
- ALTERNATE CONTINUOUS ROD SYSTEMS DESIGNED BY OTHERS MAY BE USED, PROVIDED THE ABOVE DESIGN LOADS ARE MET. A BEARING PLATE MUST BE PROVIDED AT EACH LEVEL AND A TAKE-UP DEVICE AT ALL LEVELS AT OR ABOVE THE THIRD LEVEL. SHOP DRAWINGS MUST BE PROVIDED TO EOR FOR APPROVAL.
- THREADED ANCHOR RODS TO BE A 307 GRADE C OR A36 MATERIAL.
- EPOXY TO BE SIMPSON "SET-XP" INSTALLED PER MANUFACTURER INSTRUCTIONS.
- HALF OF THE REQUIRED NAILS LISTED MUST BE INSTALLED INTO EACH OF THE STUD OR STUD PACKS BEING TIED TOGETHER. CUT STRAP LENGTH AND CENTER STRAP BETWEEN LEVELS AS NECESSARY TO MEET THIS REQUIREMENT.
- STUD PACKS SHALL BE #2 GRADE LUMBER. STITCH STUD PACK PLYS TOGETHER WITH (2) 1x3" x 3" @ 2' o.c.
- SIMPSON SB ANCHORS OF MATCHING DIAMETER MAY BE USED AS A WET SET OPTION FOR ALL HOLD-DOWNS, PROVIDED THAT FOOTINGS AND/OR GRADE BEAMS ARE INCREASED AS NECESSARY TO PROVIDE COVER REQUIRED PER SIMPSON CATALOG.
- THE ABOVE VALUES ARE APPLICABLE TO WIND DESIGNS AND SEISMIC DESIGN UP TO SDC "B".
- WHERE HOLD-DOWN ARE CALLED @ UPPER SHEARWALLS, FULLY WELD ANCHOR RODS TO STEEL BEAM BELOW.
- HTT4 MAY BE SUBSTITUTED WITH SIMPSON STHD10.
- HTT5 MAY BE SUBSTITUTED WITH SIMPSON STHD14.

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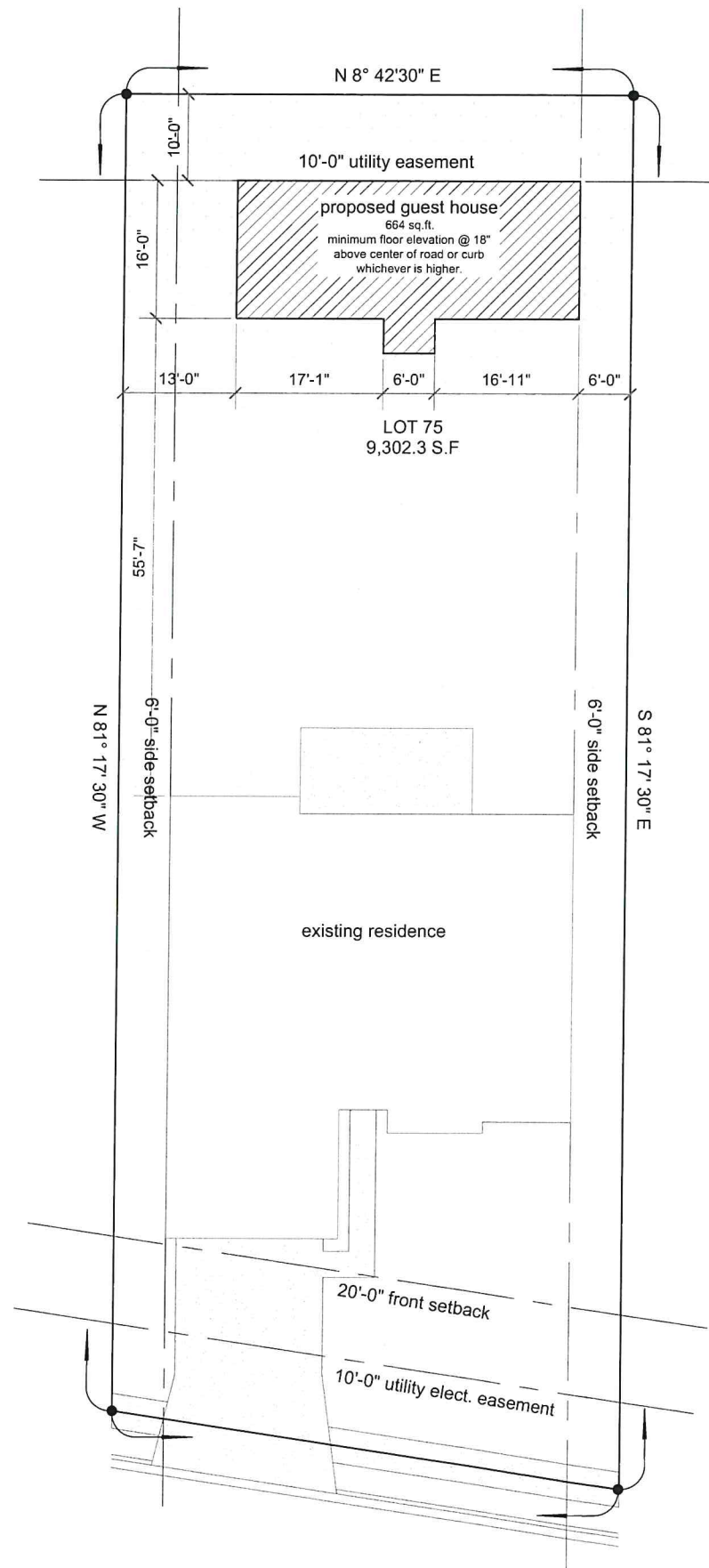
6601 N. 34th STREET
McALLEN, TEXAS

DATE: 11-27-2024

PROJECT NUMBER:
269.001.24

FOUNDATION PLAN
& DETAILS; SHEARWALL
LOCATION PLAN &
DETAILS

SHEET:
S2-A



General Notes

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3. General Contractor and sub-contractors shall visit the site and become familiar with all existing conditions prior to bidding and commencing work.

4. General Contractor and sub-contractors will ascertain that no damage will be caused to the existing site improvements. If such damages occur, the party responsible will have to repair such damages to the satisfaction of the owner.




Site Notes

1. Maximum slope at sidewalks not to exceed 1:20 (5%) and 1:50 (2%) across.

2. Site drainage shall not be directed toward adjacent properties.

3. Building pad elevation to be set based on the area survey and the applicable flood zone.

4. Verify location of the site improvements in relation to building, property lines, and easements.

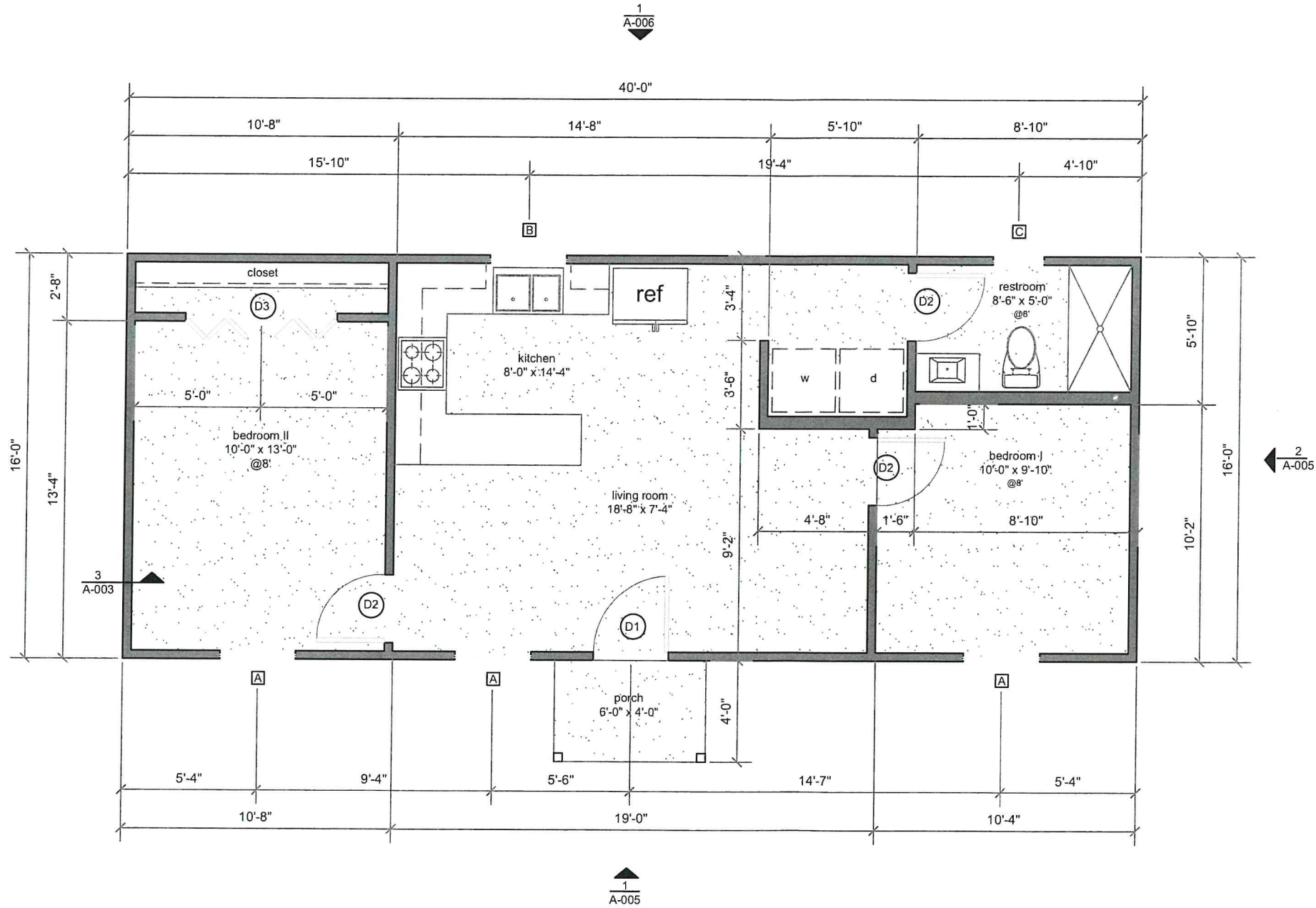
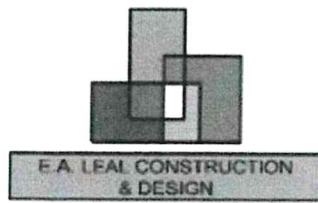
-  landscape
-  concrete driveway
-  proposed building

site plan

scale: nts

AS

001

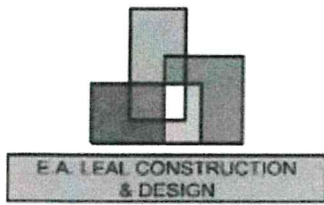


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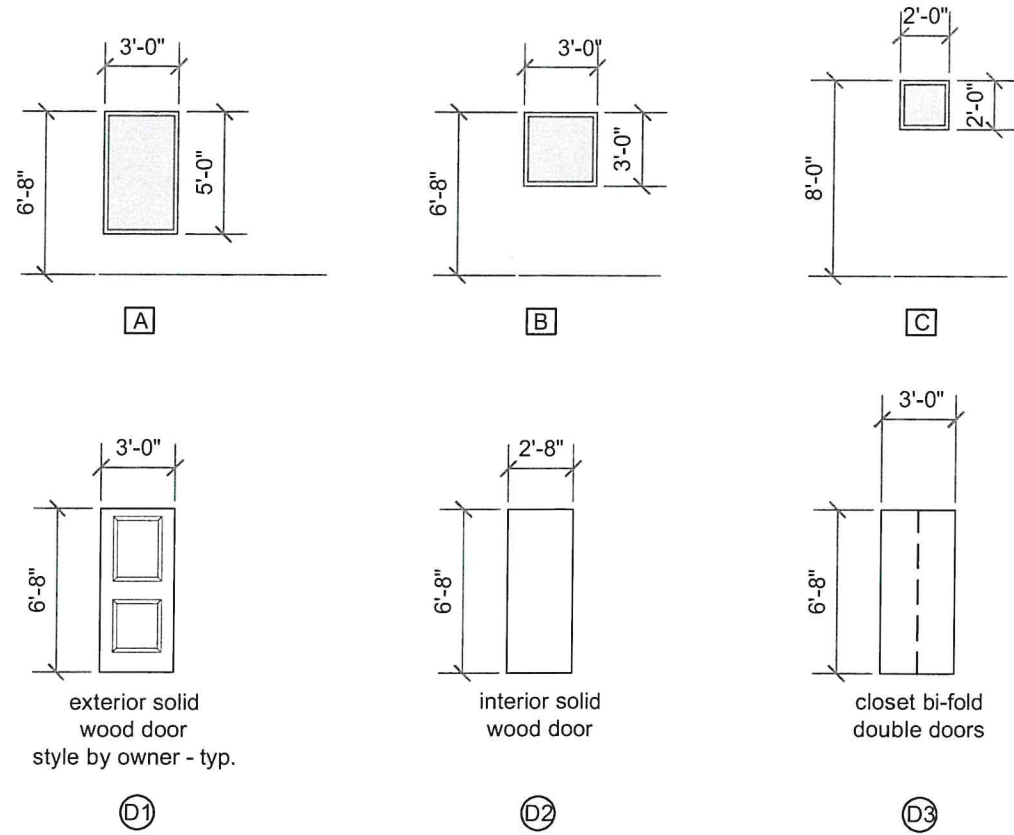
Construction Notes:

1. All millwork, appliance and equipment sizes to be measured on site before ordering/building.
2. All fur-out walls to be framed with 2x4 studs.
3. All plumbing walls to be framed with 2x6 studs.
4. All dimensions to be field verify.
5. All material shall be new and of the highest quality.
6. Provide 1/2" water resistant gypsum board at all bathroom walls.
7. Provide 3 1/2" batt insulation on all bathroom walls.
8. All interior walls shall be 2x4 at 16" o.c. with 1/2" gypsum board on each side unless noted otherwise.
9. All exterior walls shall be 2x4 at 16" o.c.
10. Provide exterior hose bibs, refer to owner for location.



door schedule					
door tag	width	height	rough width	rough height	count
D1	3'-0"	6'-8"	3'-2"	6'-9"	1
D2	2'-8"	6'-8"	2'-10"	6'-9"	3
D3	3'-0"	6'-8"	bifold double doors		2

window schedule						
window tag	width	height	rough width	rough height	head height	count
A	3'-0"	5'-0"	3'-0 1/2"	5'-0 1/2"	6'-8"	3
B	3'-0"	3'-0"	3'-0 1/2"	3'-0 1/2"	6'-8"	1
C	2'-0"	2'-0"	2'-0 1/2"	2'-0 1/2"	6'-8"	1



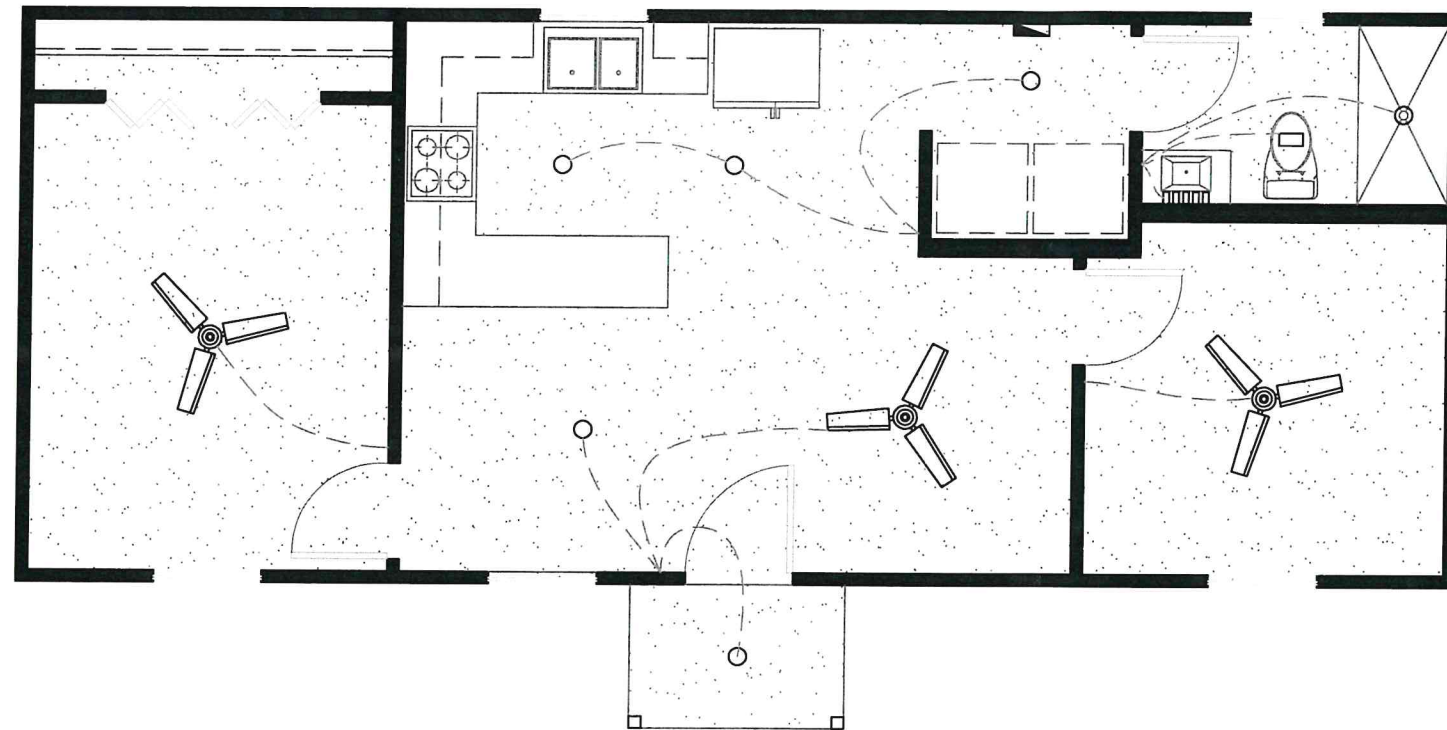
exterior solid wood door style by owner - typ.
interior solid wood door
closet bi-fold double doors

Note:
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







General Notes

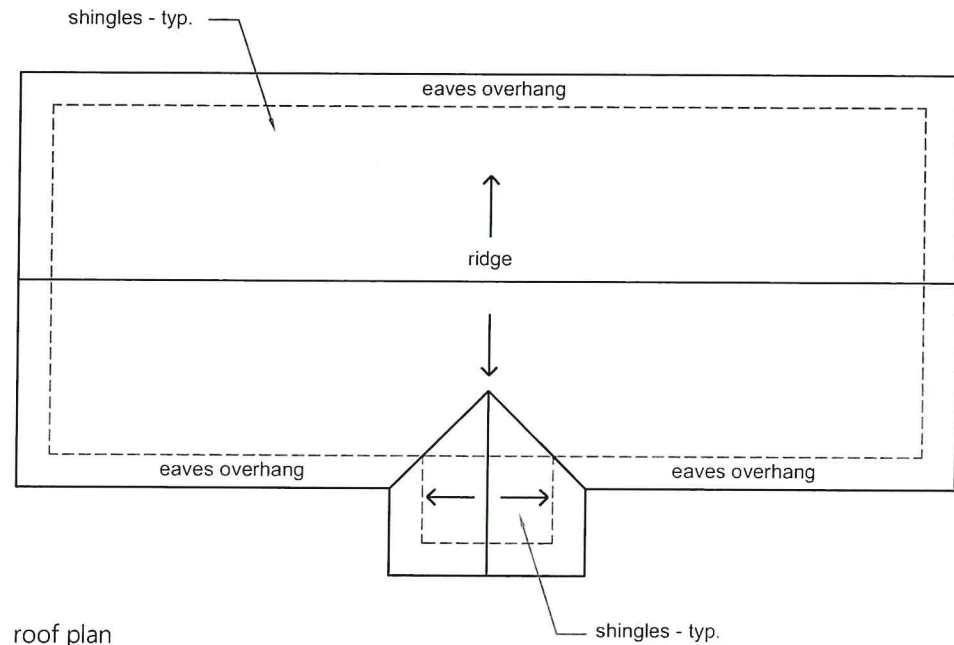
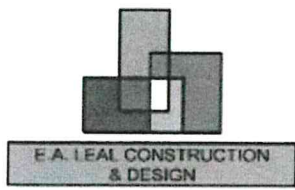
Field verify all dimensions before framing. All dimensions are to face of wood stud unless otherwise noted. Owner to decide material finishes and colors.

1. All work shall be in accordance with all codes, rules, and regulations of governing agencies and shall comply with the requirements of the serving power and telephone companies.
2. All equipment and materials furnished and installed under this section, shall be guaranteed by the contractor for a period of one year from the date of acceptance of the work by the owner.
3. Paint white all exposed conduit and wiring @ exposed ceiling.
2. Receptacles shall be spaced so that no point along the floor line is more than 6'-0" from an outlet, and over any counterspace wider than 12".
3. Receptacles in restrooms, garage, near water outlets, or located outdoors, shall be protected by a ground fault interruption system (GFI, WP)
4. Smoke detectors shall be placed no more than 12" from the ceiling and 3'-0" from duct openings. Smoke detectors shall be permanently wired and interconnected protecting all living area.
5. All lighting fixtures in closet (storage) areas shall be located a minimum of 18" from all shelves.

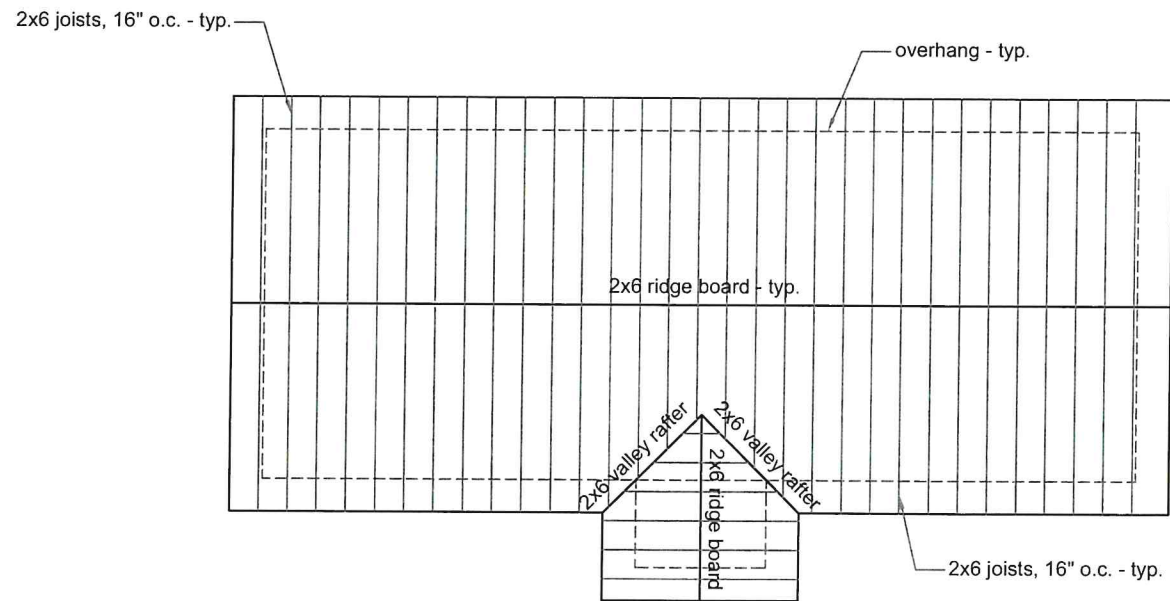


Legend

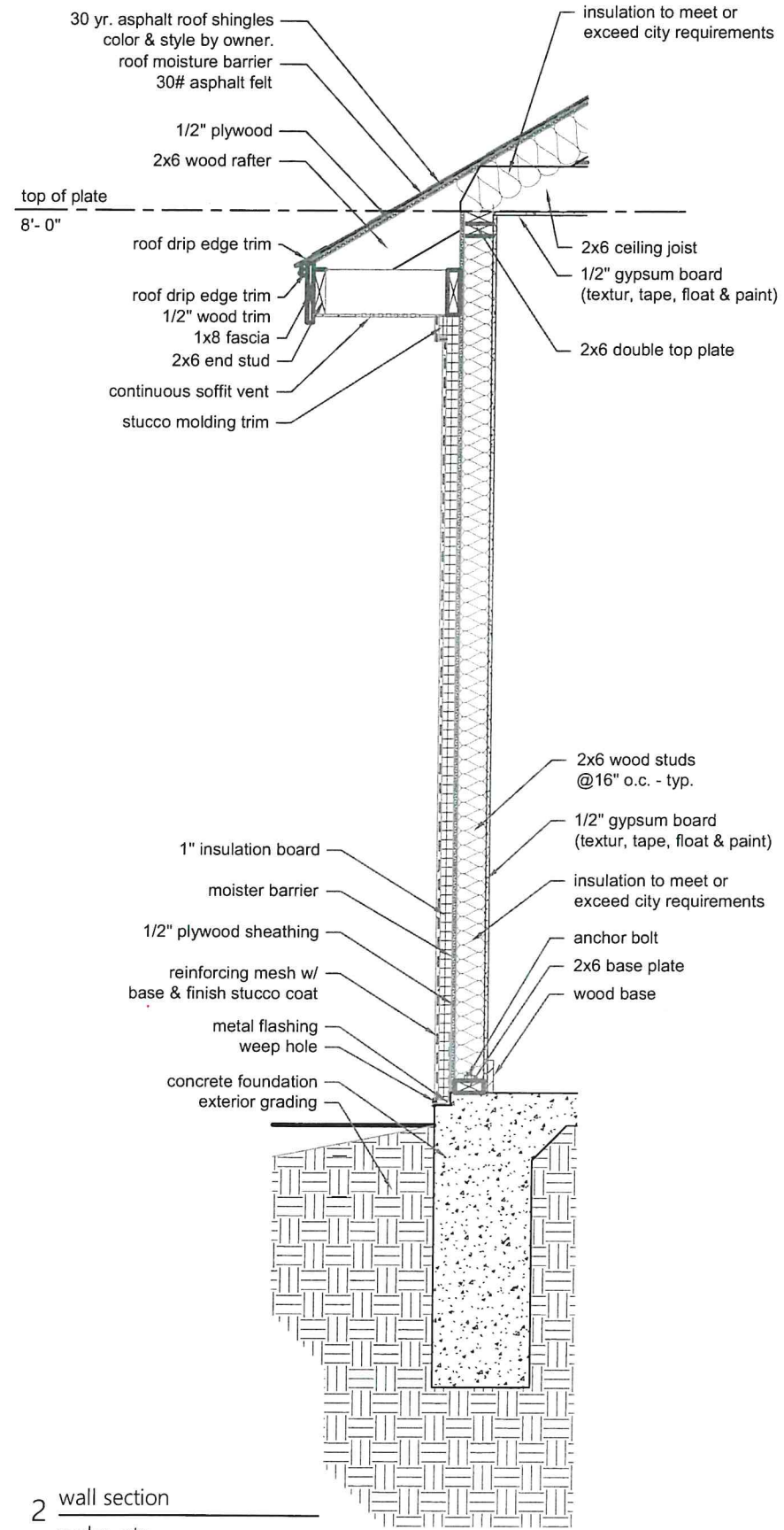
-  ceiling fan
-  standard exhaust fan
-  12" ceiling mounted light fixture
-  6" flood light
-  4" flood light
-  smoke detector
-  110v receptacle
-  110v gfi receptacle
-  three-way switch
-  single pole switch
-  exterior lighting
-  vanity lighting
-  chandelier
-  attic access door
-  garage door motor
-  electrical panel



1 roof plan
scale: 1/4" = 1'-0"



2 roof framing plan
scale: 1/4" = 1'-0"

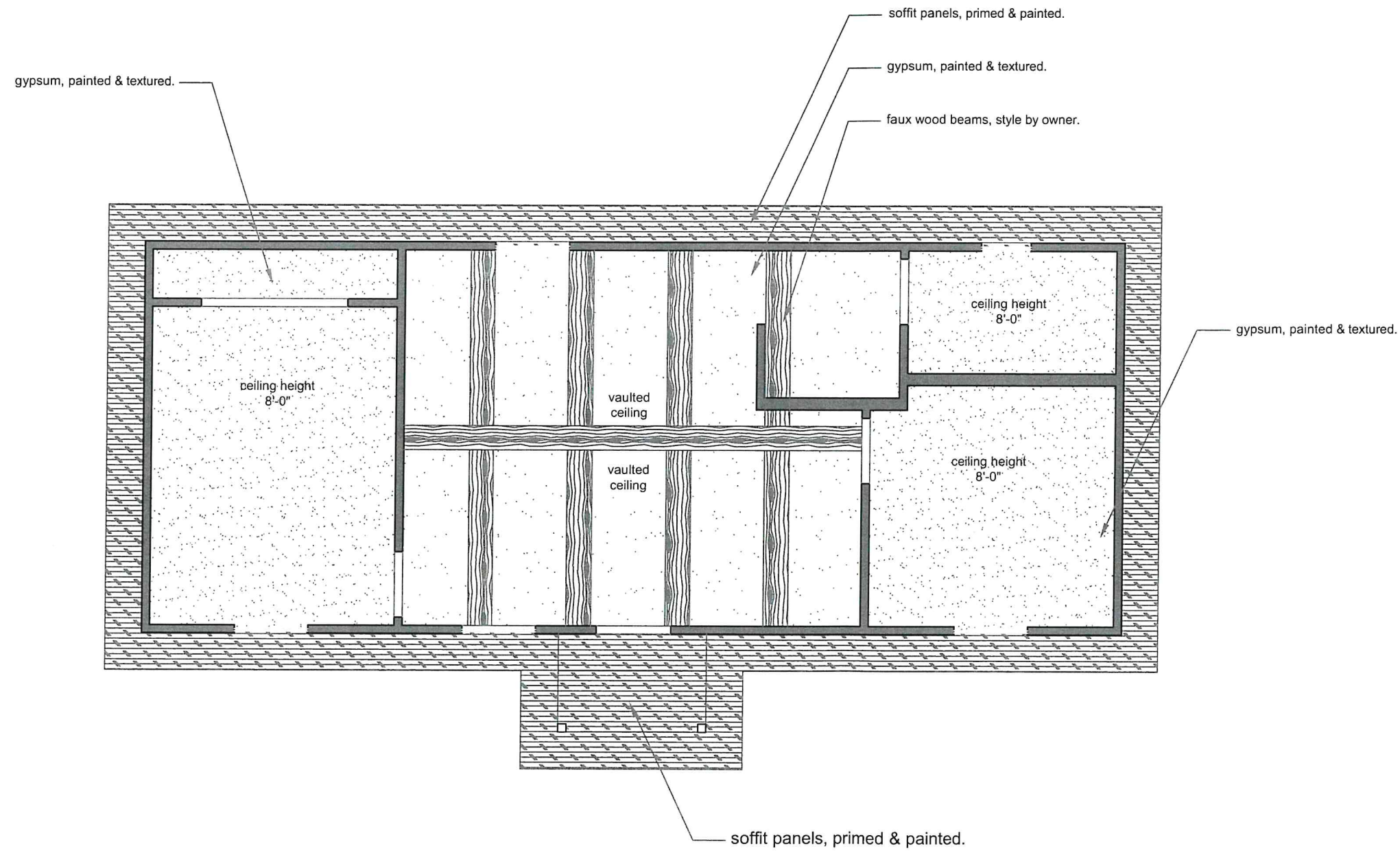
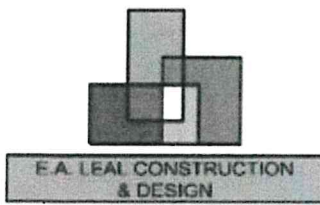


2 wall section
scale: nts

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2. Federal, State, County, and/or Local City Ordinances and building codes take precedence over any part of these drawings. Any conflict must be adhered to the project before and during construction.

3. General Contractor and sub-contractors shall visit the site and become familiar with all existing conditions prior to bidding and commencing work.

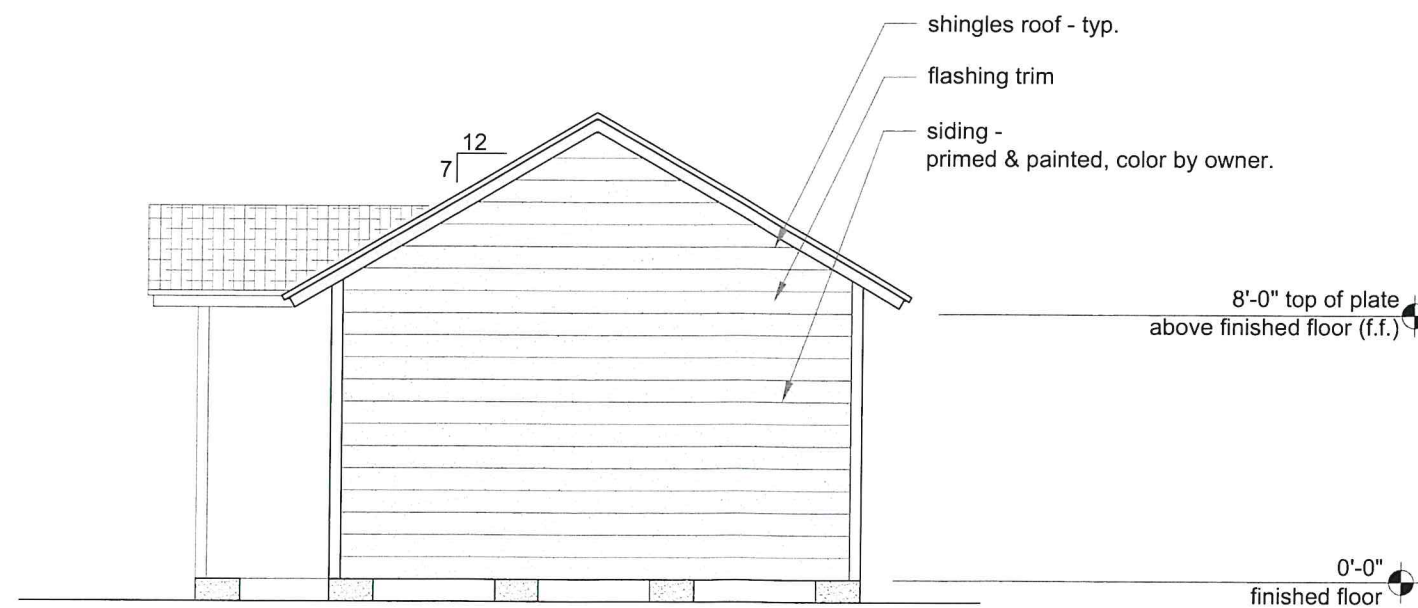
4. General Contractor and sub-contractors will ascertain that no damage will be caused to the existing site improvements. If such damages occur, the party responsible will have to repair such damages to the satisfaction of the owner.

Construction Notes:

1. All millwork, appliance and equipment sizes to be measured on site before ordering/building.
2. All fur-out walls to be framed with 2x4 studs.
3. All plumbing walls to be framed with 2x6 studs.
4. All dimensions to be field verify.
5. All material shall be new and of the highest quality.
6. Provide 1/2" water resistant gypsum board at all bathroom walls.
7. Provide 3 1/2" batt insulation on all bathroom walls.
8. All interior walls shall be 2x4 at 16" o.c. with 1/2" gypsum board on each side unless noted otherwise.
9. All exterior walls shall be 2x4 at 16" o.c.
10. Provide exterior hose bibs, refer to owner for location.



1 front elevation



2 right elevation

General Notes

1. These notes are intended to provide information for construction. These plans must be verified and checked by the general contractor for discrepancies, errors, and/or omissions. If found, insure that any matter is brought up immediately to the owner before commencing any work.

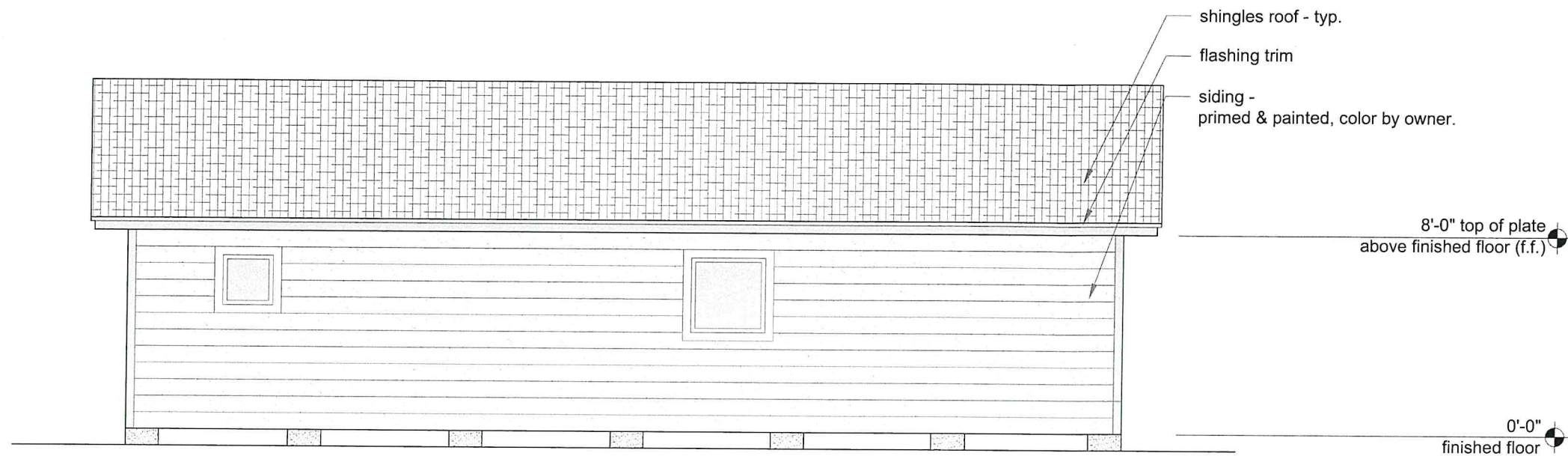
2. Federal, State, County, and/or Local City Ordinances and building codes take precedence over any part of these drawings. Any conflict must be adhered to the project before and during construction.

3. General Contractor and sub-contractors shall visit the site and become familiar with all existing conditions prior to bidding and commencing work.

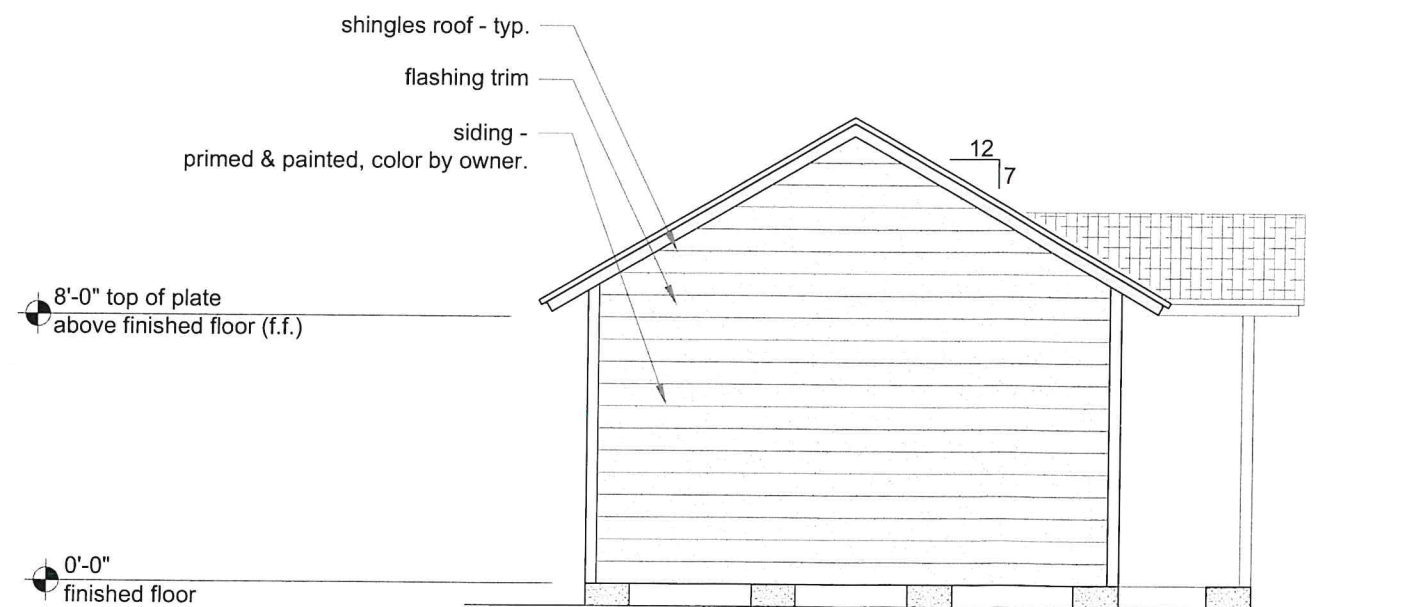
4. General Contractor and sub-contractors will ascertain that no damage will be caused to the existing site improvements. If such damages occur, the party responsible will have to repair such damages to the satisfaction of the owner.

Construction Notes:

1. All millwork, appliance and equipment sizes to be measured on site before ordering/building.
2. All fur-out walls to be framed with 2x4 studs.
3. All plumbing walls to be framed with 2x6 studs.
4. All dimensions to be field verify.
5. All material shall be new and of the highest quality.
6. Provide 1/2" water resistant gypsum board at all bathroom walls.
7. Provide 3 1/2" batt insulation on all bathroom walls.
8. All interior walls shall be 2x4 at 16" o.c. with 1/2" gypsum board on each side unless noted otherwise.
9. All exterior walls shall be 2x4 at 16" o.c.
10. Provide exterior hose bibs, refer to owner for location.



1 rear elevation



2 left elevation

MAP OF SOMMERSBY SUBDIVISION PHASE II

BEING A SUBDIVISION OF 7.679 ACRES OUT OF LOT 76, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION (DEED REFERENCE: VOL. 24, PG. 68, H.C.D.R.) CITY OF McALLEN, HIDALGO COUNTY, TEXAS

LOT LINE CURVE DATA				
CURVE	RADIUS	LENGTH	TANGENT	CHORD
53	1250.00	62.57	31.28	62.51
54	1250.00	62.57	31.28	62.51
55	1300.00	29.20	14.60	29.20
56	1300.00	29.20	14.60	29.20
57	1300.00	29.20	14.60	29.20
58	1300.00	29.20	14.60	29.20
59	1300.00	29.20	14.60	29.20
60	1300.00	29.20	14.60	29.20
61	50.00	42.11	12.43	42.11
62	50.00	42.11	12.43	42.11
63	50.00	42.11	12.43	42.11
64	50.00	42.11	12.43	42.11
65	50.00	42.11	12.43	42.11
66	50.00	42.11	12.43	42.11
67	50.00	42.11	12.43	42.11
68	50.00	42.11	12.43	42.11

CENTERLINE CURVE DATA				
CURVE	RADIUS	LENGTH	TANGENT	CHORD
A	1275.00	228.05	113.32	102.57
B	1683.65	17.81	8.91	17.81
C	1989.65	281.96	141.31	281.96
E	1273.00	103.81	51.90	103.81

IRREGULAR LOT AREAS (Sq. Ft.)			
LOT	AREA	LOT	AREA
51	8658.63	70	7747.91
52	7698.73	71	9129.91
53	7515.73	72	8209.66
54	6766.65	73	9160.70
55	6883.72	74	9302.21
56	5584.06	75	11118.57
57	7102.67	76	8286.42
58	10156.22	77	8286.42
59	7483.59	81	7803.35
60	6173.69	82	11037.05
61	7017.22	83	9288.40
62	6596.47	84	9160.20
63	7888.45	85	8209.66

SOMMERSBY SUBDIVISION PHASE II METES AND BOUNDS DESCRIPTION

A tract of land containing 7.679 acres situated in Hidalgo County, Texas, and also being part or portion of LOT 76, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION (Deed Reference: Volume 24, Page 68, H.C.D.R.) and said 7.679 acres also being more particularly described as follows:

BEGINNING at a point set on the east line of said LOT 76, for the southeast corner of this tract, said corner bears N 8° 42' 30" E a distance of 795.00 feet from the southeast corner of said LOT 76, and a distance of 194.40 feet to a #4 rebar set for an outside corner of this tract, and the point of curvature for a curve to the right;

THENCE, along said curve to the right a central angle of 107° 07' 56", a radius of 1300.00 feet, an arc length of 3.01 feet, a length of 3.01 feet, and a chord that bears N 14° 04' 57" E a distance of 3.01 feet, to a #4 rebar set for an inside corner of this tract;

THENCE, N 81° 17' 30" W a distance of 322.00 feet to a #4 rebar set for an outside corner of this tract, and the point of curvature for a curve to the right;

THENCE, along said curve to the right with a central angle of 109° 07' 56", a radius of 1250.00 feet, an arc length of 5.03 feet, a length of 5.03 feet, to a #4 rebar set for an outside corner of this tract;

THENCE, N 81° 17' 30" W a distance of 143.38 feet to a #4 rebar set for an outside corner of this tract;

THENCE, N 8° 42' 30" E a distance of 502.00 feet to a #4 rebar set for an outside corner of this tract;

THENCE, S 81° 17' 30" E a distance of 660.00 feet to a #4 rebar set on the East line of Lot 76, for an outside corner of this tract;

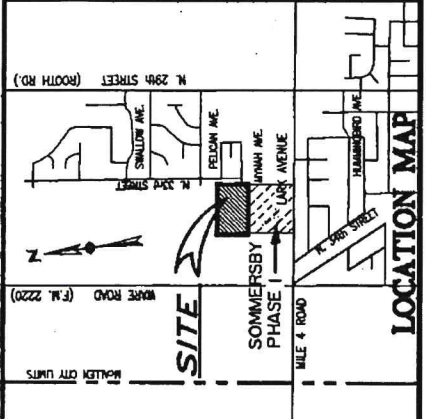
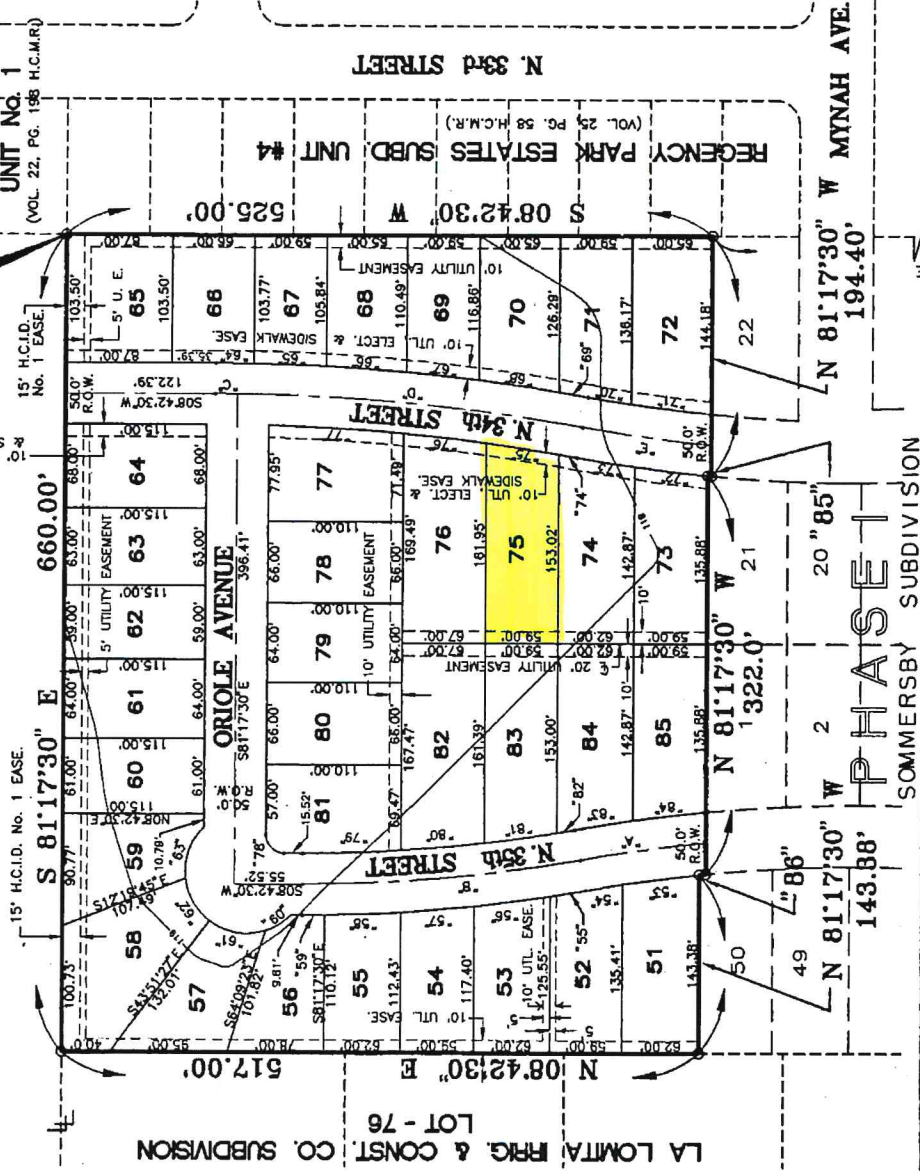
THENCE, S 8° 42' 30" W a distance of 372.00 feet along the east line of said Lot 76, to said POINT OF BEGINNING, containing 7.679 acres of land, more or less.

APPROVED FOR RECORDING
HIDALGO CO. PLANNING DEPT.
DATE: 3-30-95

DRAINAGE REVIEWED BY: [Signature] 5/26/95

O INDICATES #4 REBAR SET

LA LOMITA IRRIG. & CONST. CO. LOT 69



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SOMMERSBY SUBDIVISION PHASE II, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WILL BE INSTALLED THEREON AND NOT SHOWN AND REQUIRED BY OTHER LAWS TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVED AND EXPRESSED, EITHER ON THE PLAT HEREIN OR IN THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

MARK DIZDAR, OWNER
ONE PARK PLACE SUITE 420
MCALLEN, TEXAS 78503

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 19th day of April, 1995, MARK DIZDAR, KNOWN TO ME AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 19th DAY OF April, 1995

April 19 95



Fred L. Kurth
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

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

Dee W. Cray
CHAIRMAN, PLANNING COMMISSION

I, THE UNDERSIGNED, HAYDOR 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 M. K. ...
CITY OF McALLEN

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS THE 19th DAY OF April, 1995

Attest: [Signature]
SECRETARY

NOTE: HIDALGO COUNTY IRRIGATION DISTRICT No. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON DISTRICT RIGHT-OF-WAYS AND OR EASEMENTS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

Fred L. Kurth
FRED L. KURTH, R.P.E. # 54151, R.P.L.S. # 54151
DATE SURVEYED: 7-12-94
DATE PREPARED: 7-29-94
PREPARED BY: G.A.T. R.N.

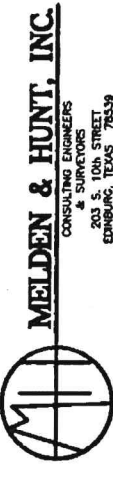


GENERAL NOTES:

- SETBACK ARE AS FOLLOWS: (EXCEPT WHERE GREATER SETBACK OR EASEMENT APPLIES)
FRONT 20 FEET
REAR 10 FEET (EXCEPT LOTS 58 THRU 64 - REQUIRE 20.0')
COMMON SIDE 6 FEET (EXCEPT LOT 65 - REQUIRE 20.0' NORTH)
SIDE CORNER 10 FEET
GARAGE 18 FEET (EXCEPT WHERE GREATER SETBACK IS REQUIRED).
- MINIMUM PERMISSIBLE FLOOR ELEVATION SHALL BE SHOWN ON TABLE FOR EACH LOT AND WILL BE MEASURED FROM THE TOP OF CURB AT THE MID POINT OF THE LOT.
- BENCH MARK: NORTHWEST BOLT ON TOP OF FIRE HYDRANT LOCATED AT THE SOUTH EAST CORNER OF LARK AVENUE AND WARE ROAD.
- ANTICIPATED HIGH WATER CREATED BY A 100-YEAR STORM WILL NOT POND IN THIS SUBDIVISION. THIS SUBDIVISION IS LOCATED IN ZONE "C" ON FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480343 0005C, MAP REVISED NOV. 2, 1982.
- EACH LOT WILL BE REQUIRED TO DETAIN 702 CUBIC FEET OF STORM SEWER RUNOFF.
- A 25'x25' CORNER CLIP EASEMENT IS HEREBY DEDICATED AT ALL STREET INTERSECTIONS.
- 4 FT. SIDEWALK REQUIREMENT ON BOTH SIDES OF N. 34th STREET.

APPROVED:

[Signature]
HIDALGO COUNTY NOW DEPT. REC'D
DEC 04 2024







**NOTICE
GUEST HOUSE
FOR
THIS PROPERTY
CUP2024-0145**

CITY OF WILLOW PLANNING DEPT.
904-611-2100
WWW.WILLOWNET

Memo

TO: Planning and Zoning Commission

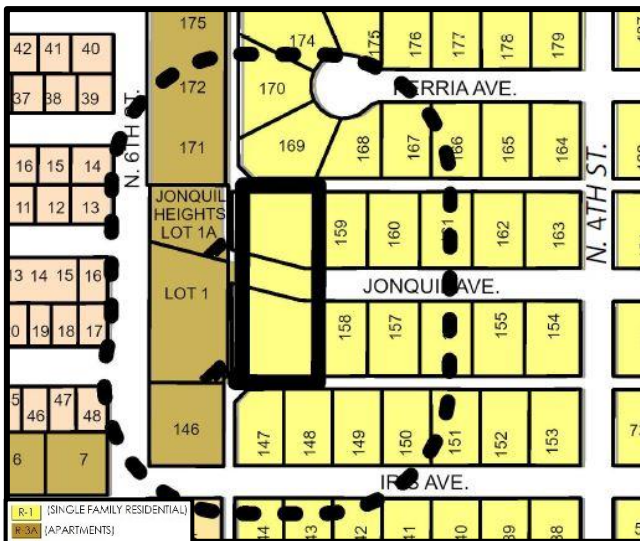
FROM: Planning Staff

DATE: January 02, 2025

SUBJECT: REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-3 (HIGH-DENSITY RESIDENTIAL) DISTRICT: 0.817 OF AN ACRE TRACT OUT OF A 1.63 ACRE TRACT OUT OF LOT 9, WAYNE COURT SUBDIVISION, HIDALGO COUNTY, TEXAS; 512 JONQUIL AVENUE. (REZ2024-0066)

LOCATION: The subject property is located at the western end of Jonquil Avenue, approximately 405.21 feet west of the intersection of Jonquil Avenue and North 4th Street.

PROPOSAL: The applicant is proposing to rezone the property to R-3 (High-Density Residential) District for townhouse development. A feasibility plan has not been submitted at this time.



ADJACENT ZONING: The subject property is zoned R-1(Single Family Residential) District. The adjacent zoning is R-1 (Single Family Residential) District to the north, east, and south. There is R-3A (Multi-Family Residential Apartment) District to the west. A rezoning request for the subject property to R-3C (Multifamily Residential Condominium) District was disapproved in 2008. Concerns stated by residents in opposition to the rezoning request included increased traffic and the established pattern of development to the north and south was already Single Family Residential and the R-1 District zoning designation should remain.

LAND USE: The property is currently vacant. Surrounding land uses include single-family

residences and multifamily apartments.

FUTURE LAND USE PLAN:

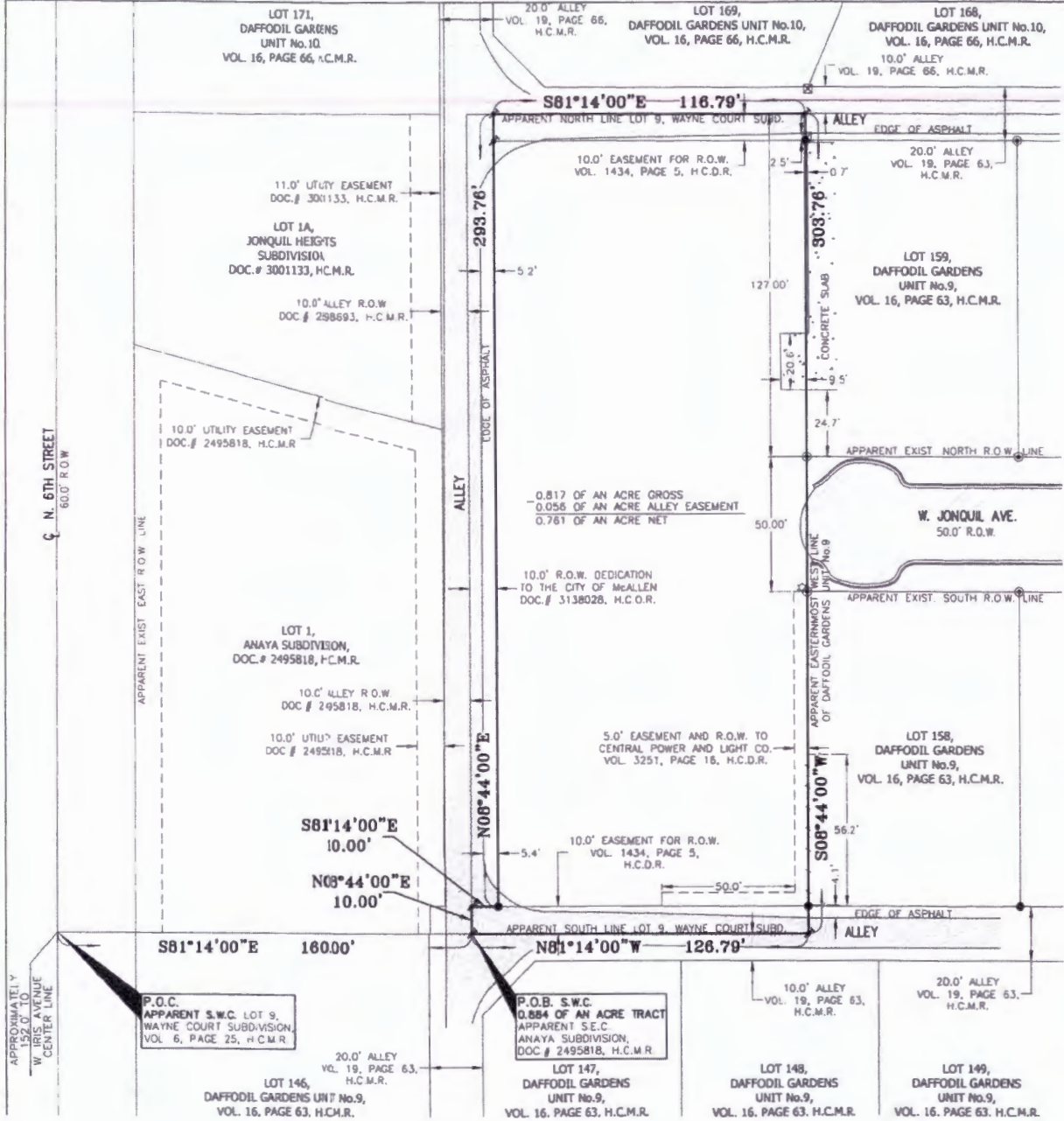
The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Single family homes make up the majority of this land use category although townhomes are similar in character and should be encouraged to create diversity in housing choices. Single family residential and townhomes uses are considered appropriate for this area and promote long-term stability.

DEVELOPMENT TRENDS: The development trend for this area is established single family residential fronting east - west local streets and multi-family residential uses fronting along North 6th Street. The tract is separated by an alley from the multi-family uses along North 6th Street.

ANALYSIS: The requested zoning does not conform to the Future Land Use Plan designation of complete communities. However, it may be appropriate overall since townhomes are similar in character but a dense product on a smaller lot. The proposed zoning, however, conforms to some of developments and zoning trends to the west of this property.

RECOMMENDATION: Staff recommends disapproval of the rezoning request to R-3 (High Density Residential) District.

Instead, staff recommends approval of a rezoning to R-2 (Medium Density Residential) District since this zoning district would be more compatible with the adjacent single-family zones and uses to the north, east, and south, and will allow for townhouse developments.



**SURVEY PLAT SHOWING
0.817 OF AN ACRE TRACT
OUT OF A 1.63 ACRE TRACT
OUT OF LOT 9,
WAYNE COURT SUBDIVISION,
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS
VOLUME 6, PAGE 25, H.C.M.R.
SEE EXHIBIT "A" FOR
METES AND BOUNDS DESCRIPTION**

- LEGEND**
- FOUND No. 4 REBAR
 - FOUND 1/2" IRON PIPE
 - ⊙ SET NAIL
 - R.O.W. RIGHT OF WAY
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - H.C.M.R. HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.D.R. HIDALGO COUNTY DEED RECORDS
 - S.E.C. SOUTHEAST CORNER
 - S.W.C. SOUTHWEST CORNER
 - DOC. DOCUMENT
 - VOL. VOLUME
 - ⊕ TELEPHONE PEDESTAL
 - ⊙ LIGHT POLE
 - CEDAR FENCE

BEARING BASED AS PER THE METES AND BOUNDS DESCRIPTION OF DAFFODIL GARDENS UNIT No. 9, VOL. 19, PAGE 63, H.C.M.R.

SCALE: 1"=40'

- NOTES:**
1. SURVEY IS VALID ONLY IF PRINT HAS ELECTRONIC SEAL AND ORIGINAL SIGNATURE OF SURVEYOR.
 2. COMMITMENT OF TITLE INSURANCE ISSUED BY EDWARDS ABSTRACT AND TITLE CO.
- BORROWER:**
INSURED: EFFECTIVE BUSINESS BROKERS LLC
OF NO. 959864
EFFECTIVE DATE: OCTOBER 25, 2024
ISSUED: NOVEMBER 8, 2024
- ALSO SEE SCHEDULE B. FROM 10.0 TO 10.M FOR ADDITIONAL EASEMENTS AND PROPERTY MATTERS.
3. THIS LOT IS SUBJECT TO RESTRICTIONS AS RECORDED IN VOLUME 6, PAGE 25, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
 4. 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.
 5. SURVEYOR'S STATEMENT: THE PROPERTY CORNERS OF THE TRACT SURVEYED WERE BASED ON UTILIZING THOSE FOUND PINS THAT BEST FITTED THE INTENT OF THE SURVEYOR'S ORIGINAL FOOTSTEPS FOR THIS RECORDED SUBDIVISION LOT (AS SHOWN IN PLAT). A SURVEY OF THE ORIGINAL MOTHER TRACTS TO CORRECTLY ESTABLISH THE APPARENT DISCREPANCIES THAT WERE FOUND IN THE PROPERTY CORNERS WOULD NOT BE A FEASIBLE OPTION FOR THE PARTIES CONCERNED. THE CLIENT HAS BEEN MADE AWARE OF ANY DISCREPANCIES FOUND AND THE RESPECTIVE ACTION TAKEN TO STAKE OUT HIS PROPERTY AS PER THE FOUND AND SET MONUMENTS SHOWN HEREON.

FLOOD ZONE

ZONE "B" (SHADED)
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 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: 480343 0005 C
MAP REVISED: NOVEMBER 2, 1982

Surveyor's Certification

I, Homero Luis Gutierrez, a Registered Professional Land Surveyor in the State of Texas, state that this plat represents the facts found on the ground on November 6, 2024, and that there are no discrepancies, conflicts or shortages in the area or boundary lines, or any encroachments, or overlapping of improvements or no visible or apparent easements except as shown on this plat.

Homero Luis Gutierrez 11-22-24
Homero Luis Gutierrez, RPLS #2791 Date



HOMERO L. GUTIERREZ, P.E., R.P.L.S.

P.O. Box 548
McAllen, Texas 78505
(956) 369-0988

DATE: 11-22-24 FOR NO. 41024-11-007 DRAWN BY: PP



EXHIBIT "A"

METES AND BOUNDS

0.817-of an Acre Tract

A 0.817-OF AN ACRE TACT OF LAND, MORE OR LESS, BEING PART OF A 1.63 ACRE TRACT OF LAND (VOLUME 2195, PAGE 529, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), OUT OF LOT 9, WAYNE COURTS SUBDIVISION, ADDITION TO THE CITY OF MCALLEN, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 25, MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSE, LOCATED AT THE WEST END OF WEST JONQUIL AVENUE APPROXIMATELY 160 FEET EAST OF NORTH 6TH STREET, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING A POINT OF REFERENCE ON THE APPARENT EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE OF SAID NORTH 6TH STREET FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 9; **THENCE**, S 81°14'00" E, WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 9, A DISTANCE OF 30.00 FEET PAST A POINT ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID NORTH 6TH STREET CONTINUING FOR A TOTAL DISTANCE OF 160.00 FEET TO A SET NAIL ON THE EXISTING ASPHALT PAVEMENT FOR THE APPARENT SOUTHEAST CORNER OF THE ANAYA SUBDIVISION (DOCUMENT NO. 2495818, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE APPARENT SOUTHWEST CORNER OF SAID 0.817-OF AN ACRE TRACT, AND ALSO BEING THE **POINT OF BEGINNING (P.O.B.)** OF SAID 0.817-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°44'00" E, WITH THE APPARENT EXISTING WEST LINE OF AN EXISTING 10-FOOT ALLEY EASEMENT (VOLUME 1434, PAGE 5, DEED RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHERNMOST WEST LOT OF SAID 0.817-OF AN ACRE TRACT, A DISTANCE OF 10.00 FEET TO A SET NAIL ON THE EXISTING ASPHALT PAVEMENT FOR THE APPARENT SOUTHERNMOST NORTHWEST CORNER OF SAID 0.817-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°14'00" E, WITH THE APPARENT SOUTHERNMOST NORTH LOT LINE OF SAID 0.817-OF AN ACRE TRACT, A DISTANCE OF 10.00 TO A NO. 4 REBAR FOUND FOR AN APPRENT INTERNAL CORNER OF SAID 0.817-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°44'00" E, WITH THE APPARENT EXISTING EAST LINE OF AN EXISTING 10-FOOT ALLEY RIGHT-OF-WAY DEDICATION (DOCUMENT NO. 3138028, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE NOTHERNMOST WEST LOT LINE OF SAID 0.817-OF AN ACRE TRACT, A DISTANCE OF 293.76 FEET TO A SET NAIL ON THE EXISTING ASPHALT PAVEMENT FOR THE APPARENT NORTHERNMOST NORTHWEST CORNER OF SAID 0.817-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°14'00" E, WITH THE APPARENT EXISTING NORTH LINE OF AN EXISTING 10-FOOT ALLEY EASEMENT (VOLUME 1434, PAGE 5, DEED RECORDS, HIDALGO COUNTY, TEXAS), AND NORTH LOT LINE OF SAID 1.63 ACRE TRACT AND OF SAID 0.817-OF AN ACRE TRACT, A DISTANCE OF 116.79 FEET TO A SET NAIL ON THE EXISTING ASPHALT PAVEMENT FOR THE APPARENT NORTHEAST CORNER OF SAID 0.817-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

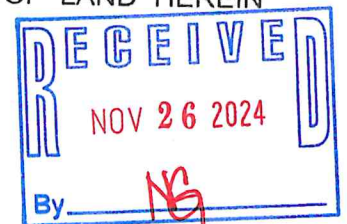


EXHIBIT "A"
0.817-of an Acre Tract
(Continue)

THENCE, S 08°44 '00" W, WITH THE APPARENT EAST LOT LINE OF SAID 0.817-OF AN ACRE TRACT, A DISTANCE OF 10.00 FEET PAST A NO. 4 REBAR FOUND ON THE APPARENT EXISTING SOUTH LINE OF SAID EXISTING 10-FOOT ALLEY EASEMENT, THENCE FOR ANOTHER DISTANCE OF 283.76 FEET PAST A NO. 4 REBAR FOUND ON THE APPARENT EXISTING NORTH LINE OF SAID EXISTING 10-FOOT ALLEY EASEMENT (VOLUME 1434, PAGE 5), CONTINUING WITH THE EAST LOT LINE OF SAID 0.817-OF AN ACRE TRACT FOR A TOTAL DISTANCE OF 303.76 FEET TO A SET NAIL ON THE EXISTING ASPHALT PAVEMENT ON THE APPARENT SOUTH LINE OF SAID EXISTING 10-FOOT ALLEY EASEMENT FOR THE SOUTHEAST CORNER OF SAID 0.817-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81°14'00" W, WITH THE SAID SOUTH LINE OF SAID EXISTING 10-FOOT ALLEY EASEMENT, BEING THE APPARENT CENTERLINE OF AN EXISTING 20-FOOT ALLEY EASEMENT, AND THE APPARENT SOUTH LOT LINE OF SAID 0.817-OF AN ACRE TRACT, A DISTANCE OF 126.79 FEET TO THE SAID SET NAIL ON THE EXISTING PAVEMENT FOR THE SOUTHWEST CORNER OF SAID 0.817-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE **POINT OF BEGINNING (P.O.B.)**, CONTAINING A GROSS OF 0.817 OF AN ACRE OF LAND, OF WHICH 0.056 OF AN ACRE LIES IN EXISTING ALLEY RIGHT-OF-WAY EASEMENT DEDICATED TO THE CITY OF MCALLEN, FOR A NET OF 0.761 OF AN ACRE, MORE OR LESS.

Bearing basis as per the North lot line of Daffodil Gardens Unit No. 9,
Volume 19, Page 63, Map Records, Hidalgo County, Texas.

THE STATED DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON NOVEMBER 06, 2024. SEE ACCOMPANIED SURVEY PLAT OF SAID 0.817-OF AN ACRE TRACT OF LAND.



Homero Luis Gutierrez

Homero Luis Gutierrez – R.P.L.S. # 2791

November 23, 2024

Date



NOTICE
REZONING
FOR
THIS PROPERTY
REZ2024-0066

CITY OF MOBILE PLANNING DEPT.
100 WEST 10TH
MOBILE, ALABAMA 36682



Memo

TO: Planning and Zoning Commission

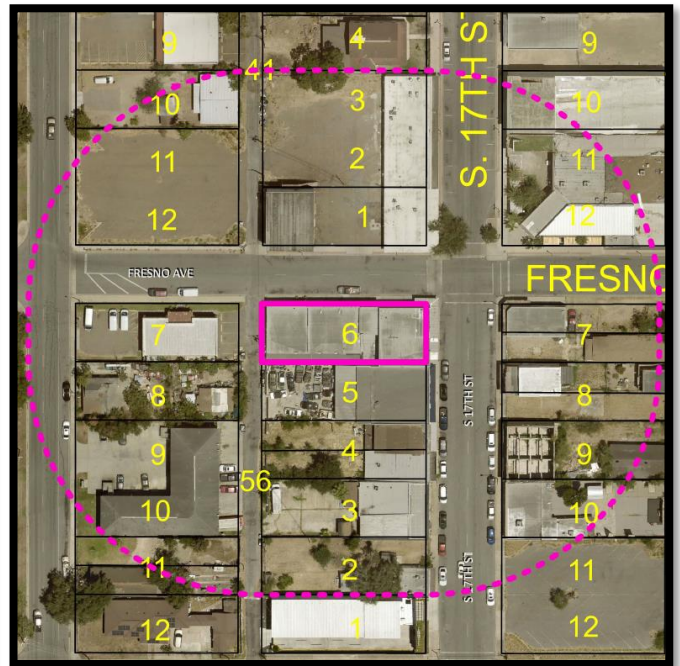
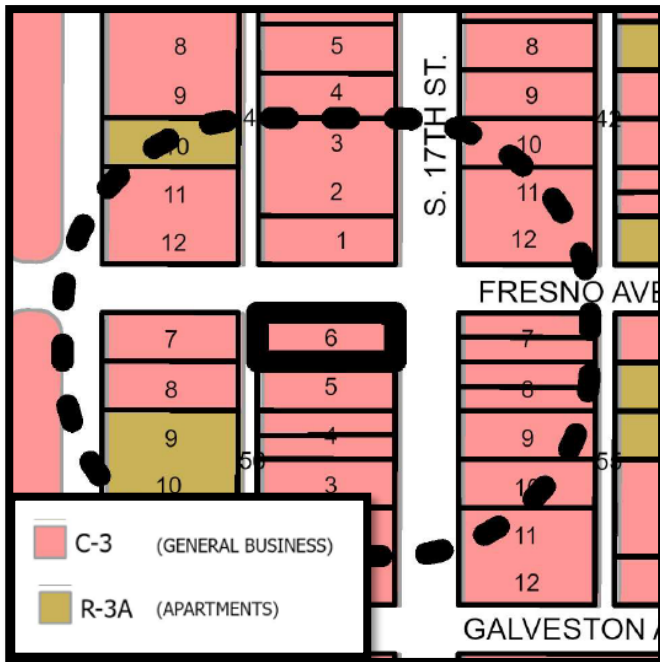
FROM: Planning Staff

DATE: December 12, 2024

SUBJECT: REZONE FROM C-3 (GENERAL BUSINESS) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT: LOT 6, BLOCK 56, MCALLEN ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 600 SOUTH 17TH STREET. (REZ2024-0067)

LOCATION: The subject property is located along the southwest corner of Fresno Avenue and South 17th Street. The property is zoned C-3 (General Business) District.

PROPOSAL: The applicant is requesting to rezone the property to R-3A (Multifamily Residential Apartments) District. The property was previously being used as a mixed use with retail on the first floor and rental rooms on the second floor. As per the applicant, the first floor is now vacant and the second floor has been maintained as a boarding house. A floor plan has been attached to this packet.



ADJACENT ZONING: The adjacent properties are zoned C-3 District in all directions.

LAND USE: The property is currently being used as a boarding house/rental rooms. Surrounding uses include Tabu Bistro Lounge and multiple office uses.

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

land use for this property as Downtown. Civic, parks, mixed uses are the most appropriate developments for this type of use. This includes diverse housing options and promotes walkability.

DEVELOPMENT TRENDS: The development trend along South 17th Street is commercial. This property is within the Entertainment and Cultural Overlay District (ECOD).

HISTORY: A rezoning application was submitted on November 21th, 2024. On November 25, 2024 the Health Department received a complaint that food was being sold at this location. On August 23, 2024 the Fire Department went to inspect the location due to safety concerns. The Building Department has received several complaints regarding this location as the applicant is currently using the location as a non-permitted boarding house.

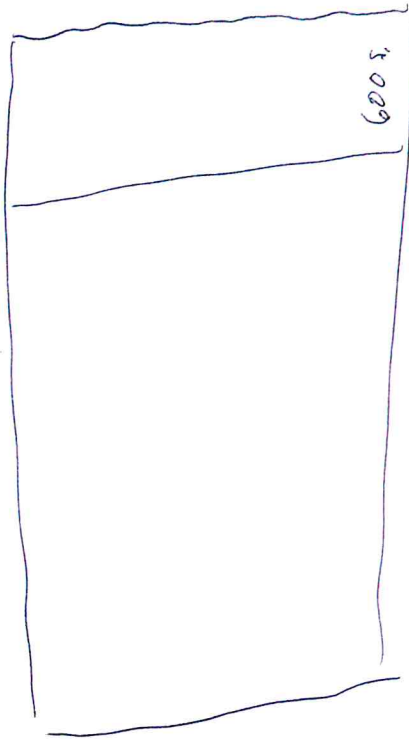
ANALYSIS: The requested zoning does not conform to the future land use plan and development trend within this area. Residential type developments in this area are only compatible when mix-uses or shopping centers are within the vicinity. Since the mentioned uses are not within the vicinity, this rezoning request would be at odds with the adjacent properties.

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. However, both the Building and Health Department have received several complaints regarding the current use.

RECOMMENDATION: Staff recommends disapproval of the rezoning request to R-3A District.

N ↑
FRESNO St.



17th St
↓

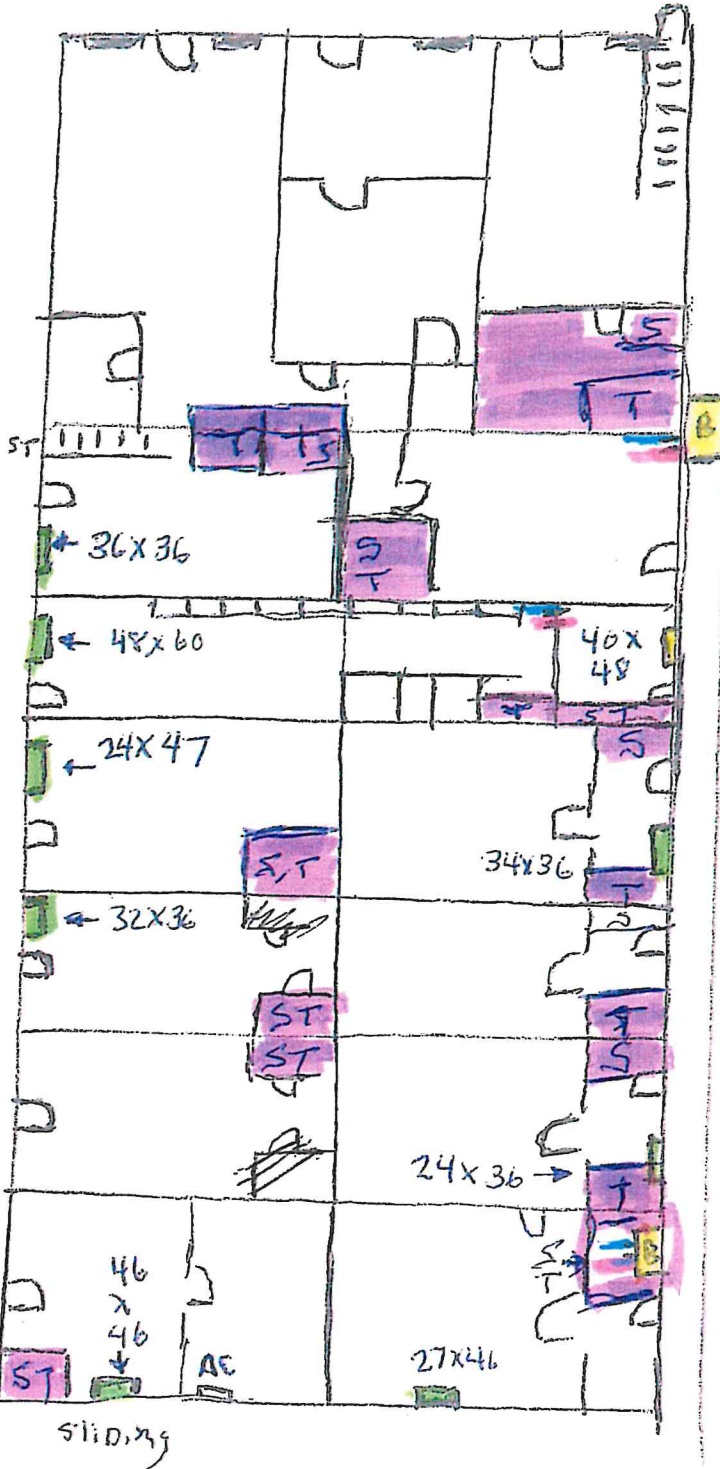
NOV 21 2024

BY: _____

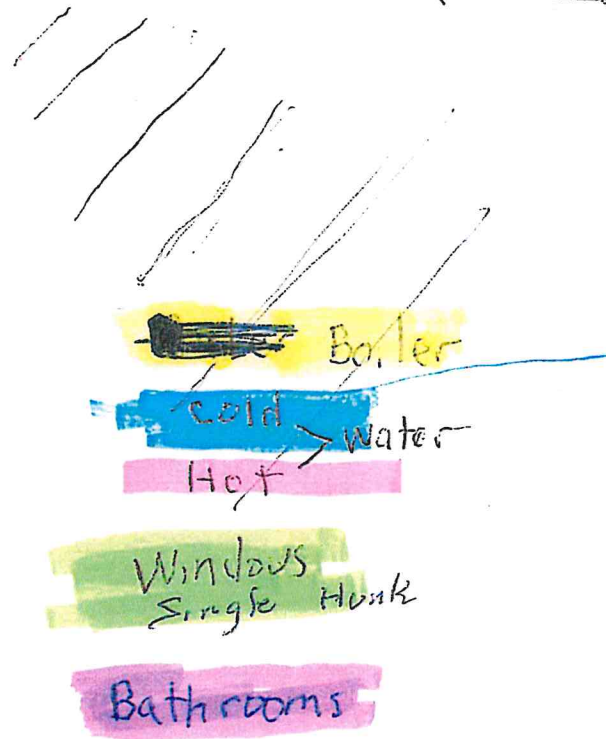
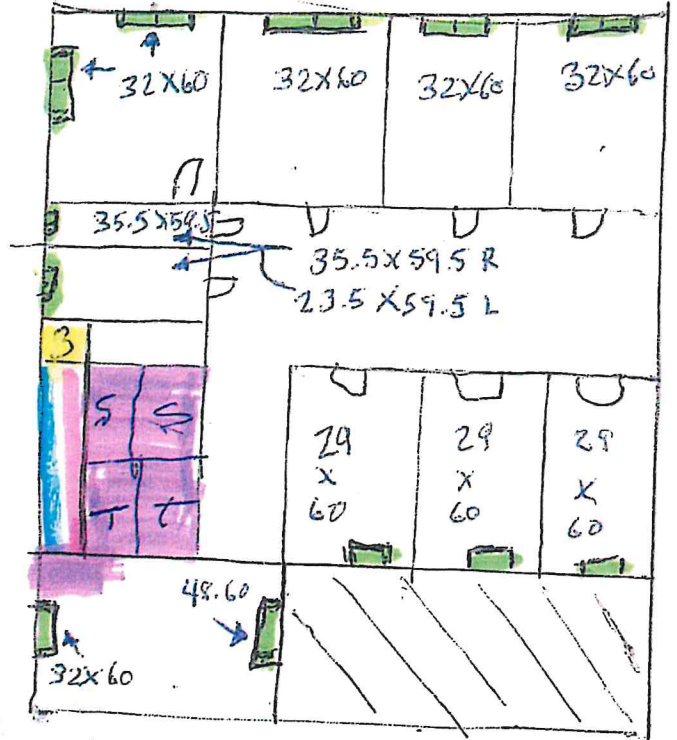


1st Floor

Stair



2nd Floor



NOV 21 2024

BY: _____

EIGHTEENTH

624	619	617	613	609	605	601
12						7

						6
622	618	614	610	606	602	

SEVENTEENTH

621	617	613	609	605	601
12					7

					6
622	618	614	610	606	602

GALVESTON

SIXTEENTH

NOV 21 2024

BY: _____



NOTICE
REZONING
FOR
THIS PROPERTY
REZ2024-0067

600

105

Planning Department

Memo

TO: Planning and Zoning Commission

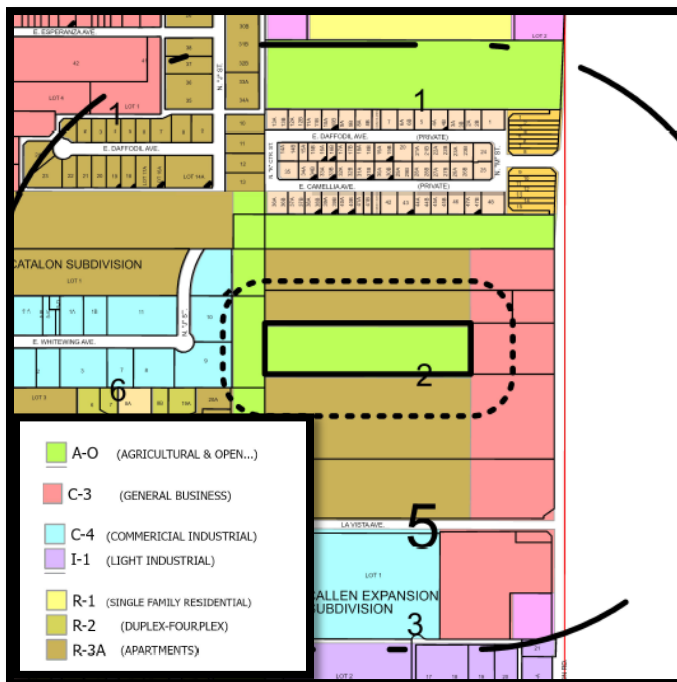
FROM: Planning Staff

DATE: December 17, 2024

SUBJECT: Rezone from A-O (Agricultural and Open Space) District to R-3T (Multifamily Residential Townhomes) District: 5.497 Acres, Out of Lot 2, Block 5, A.J. McColl Subdivision, Hidalgo County, Texas; 2613 North Jackson Road (rear). (REZ2024-0068)

LOCATION: The subject property is located along the northwest side of North Jackson Road. The property is zoned A-O (Agricultural and Open Space) District.

PROPOSAL: The applicant is requesting to rezone the property to R-3T (Multifamily Residential Townhomes) District. The property is currently vacant.



ADJACENT ZONING: The adjacent properties on the north and south side are zoned R-3A (Multifamily Apartments), a section of the same lot on the east area is C-3 (General business) District and is also being request to change to R-3T.

LAND USE: The property is currently vacant. Surrounding lots are also vacant, and there is a canal adjacent to the west property line.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property to as Employment Center. Shopping centers and industrial uses are considered most appropriate.

DEVELOPMENT TRENDS: The development trend of this area is multifamily residential Apartments, Townhomes duplex and Comercial industrial.

HISTORY: No prior rezoning application was submitted, a subdivision application was submmited October 28th 2024.

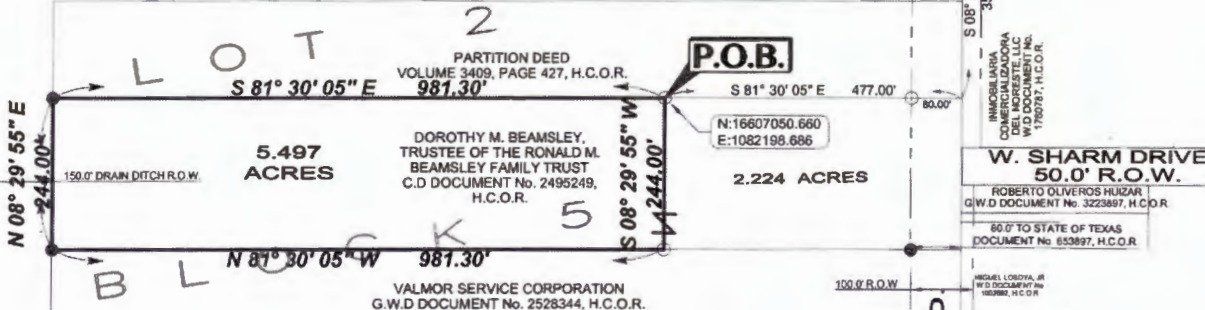
ANALYSIS: The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. However, it is compatible with the surrounding zoning districts and uses in the vicinity.

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 Townhomes) District, since it aligns with the existing uses and development trend for this area.

McCOLL COMMERCIAL PARK PHASE II
VOLUME 30, PAGE 765, H.C.M.R.



P.O.C.
N.E. COR.
LOT 2
BLOCK 5

P.O.B.

FLOOD ZONE
ZONE "B"
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.

COMMUNITY-PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 18, 1982



LEGEND

- FOUND No.4 REBAR
- 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
- C.D. - CORRECTION DEED
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- G.W.D. - GENERAL WARRANTY DEED
- N.E. COR. - NORTHEAST CORNER
- W.D. - WARRANTY DEED
- Σ - SAME OWNER

- NOTES:**
1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 2. THE BEARING BASIS IS FROM THE No. 4 REBAR FOUND AT THE NORTHWEST CORNER OF SUBJECT TRACT AND THE No. 4 REBAR SET AT THE NORTHEAST CORNER OF SUBJECT TRACT.
 3. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
 4. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT EASEMENTS MAY AFFECT THIS TRACT.
 5. ELEVATION DATUM PER NAVD 88 (GEOID 2012B)
 6. HIDALGO COUNTY IRRIGATION DISTRICT No. 2 WAS CONTACTED, NO RESPONSE HAS BEEN GIVEN ON ANY EASEMENTS/RIGHT-OF-WAY OR FEE SIMPLES WITHIN THIS TRACT.
 7. AS PER HIDALGO COUNTY'S THOROUGHFARE WEB SITE APPROVED ON FEBRUARY 2024, JACKSON ROAD IS LABELED AS EXISTING HIGH SPEED PRINCIPAL ARTERIAL OF 150 FEET WIDE.
 8. SURVEYOR IS NOT SHOWING ANY EXISTING IMPROVEMENTS UPON SUBJECT TRACT.

PLAT SHOWING
5.497 ACRES
OUT OF LOT 2, BLOCK 5
A.J. McCOLL SUBDIVISION,
VOLUME 21, PAGES 597-598, H.C.D.R.
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 10/25/2024 UNDER MY DIRECTION AND SUPERVISION AND WAS NOT INTENDED TO SHOW ANY IMPROVEMENTS OR EASEMENTS.



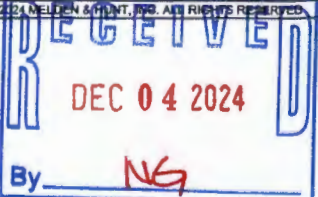
Roberto N. Tamez
12/02/2024
ROBERTO N. TAMEZ, RPLS No. 6238 DATE:



115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com

DATE: 12/2/2024
JOB No. 24138.08
FILE NAME: 24138.08
DRAWN BY: D.R.S.

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December 2, 2024

**METES AND BOUNDS DESCRIPTION
5.497 ACRES OUT OF LOT 2, BLOCK 5,
A.J. McCOLL SUBDIVISION,
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS**

A tract of land containing 5.497 acres situated in the City of McAllen, County of Hidalgo, Texas, being a part or portion out of Lot 2, Block 5, A.J. McColl Subdivision, according to the plat thereof recorded in Volume 21, Pages 597-598, Hidalgo County Deed Records, which said 5.497 acres are out of a certain tract conveyed to Dorothy M. Beamsley, Trustee of the Ronald M. Beamsley Family Trust, by virtue of a Correction Deed recorded under Document Number 2495249, Hidalgo County Official Records, said 5.497 acres also being more particularly described as follows:

COMMENCING at the Northeast corner of said Lot 2, Block 5;

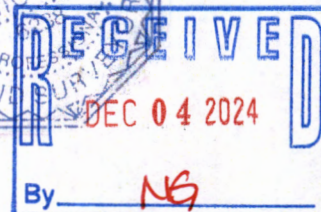
THENCE, S 08° 29' 55" W along the East line of said Lot 2, Block 5 and within the existing right-of-way of N. Jackson Road, a distance of 353.43 feet;

THENCE, S 81° 30' 05" E at a distance of 80.00 feet pass a No. 4 rebar set at the existing West right-of-way line of N. Jackson Road, continuing a total distance of 477.00 feet to a No. 4 rebar set (N:16607050.660 E:1082198.686) for the Northeast corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, S 08° 29' 55" W a distance of 244.00 feet to a No. 4 rebar set for the Southeast corner of this tract;
2. THENCE, N 81° 30' 05" W a distance of 981.30 feet to a No. 4 rebar found for the Southwest corner of this tract;
3. THENCE, N 08° 29' 55" E along the West line of said Lot 2, Block 5, a distance of 244.00 feet to a No. 4 rebar found for the Northwest corner of this tract;
4. THENCE, S 81° 30' 05" E a distance of 981.30 feet to the POINT OF BEGINNING and containing 5.497 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 10/25/2024 UNDER MY DIRECTION AND SUPERVISION.

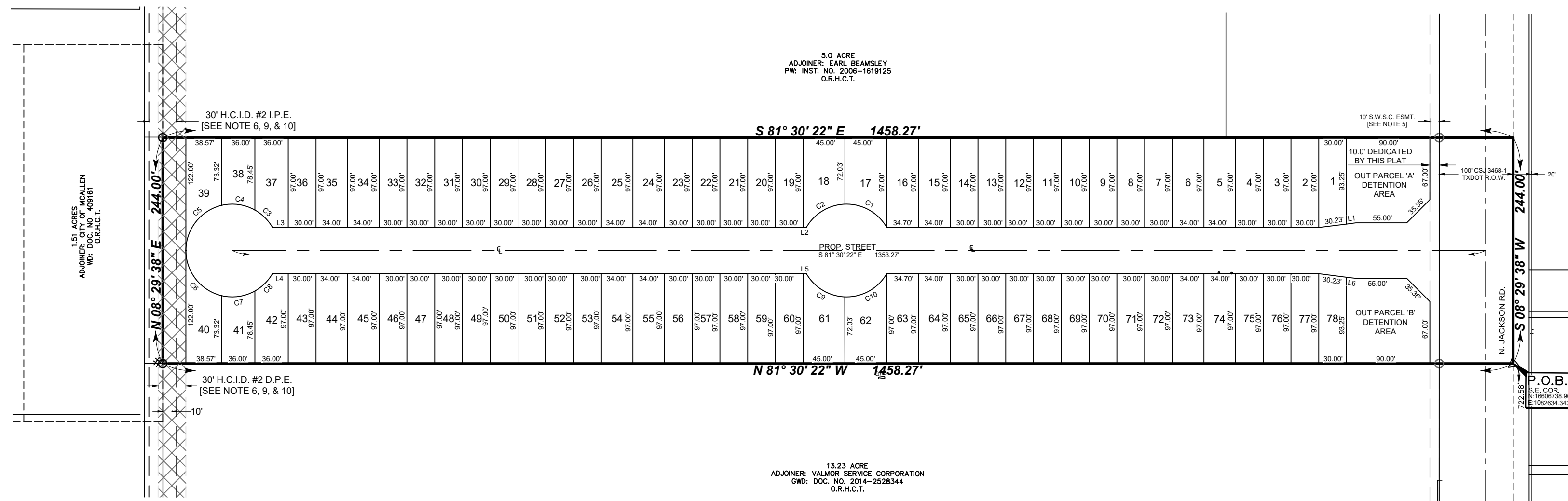

ROBERTO N. TAMEZ, R.P.L.S. #6238 DATE: 12/02/2024



SUBDIVISION MAP OF ENCLAVE ON JACKSON SUBDIVISION

(A PRIVATE SUBDIVISION)

BEING A SUBDIVISION OF A 20.983 ACRES OF LAND SITUATED IN THE CITY OF MCALEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 4, BLOCK 4, A.J. MCCOLL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, HIDALGO COUNTY DEED RECORDS.



METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 8.168 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 2, BLOCK 5, A.J. MCCOLL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, HIDALGO COUNTY DEED RECORDS, SAID 8.168 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 5:

THENCE, S 08° 29' 38" W ALONG THE EAST LINE OF SAID LOT 2, BLOCK 5, A DISTANCE OF 353.43 FEET TO THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 29' 38" W ALONG THE EAST LINE OF SAID LOT 2, BLOCK 5, A DISTANCE OF 244.00 FEET TO THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, N 81° 30' 22" W A DISTANCE OF 1,458.27 FEET TO THE WEST LINE OF SAID LOT 2, BLOCK 5, FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 29' 38" E ALONG THE WEST LINE OF SAID LOT 2, BLOCK 5, A DISTANCE OF 244.00 FEET TO THE NORTHWEST CORNER OF THIS TRACT;
4. THENCE, S 81° 30' 22" E A DISTANCE OF 1,458.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.168 ACRES OF LAND, MORE OR LESS.

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MCALEN, 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 MCALEN _____ DATE _____

CITY SECRETARY _____ DATE _____

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALEN 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 _____

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

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

ATTEST: _____
PRESIDENT _____ SECRETARY _____

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ENCLAVE ON JACKSON SUBDIVISION, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF MCALEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREET(S), ALLEY(S) AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALEN, TO THE EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF N. JACKSON ROAD AND N. "K" CENTER STREET FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALEN BY THIS PLAT.

RODNEY BEAMSLEY, -TRUSTEE _____ DATE _____
2613 NORTH JACKSON RD.
MCALEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

STATE OF TEXAS
COUNTY OF

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

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

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

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

MARIO A. REYNA, P.E. # 117368 _____ DATE _____
DATE PREPARED: 05-16-2022 REVISED: 08-30-22
ENGINEERING JOB NO. 21038.00



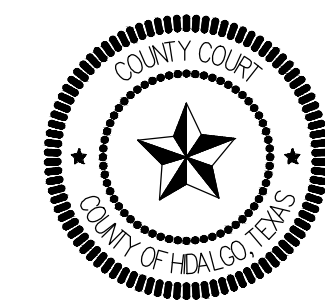
STATE OF TEXAS §
COUNTY OF HIDALGO §

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

DATED THIS THE _____ DAY OF _____, 20____.



ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS
DATE SURVEYED:
SURVEY JOB



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

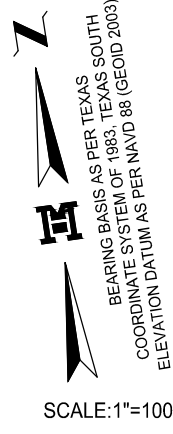
ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

LEGEND

- FOUND No.4 REBAR
- FOUND CONCRETE MONUMENT
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
- N.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- C - CENTER LINE



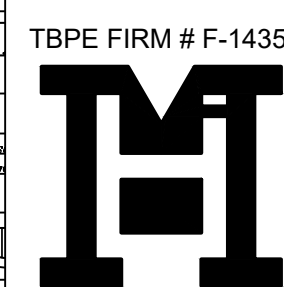
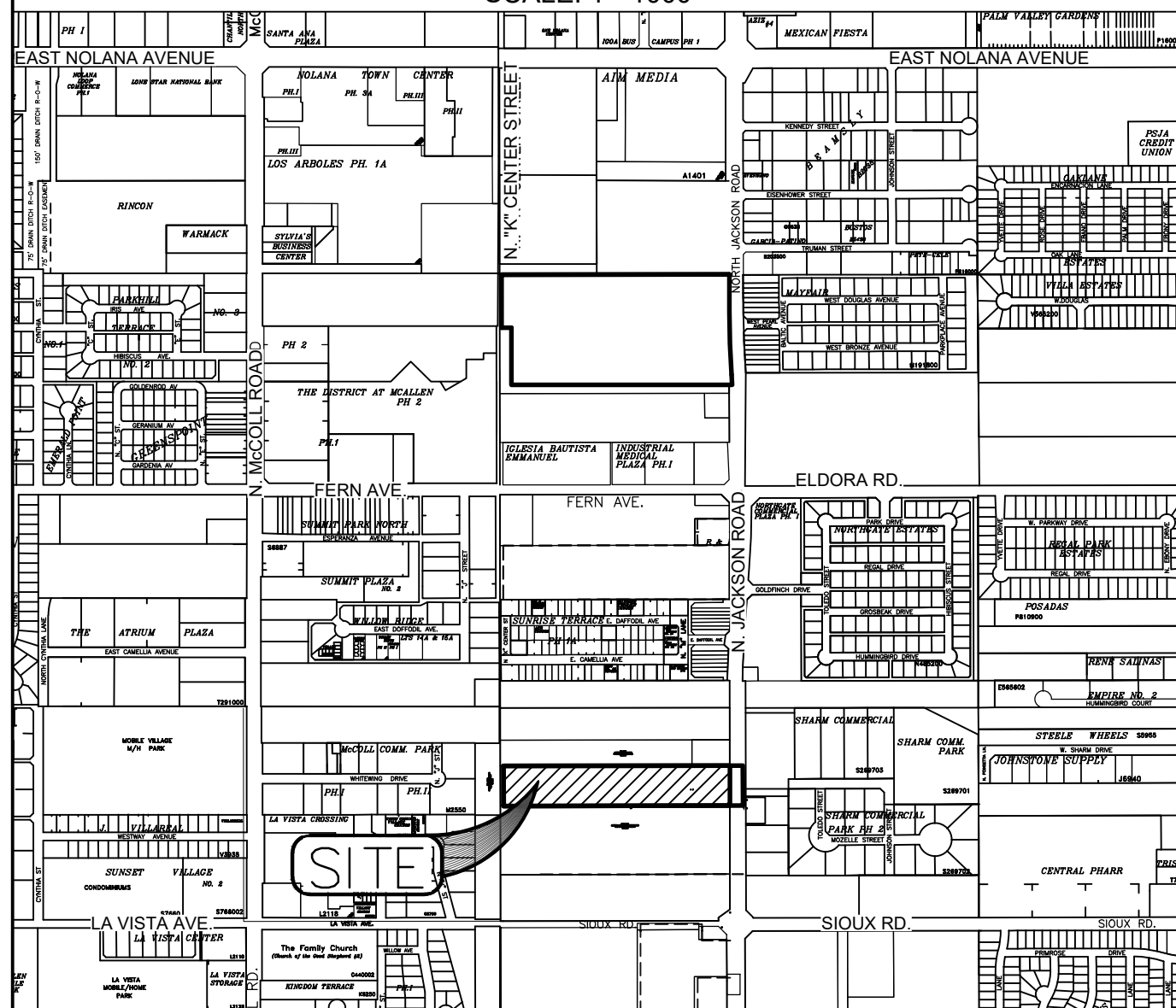
SCALE: 1"=100'

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	54.06'	50.00'	061° 56' 49"	N52° 28' 47"W	51.46'	30.01
C2	50.66'	50.00'	058° 03' 11"	S87° 31' 13"W	48.52'	27.75
C3	26.67'	50.00'	030° 33' 59"	N36° 47' 22"W	26.36'	13.66
C4	37.22'	50.00'	042° 38' 51"	N73° 23' 46"W	36.36'	19.52
C5	67.01'	50.00'	076° 47' 09"	S46° 53' 14"W	62.11'	39.62
C6	67.01'	50.00'	076° 47' 09"	S29° 53' 58"E	62.11'	39.62
C7	37.22'	50.00'	042° 38' 51"	S89° 36' 58"E	36.36'	19.52
C8	26.67'	50.00'	030° 33' 59"	N53° 46' 37"E	26.36'	13.66
C9	50.66'	50.00'	057° 57' 32"	N89° 29' 08"E	48.45'	27.69
C10	54.14'	50.00'	062° 02' 28"	N89° 30' 52"E	51.53'	30.07

Line Table		
Line #	Length	Direction
L1	10.08'	N88° 37' 52"W
L2	576.67'	S81° 30' 21"E
L3	17.27'	S81° 30' 22"E
L4	17.27'	S81° 30' 22"E
L5	576.67'	S81° 30' 22"E
L6	10.08'	N74° 22' 52"W

DRAWN BY: JOSH.F. _____ DATE 10-03-24
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

LOCATION MAP SCALE: 1"=1000'



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

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: RODNEY BEAMSLEY	2613 NORTH JACKSON RD.	MCALEN, TEXAS 78501		
ENGINEER: MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: ROBERTO N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839



Memo

TO: Planning and Zoning Commission

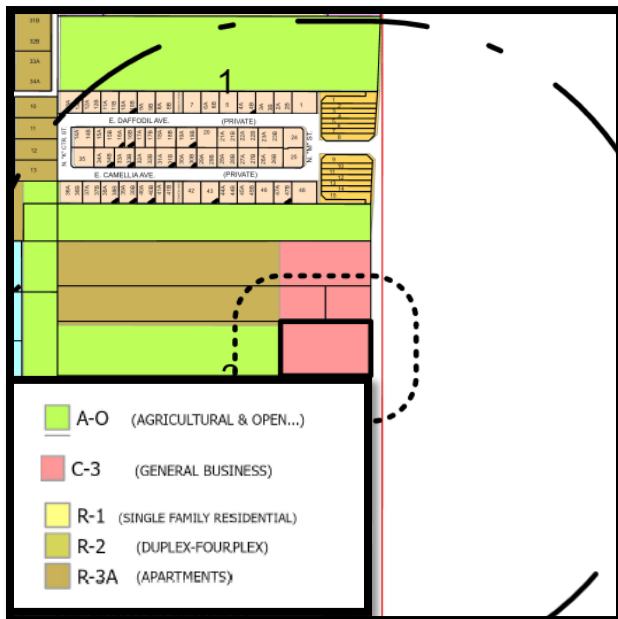
FROM: Planning Staff

DATE: December 17, 2024

SUBJECT: Rezone from C-3 (General Buisness) District to R-3T (Multifamily Residential Townhomes) District: 2.224 Acres, Out of Lot 2, Block 5, A.J. McColl Subdivision, Hidalgo County, Texas; 2613 North Jackson Road. (REZ2024-0069)

LOCATION: The subject property is located along the northwest side of North Jackson Road. The property is zoned A-O (Agricultural and Open Space) District.

PROPOSAL: The applicant is requesting to rezone the property to R-3T (Multifamily Residential Townhomes) District. The property is currently vacant.



ADJACENT ZONING: The adjacent properties on the north and south side are zoned R-3A (Multifamily Aparments), a section of the same lot on the rear area is A-O (Agricultural and Open Space) District and is also being request to change to R-3T.

LAND USE: The property is currently vacant. Surrounding lots are also vacant, in the rear side of property a canal is found.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Employment Center. Shopping centers and industrial uses are considered most appropriate.

DEVELOPMENT TRENDS: The development trend of this area is multifamily residential Aparments, Townhomes duplex and Comercial industrial.

HISTORY: No prior rezoning application was submitted, a subdivision application was submitted October 28th 2024.

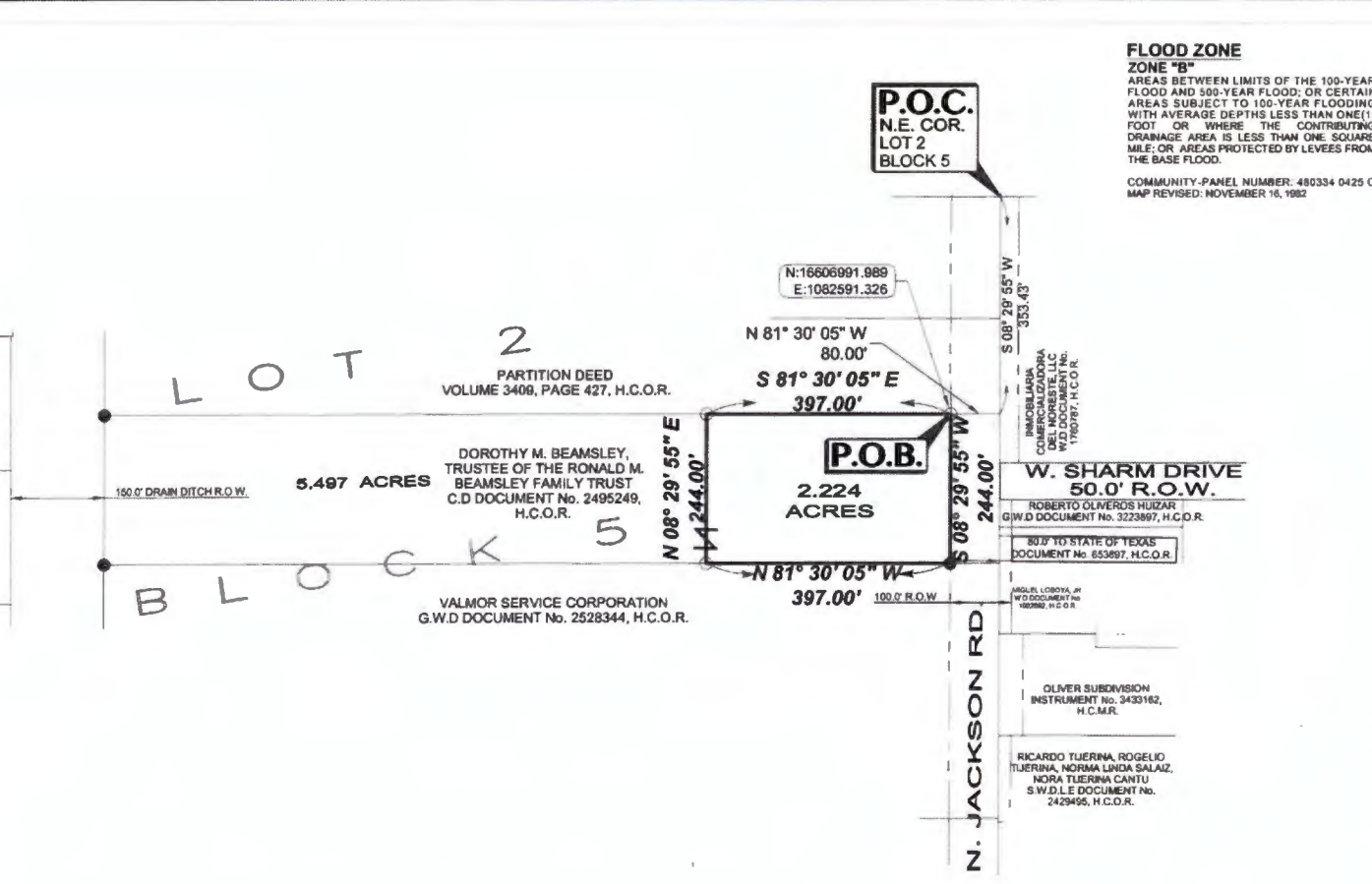
ANALYSIS: The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. However, it is compatible with the surrounding zoning districts and uses in the vicinity.

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 Townhomes) District, since it aligns with the existing uses and development trend for this area.

MCCOLL COMMERCIAL PARK PHASE II
VOLUME 30, PAGE 76B, H.C.M.R.



P.O.C.
N.E. COR.
LOT 2
BLOCK 5

N:16606991.969
E:1082591.326

P.O.B.

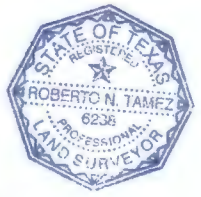
FLOOD ZONE
ZONE "B"
AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT, OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
COMMUNITY-PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982



- LEGEND**
- FOUND No.4 REBAR
 - 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
C.D. - CORRECTION DEED
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
G.W.D. - GENERAL WARRANTY DEED
N.E. COR. - NORTHEAST CORNER
W.D. - WARRANTY DEED
Σ - SAME OWNER

- NOTES:**
1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 2. THE BEARING BASIS IS FROM THE No. 4 REBAR FOUND ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. JACKSON ROAD BEING THE SOUTHEAST CORNER OF SUBJECT TRACT AND THE No. 4 REBAR SET AT THE SOUTHWEST CORNER OF SUBJECT TRACT.
 3. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
 4. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT EASEMENTS MAY AFFECT THIS TRACT.
 5. ELEVATION DATUM PER NAVD 88 (GEOID 2012B)
 6. HIDALGO COUNTY IRRIGATION DISTRICT No. 2 WAS CONTACTED, NO RESPONSE HAS BEEN GIVEN ON ANY EASEMENTS/RIGHT-OF-WAY OR FEE SIMPLES WITHIN THIS TRACT.
 7. AS PER HIDALGO COUNTY'S THOROUGHFARE WEB SITE APPROVED ON FEBRUARY 2024, JACKSON ROAD IS LABELED AS EXISTING HIGH SPEED PRINCIPAL ARTERIAL OF 130 FEET WIDE.
 8. SURVEYOR IS NOT SHOWING ANY EXISTING IMPROVEMENTS UPON SUBJECT TRACT.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 10/26/2024 UNDER MY DIRECTION AND SUPERVISION AND WAS NOT INTENDED TO SHOW ANY IMPROVEMENTS OR EASEMENTS.



PLAT SHOWING
2.224 ACRES
OUT OF LOT 2, BLOCK 5
A.J. McCOLL SUBDIVISION,
VOLUME 21, PAGES 597-598, H.C.D.R.
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

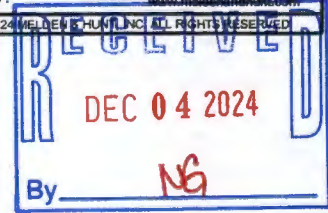
Roberto N. Tamez
12/04/2024
ROBERTO N. TAMEZ, RPLS No. 6236 DATE:

M MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
TBPELS No.10096900

DATE: 12/2/2024
JOB No. 24138.08
FILE NAME: 24138.08
DRAWN BY: D.R.S.

115 W. MCINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com

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December 2, 2024

**METES AND BOUNDS DESCRIPTION
2.224 ACRES OUT OF LOT 2, BLOCK 5,
A.J. McCOLL SUBDIVISION,
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS**

A tract of land containing 2.224 acres situated in the City of McAllen, County of Hidalgo, Texas, being a part or portion out of Lot 2, Block 5, A.J. McColl Subdivision, according to the plat thereof recorded in Volume 21, Pages 597-598, Hidalgo County Deed Records, which said 2.224 acres are out of a certain tract conveyed to Dorothy M. Beamsley, Trustee of the Ronald M. Beamsley Family Trust, by virtue of a Correction Deed recorded under Document Number 2495249, Hidalgo County Official Records, said 2.224 acres also being more particularly described as follows:

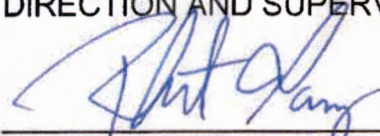
COMMENCING at the Northeast corner of said Lot 2, Block 5;

THENCE, S 08° 29' 55" W along the East line of said Lot 2, Block 5 and within the existing right-of-way of N. Jackson Road, a distance of 353.43 feet;

THENCE, N 81° 30' 05" W a distance of 80.00 feet to a No. 4 rebar set (N:16606991.989, E:1082591.326) at the existing West right-of-way line of N. Jackson Road for the Northeast corner and POINT OF BEGINNING of this herein described tract;

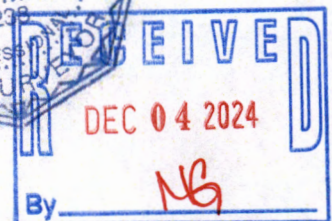
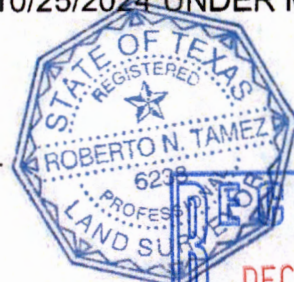
1. THENCE, S 08° 29' 55" W along the existing West right-of-way line of N. Jackson Road, a distance of 244.00 feet to a No. 4 rebar found the Southeast corner of this tract;
2. THENCE, N 81° 30' 05" W a distance of 397.00 feet to a No. 4 rebar set for the Southwest corner of this tract;
3. THENCE, N 08° 29' 55" E a distance of 244.00 feet to a No. 4 rebar set for the Northwest corner of this tract;
4. THENCE, S 81° 30' 05" E a distance of 397.00 feet to the POINT OF BEGINNING and containing 2.224 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 10/25/2024 UNDER MY DIRECTION AND SUPERVISION.



12/02/2024

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



SUBDIVISION MAP OF ENCLAVE ON JACKSON SUBDIVISION

(A PRIVATE SUBDIVISION)

BEING A SUBDIVISION OF A 20.983 ACRES OF LAND SITUATED IN THE CITY OF MCALEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 4, BLOCK 4, A. J. MCCOLL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, HIDALGO COUNTY DEED RECORDS.

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 8.168 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 2, BLOCK 5, A. J. MCCOLL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, HIDALGO COUNTY DEED RECORDS, SAID 8.168 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 5;

THENCE, S 08° 29' 38" W ALONG THE EAST LINE OF SAID LOT 2, BLOCK 5, A DISTANCE OF 353.43 FEET TO THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 29' 38" W ALONG THE EAST LINE OF SAID LOT 2, BLOCK 5, A DISTANCE OF 244.00 FEET TO THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, N 81° 30' 22" W A DISTANCE OF 1,458.27 FEET TO THE WEST LINE OF SAID LOT 2, BLOCK 5, FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 29' 38" E ALONG THE WEST LINE OF SAID LOT 2, BLOCK 5, A DISTANCE OF 244.00 FEET TO THE NORTHWEST CORNER OF THIS TRACT;
4. THENCE, S 81° 30' 22" E A DISTANCE OF 1,458.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.168 ACRES OF LAND, MORE OR LESS.

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ENCLAVE ON JACKSON SUBDIVISION, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF MCALEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREET(S), ALLEY(S) AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALEN, TO THE EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF N. JACKSON ROAD AND N. "K" CENTER STREET FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALEN BY THIS PLAT.

RODNEY BEAMSLEY, TRUSTEE
2613 NORTH JACKSON RD.
MCALEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

STATE OF TEXAS
COUNTY OF

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

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

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

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

MARIO A. REYNA, P.E.# 117368
DATE PREPARED: 05-16-2022 REVISED: 08-30-22
ENGINEERING JOB No. 21038.00

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

DATED THIS THE _____ DAY OF _____, 20____.

ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS
DATE SURVEYED:
SURVEY JOB

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MCALEN, 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 MCALEN _____ DATE _____

CITY SECRETARY _____ DATE _____

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALEN 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 _____

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

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

ATTEST: _____
PRESIDENT _____ SECRETARY _____

APPROVED BY DRAINAGE DISTRICT:

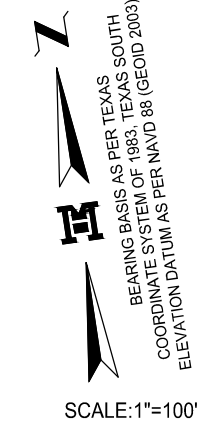
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

LEGEND

- FOUND No.4 REBAR
- FOUND CONCRETE MONUMENT
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
- N.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- - CENTER LINE



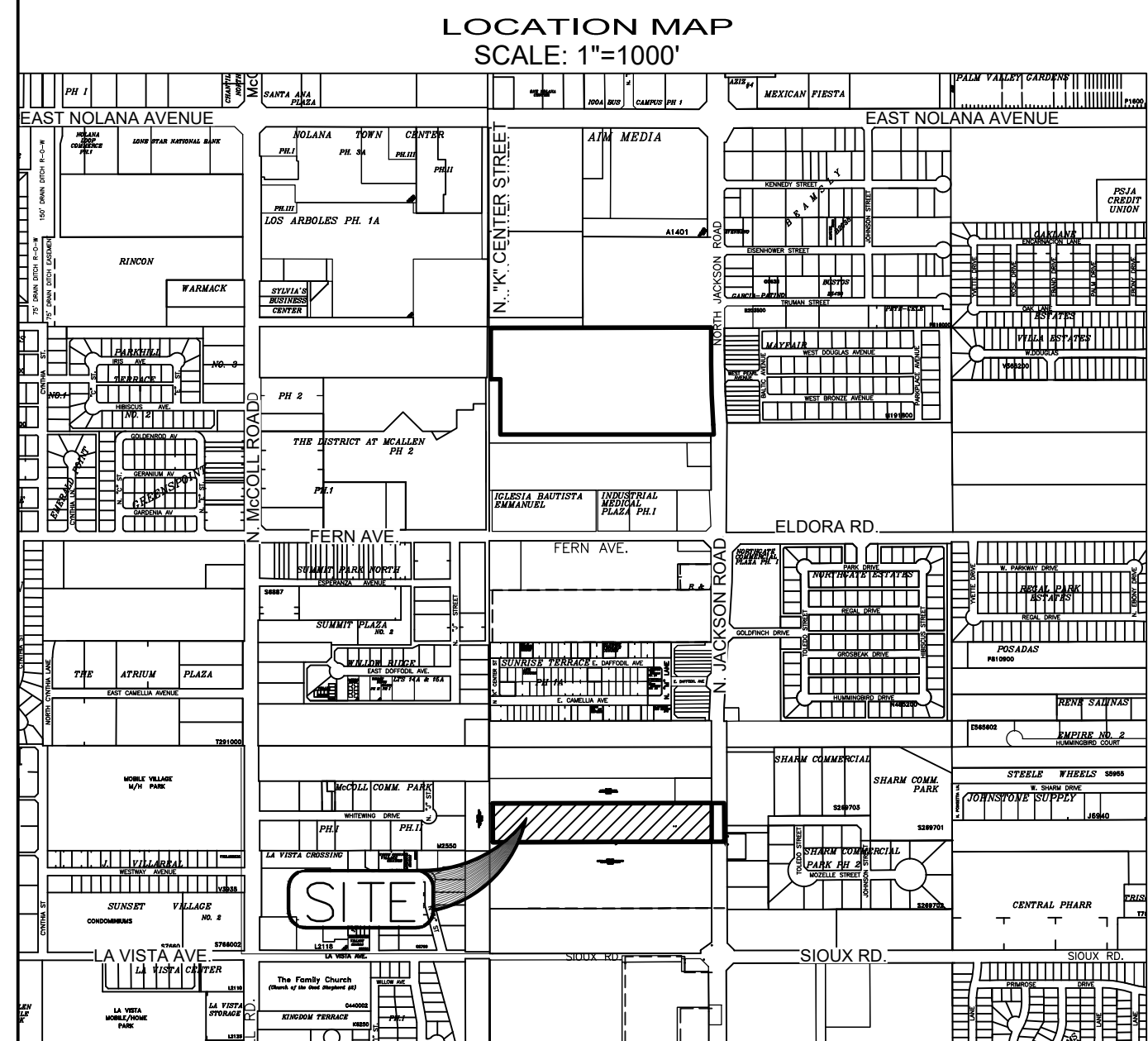
Line #	Length	Direction
L1	10.08'	N88°37'52"W
L2	576.67'	S81°30'21"E
L3	17.27'	S81°30'22"E
L4	17.27'	S81°30'22"E
L5	576.67'	S81°30'22"E
L6	10.08'	N74°22'52"W

Curve Table						
Curve #	Length	Radius	Della	Chord Direction	Chord Length	Tangent
C1	54.06'	50.00'	061° 56' 49"	N52° 28' 47"W	51.46'	30.01'
C2	50.66'	50.00'	058° 03' 11"	S87° 31' 13"W	48.52'	27.75'
C3	26.67'	50.00'	030° 33' 59"	N38° 47' 22"W	26.36'	13.66'
C4	37.22'	50.00'	042° 38' 51"	N73° 23' 46"W	36.36'	19.52'
C5	67.01'	50.00'	076° 47' 09"	S46° 53' 14"W	62.11'	39.62'
C6	67.01'	50.00'	076° 47' 09"	S29° 53' 58"E	62.11'	39.62'
C7	37.22'	50.00'	042° 38' 51"	S89° 36' 58"E	36.36'	19.52'
C8	26.67'	50.00'	030° 33' 59"	N53° 46' 37"E	26.36'	13.66'
C9	50.68'	50.00'	057° 57' 32"	N89° 29' 08"E	48.45'	27.69'
C10	54.14'	50.00'	062° 02' 28"	N89° 30' 52"E	51.53'	30.07'

GENERAL NOTES:

1. THE SITE LIES IN ZONE "B". ZONE "B" IS DEFINED AS "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. ZONE "B" SHOWN ON: COMMUNITY-PANEL NUMBER: 480334 0425 C MAP REVISED: NOVEMBER 16, 1982
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALEN ZONING CODE:
FRONT: 20 FEET OR GREATER FOR EASEMENT OR APPROVED SITE PLAN. EXCEPT 10 FEET FRONT SETBACK FOR UNENCLOSED CARPORTS ONLY FOR LOTS 1-15 AND LOTS 44-62.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
SIDE CORNER: 10 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
INTERIOR SIDES: 5 FEET OR GREATER FOR EASEMENTS OR APPROVED SITED PLAN.
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED. GREATER SETBACK APPLIES.
4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 116,759 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA A DETENTION POND WITH A CAPACITY OF 117,774 CUBIC FEET. WATER WILL THEN DISCHARGE THROUGH AN 24" BLEEDER LINE INTO AN EXISTING CITY OF MCALEN STORM SEWER NETWORK LOCATED ON THE WEST SIDE OF THE PROPERTY ALONG N. K. CENTER STREET.
5. CITY OF MCALEN BENCHMARK: "MC 68" FROM THE CITY OF MCALEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 06, 1999. BEING LOCATED ON NORTHEAST CORNER OF THE INTERSECTION OF JACKSON ROAD & EL DORA ROAD. 30" ALUM. PIPE WITH A 3" BRASS MONUMENT CAP ON TOP AT ELEVATION = +111.23. NORTHING: 16608729.2851, EASTING: 1082910.61419 (NAVD88).
6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
7. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONGSIDE THE WEST ROW OF JACKSON RD., AND BOTH SIDES OF ALL INTERNAL STREETS.
8. 25 FT. x 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10 FT. x 10 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET/ALLEY INTERSECTIONS.
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES, ALONG NORTH JACKSON ROAD.
10. SET NO. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
11. COMMON OR DETENTION AREAS, ANY PRIVATE STREET/ALLEYS, AND/OR GATES MUST BE MAINTAINED BY THE PROPERTY OWNERS/ HOMA AND NOT THE CITY OF MCALEN.
12. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH JACKSON ROAD, EAST JONQUIL AVENUE AND NORTH "K" CENTER STREET.
13. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE PARK TERRACE SUBDIVISION RECORDED UNDER DOCUMENT NUMBER _____, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF MCALEN SHALL BE RESPONSIBLE OF INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL & VOID.
14. COMMON LOT 79 AND 80, IDENTIFIED AS DETENTION AREAS SHALL BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNERS ASSOCIATION. PARK TERRACE SUBDIVISION HOMEOWNERS ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNEES, AND NOT BY THE CITY OF MCALEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERRECTED IN COMMON LOT 63, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON LOT 63 TRANSFER OF TITLE TO THE PARK TERRACE SUBDIVISION HOMEOWNERS ASSOCIATION THE SUBDIVISION LOT OWNERS PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE PARK TERRACE SUBDIVISION HOMEOWNERS ASSOCIATION, FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF MCALEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNERS COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(d), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT 79 AND 80 ARE THE OWNERS MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION, RECORDED IN INSTRUMENT No. _____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
15. FIFTY (50) PERCENT OF PARK FEES TO BE PAID UP FRONT PRIOR TO PLAT RECORDING. THE REMAINING FIFTY (50) PERCENT IS TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROCESS. PAYMENT IS TO BE COMMENSURATE WITH AMOUNT OF DWELLING UNITS WHERE MULTIFAMILY HOUSING WILL BE BUILT. LOTS 1 THROUGH 76 ARE MULTIFAMILY (TOWNHOUSE) AND WILL PAY \$1,400 PER LOT OR \$350 PER DWELLING UNIT. A TOTAL OF 156 DWELLING UNITS. IF NUMBER OF DWELLING UNITS INCREASE, THEN THE ADDITIONAL UNITS PAY THE FULL PARK FEE OF \$700 PER DWELLING UNIT. A VARIANCE OF "FEES IN LIEU OF LAND DEDICATION" WAS APPROVED ON OCTOBER 19, 2021 WITH THE CONDITIONS LISTED.

DRAWN BY: JOSH F. DATE 10-03-24
SURVEYED, CHECKED DATE
FINAL CHECK DATE

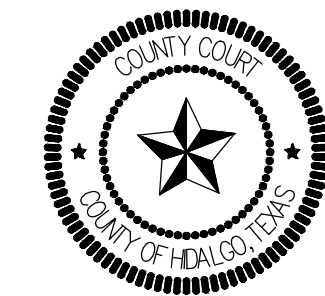


MBPE FIRM # F-1435

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

227 N. F.M. 3167 RIO GRANDE CITY, TX 78852
PH: (956) 487-8256
FAX: (956) 488-8551
www.meldenandhunt.com

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: RODNEY BEAMSLEY	2613 NORTH JACKSON RD.	MCALEN, TEXAS 78501		
ENGINEER: MARIO A. REYNA, P.E.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: ROBERTO N. TAMEZ, R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839



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





SUB 2023-006A

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>JLG Subdivision</u>
	Location _____
	City Address or Block Number <u>9212 N. BENTSEN PALM DR</u>
	Number of Lots <u>6</u> Gross Acres <u>10.0</u> Net Acres <u>8.52</u> ETJ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Existing Zoning <u>ETJ</u> Proposed Zoning <u>ETJ</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____
	Existing Land Use <u>House on Lot 196</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>6</u>
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential <input checked="" type="checkbox"/>
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due _____
	Parcel # ¹²⁴⁴¹⁵ <u>1017688</u> Tax Dept. Review _____
	Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____
Legal Description <u>Bentsen Groves ADDN "C" Lot 3a1</u>	
<u>Yasmin Gomez, Jose Luis Gonzalez-España</u>	
Owner	Name <u>José España Gtz, Rodrigo Rangel, Yasmin Rangel</u> Phone <u>956-534-3198</u>
	Address <u>9212 N Bentsen Palm Dr.</u> E-mail _____
	City <u>MISSION</u> State <u>TX</u> Zip <u>78574</u>
Developer	Name <u>Jose Luis Gonzalez España</u> Phone <u>956-271-3136</u>
	Address <u>9212 N Bentsen Palm Dr.</u> E-mail <u>Xgonzalez.atlas@gmail.com</u>
	City <u>MISSION</u> State <u>TX</u> Zip <u>78574</u>
	Contact Person <u>XItali Gonzalez</u>
Engineer	Name <u>Lucas Castillo Jr.</u> Phone <u>956-271-3136</u>
	Address <u>2800 Gull</u> E-mail <u>Xgonzalez.atlas@gmail.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>
	Contact Person <u>XItali Gonzalez</u>
Surveyor	Name <u>Homero Gutierrez</u> Phone <u>956-369-0938</u>
	Address <u>P.O. Box 548</u> E-mail <u>homero-gutierrez@sbccglobal.net</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78505</u>

KF

RECEIVED
 JUN 30 2023
 By CMM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

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

Signature Jose Luis Gonzalez-E Date 06/05/23

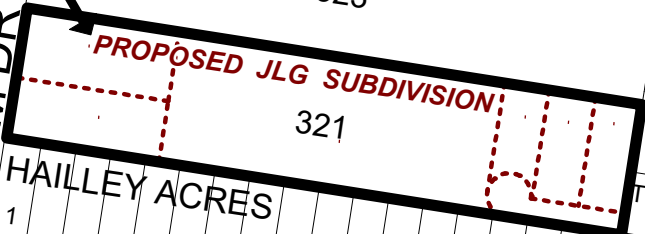
Print Name JOSE LUIS GONZALEZ ESPANA

Owner Authorized Agent

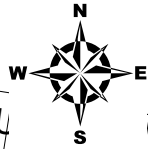
The Planning Department is now accepting DocuSign signatures on application

PROPOSED JLG SUBDIVISION

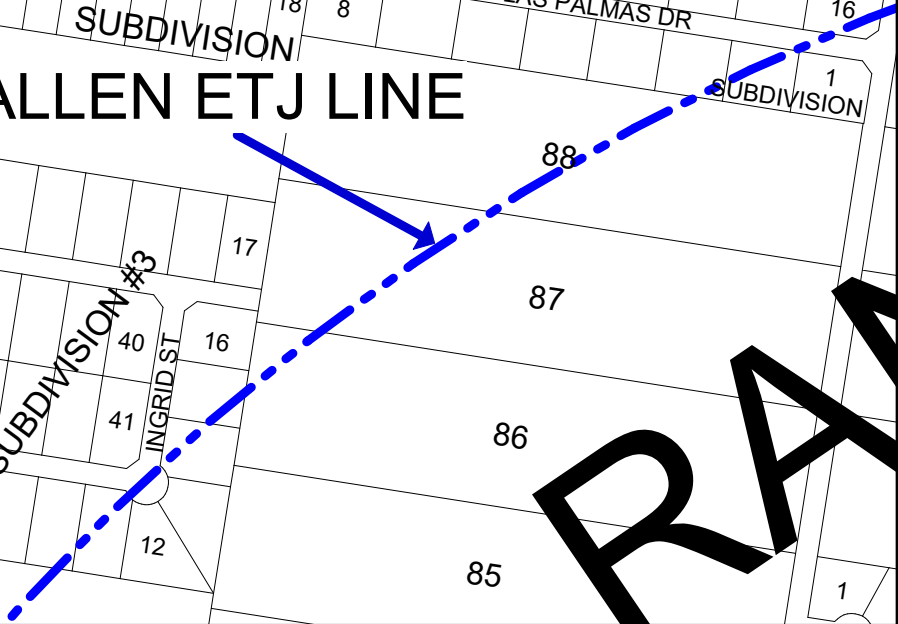
LOCATION



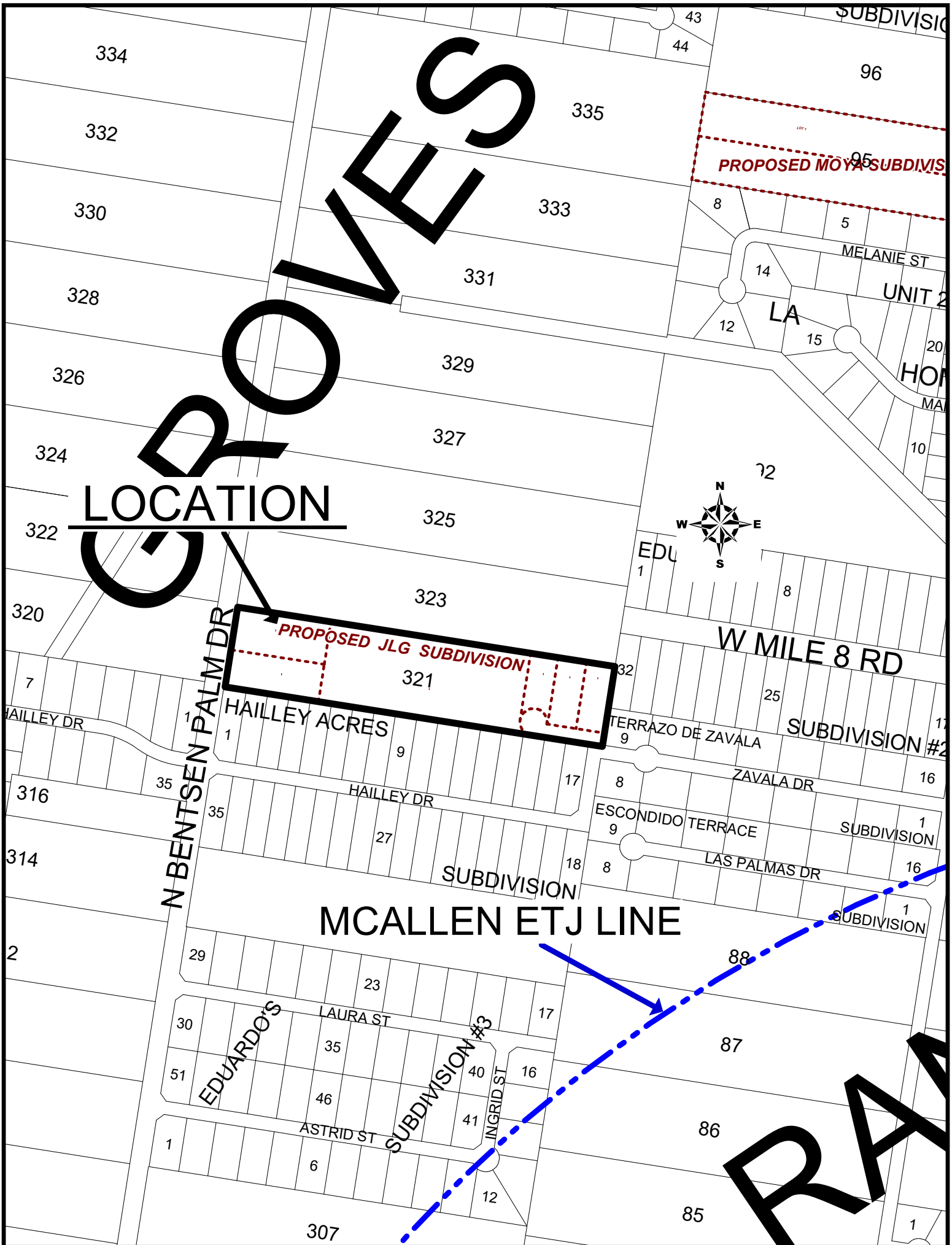
PROPOSED MOYA SUBDIVISION

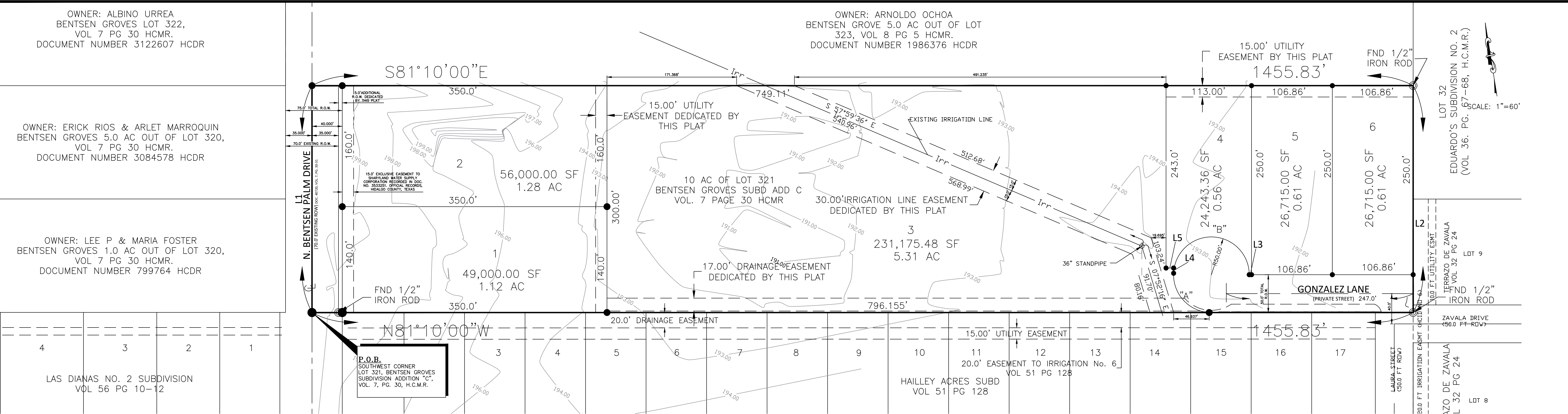


MCALLEN ETJ LINE



RAY





SUBDIVISION PLAT OF:
JLG SUBDIVISION

A 10.00-ACRE TRACT (436,569.00 SQ. FT.) OF LAND, MORE OR LESS, BEING ALL OF LOT 321, BENTSEN GROVES SUBDIVISION ADDITION "C", AN ADDITION TO HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 30, AND AS FURTHER DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN DOCUMENT NUMBER 879936, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSES.

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A NO. 4 REBAR FOUND (N: 16647315.34, E: 1033927.11) FOR THE APPARENT SOUTHEAST CORNER OF A 5.00 ACRE TRACT OF LAND VESTED IN ARNOLDO OCHOA (WARRANTY DEED RECORDED WITH DOCUMENT NO. 1986376, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF SAID LOT 321, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 10.00-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, SOUTH 08°54'39" WEST, ALONG AN EXISTING CEDAR FENCE AT A USUAL 2.07 FEET TO THE RIGHT OF, AND WITH THE APPARENT WEST LINE OF EDUARDO'S SUBDIVISION NO. 2 (VOLUME 36, PAGE 67 - 68, MAP RECORDS, HIDALGO COUNTY, TEXAS); THENCE FOLLOWED BY THE WEST LOT LINE OF TERRAZO DE ZAVALA SUBDIVISION (VOLUME 32, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS); FOR A TOTAL DISTANCE OF 300.00 FEET TO A FOUND HALF (1/2) INCH IRON ROD FOR THE APPARENT SOUTHEAST CORNER OF SAID 10.00-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, SOUTH 81°05'21" EAST, WITH THE APPARENT NORTH LOT LINE OF HALLEY ACRES SUBDIVISION (VOLUME 51, PAGE 128, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTH LOT LINE OF SAID 10.00-ACRE TRACT FOR A DISTANCE OF APPROXIMATELY 105 FEET PAST AN EXISTING GATE TO THE RIGHT OF AND THENCE ALONG AN EXISTING HOLLOW FENCE AT A USUAL DISTANCE OF 0.50 FEET TO THE LEFT OF SAID SOUTH LOT LINE OF 10.00-ACRE TRACT FOR A DISTANCE OF 1,418.33 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF SAID BENTSEN PALM DRIVE WITH THIS PLAT, THENCE ANOTHER 5.00 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID BENTSEN PALM DRIVE, CONTINUING FOR A TOTAL DISTANCE OF 1,455.83 FEET TO A POINT LYING 2.50 FEET EAST OF THE APPARENT CENTERLINE OF A DESIGNATED 5-FOOT STRIP CENTERED WITHIN THE ORIGINAL 75.00-FOOT RIGHT-OF-WAY CENTERLINE OF SAID BENTSEN PALM DRIVE FOR THE APPARENT SOUTHWEST CORNER OF SAID 10.00-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, NORTH 08°50'00" EAST, 2.50 FEET EAST OF AND PARALLEL TO THE SAID BENTSEN PALM DRIVE ORIGINAL 75.00-FOOT RIGHT-OF-WAY CENTERLINE, FOR A DISTANCE OF 300.00 FEET TO A POINT FOR THE APPARENT NORTHWEST CORNER OF SAID 10.00-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, SOUTH 81°05'21" EAST, WITH THE APPARENT NORTH LOT LINE OF SAID 10.00-ACRE TRACT, A DISTANCE OF 32.50 FEET PAST A NO. 4 REBAR FOUND ON THE SAID BENTSEN PALM DRIVE EXISTING EAST RIGHT-OF-WAY LINE, THENCE ANOTHER 5.00 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE SAID BENTSEN PALM DRIVE PROPOSED EAST RIGHT-OF-WAY LINE, CONTINUING SOUTH LOT LINE OF SAID 5.0 ACRE TRACT VESTED IN OCHOA ARNOLDO AND MINERVA, AND THE NORTH LOT LINE OF SAID 10.00-ACRE TRACT FOR A TOTAL DISTANCE OF 1,455.83 FEET TO THE SAID FOUND HALF (1/2) INCH IRON ROD FOR THE NORTHEAST CORNER OF SAID 10.00-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 10.00 ACRES (436,569.00 SQ. FT.), OF WHICH 0.224 OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY AND 0.436 OF AN ACRE LIES IN EXISTING IRRIGATION EASEMENT, FOR A NET OF 9.34 ACRES, MORE OR LESS.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

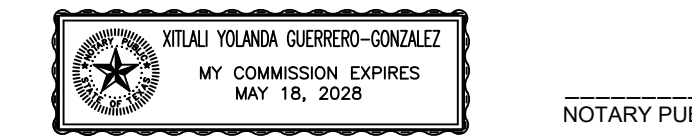
JLG SUBDIVISION IS LOCATED NORTHWEST SIDE OF HIDALGO COUNTY EAST OF NORTH BENTSEN PALM DRIVE. THE ONLY MUNICIPALITY IS THE CITY OF McALLEN, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF McALLEN, WITH A POPULATION OF (POP. 146,593 AS PER THE US CENSUS 2023). JLG SUBDIVISION LIES APPROXIMATELY 3 MILES FROM THE CITY OF McALLEN LIMITS AND IT IS WITHIN THE CITY'S FIVE-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 3.



INDEX OF SHEETS
SHEET 1 - HEADING INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; NOTES AND RESTRICTIONS;
OWNER'S DEDICATION, CERTIFICATION, PLAT ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATION; CERTIFICATION, HCDD NO. 1 CERTIFICATION, HEALTH DEPARTMENT CERTIFICATION, IRRIGATION DISTRICT CERTIFICATION AND COUNTY JUDGES CERTIFICATION, REVISION NOTES;
SHEET 2 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER DISTRIBUTION SYSTEM, OSSF OR WASTE WATER COLLECTION SYSTEM AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, REVISION NOTES;
SHEET 3 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER:	Jose Luis Gonzalez	9212 N. Bentsen Palm Drive	MISSION, Texas 78574	(956) 534-3798
ENGINEER:	Atlas Engineering Consultants	2820 GULL ST.	McALLEN, Texas 78504	(956) 379-3857
SURVEYOR:	HOMERO LUIS GUTIERREZ	2600 SAN DIEGO ST.	MISSION, Texas 78574	(956)369-0988



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	300.0'	N08°50'00"E
L2	300.0'	S08°50'00"W
L3	3.040'	N81°10'00"W
L4	6.90'	S08°50'00"W
L5	5.0'	N81°10'00"W

CURVE DATA CHART

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
"A"	90°0'02"	50.0	78.54'	S 36°10'01" E	70.71'
"B"	180°0'02"	50.0	157.08'	S 81°10'00" E	100.0'

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF JLG SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE.

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.

SIGNATURE 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 § 42.211 (c). THE DISTRICT HAS 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.

SIGNATURE DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
RAUL SESIN, P.E., C.F.M.
GENERAL MANAGER

SIGNATURE DATE

SHARYLAND WATER SUPPLY CORPORATION:
I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE JLG SUBDIVISION LOCATED AT THE CITY OF MISSION IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.
DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

SIGNATURE DATE

NOTARY PUBLIC
ARTURO GUAJARDO
MY COMMISSION EXPIRES MAY 18, 2028

SIGNATURE DATE

DATE OF PREPARATION: 06/05/2024
DATE OF REVISIONS:
01/25/2024 01/25/2024
01/25/2024 01/25/2024
01/25/2024 01/25/2024
01/25/2024 01/25/2024
01/25/2024 01/25/2024

PLAT NOTES AND RESTRICTIONS:
1. FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN COMMUNITY-PANEL NUMBER 480334 0250 D, JUNE 6, 2020, EFFECTIVE DATE: JUNE 6, 2020.
THE AREAS WITHIN THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAN, COMMUNITY-PANEL NO. 480334 0250 D, JUNE 6, 2020. EFFECTIVE DATE: JUNE 6, 2020. OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAN.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
2. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONVEYANCES FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

3. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET 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.
4. LEGEND - DENOTES 1/2" IRON ROD WITH A PLASTIC CAP 4656 SET UNLESS OTHERWISE NOTED.

5. THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT CONTRACTOR SHALL HOLD THE COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY OWNERS FROM ANY AND ALL CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, PRIVATE SIDEWALKS, AND PRIVATE STREETLIGHTS. ANY REQUEST FOR REDUCTION OF THE PRIVATE ROADS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.
6. MINIMUM BUILDING SETBACK LINES: FRONT LOTS 182.45' OR GREATER FOR EASEMENTS, OR INLINE WITH THE AVERAGE EXISTING STRUCTURES, WHICHEVER IS GREATER. FRONT LOTS 3.6- 25.0' OR GREATER FOR EASEMENTS; SIDE 6.00' OR GREATER FOR EASEMENTS; REAR 15.00' OR GREATER FOR EASEMENTS; GARAGE: 18.00' EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.

7. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1.442 CUBIC FEET (1.44 ACRES FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET NO. 3.
8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

9. BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
STATION NAME: MC 29
LOCATION: AT THE EAST BOUND ON FM 2993 (1 MILE NORTH FROM HWY 107)
TYPE OF MARK: 30" ALUMINUM PIPE WITH 3-1/4" BRASS MONUMENT CAP ON TOP.
COORDINATES: 1664007.9352 EASTING; 194785.4048 NORTHING
HORIZONTAL DATUM: NAD 83/VERTICAL DATUM: NAVD 88
ORTHOMETRIC HEIGHT: 166.75 FT.

10. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
11. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO IRRIGATION DISTRICT #6, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
12. THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.

13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
14. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.

15. JOSE LUIS GONZALEZ, YASMIN GONZALEZ, JOSE ESPANA GONZALEZ, YASMIN ISABEL RANGEL, AND RODRIGO RANGEL THE OWNERS & SUBDIVIDERS OF JLG SUBDIVISION HEREBY ASSIGNMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOTS AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
16. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.
17. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF.
A. OSSF SYSTEMS ARE BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

18. A 4 FT. WIDE MINIMUM SIDEWALK IS REQUIRED ON N. BENTSEN PALM DRIVE.
19. 8 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.
20. 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
21. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
22. DEVELOPER/HOMEOWNERS 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.
23. OWNERS OF LOT 1 & 2 WILL BE RESPONSIBLE TO MOVE EXISTING FENCE AND WALL ENCRoACHING ONTO THE NEW R.O.W. LINE OF BENTSEN PALM DRIVE AT THE TIME OF FUTURE WIDENING OF BENTSEN PALM DRIVE.
24. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
25. AS PER DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR THE JLG SUBDIVISION, RECORDED UNDER DOCUMENT NUMBER _____ HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNER, ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO THE COMMON AREAS, DETERMINATION AREAS, AND PERIMETER FENCING. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.

26. THE PROPERTY COVERED BY THIS SUBDIVISION PLAT IS SUBJECT TO THAT ONE CERTAIN COVENANT AGAINST REAL PROPERTY BETWEEN OWNERS AND THE CITY OF McALLEN EXECUTED ON OCTOBER 9, 2023 AND RECORDED IN THE FOLLOWING INSTRUMENT DOCUMENT NO. _____ OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
27. 25' X 25' SIGN OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

STATE OF TEXAS COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS:
WATER FACILITIES: THESE FACILITIES WILL BE CONSTRUCTED.
SEWAGE FACILITIES: INSTALLATION OF SEPTIC SYSTEMS ARE ESTIMATED TO COST \$ _____ PER LOT, FOR A TOTAL OF \$ _____ FOR THE SUBDIVISION. THE SUBDIVIDER HAS PAID A TOTAL OF \$ _____ TO COVER THE COST OF INSTALLATION OF SEPTIC SYSTEMS.

PLANNING & ZONING COMMISSION ACKNOWLEDGEMENT:
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 AND ZONING COMMISSION DATE

CITY OF McALLEN CERTIFICATION OF APPROVAL:
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

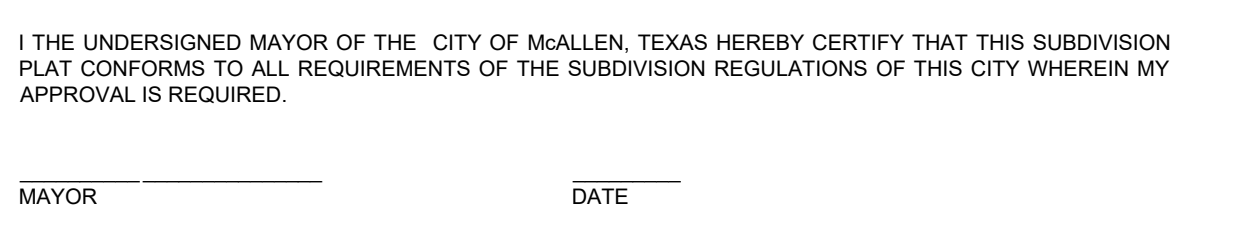
CITY SECRETARY

DATE

IRRIGATION DISTRICT NO. 6
THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 ON THIS _____ DAY OF _____ 20____. NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREE, FENCES AND BUILDING) SHALL BE PLACED UPON HICID# RIGHT OF WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

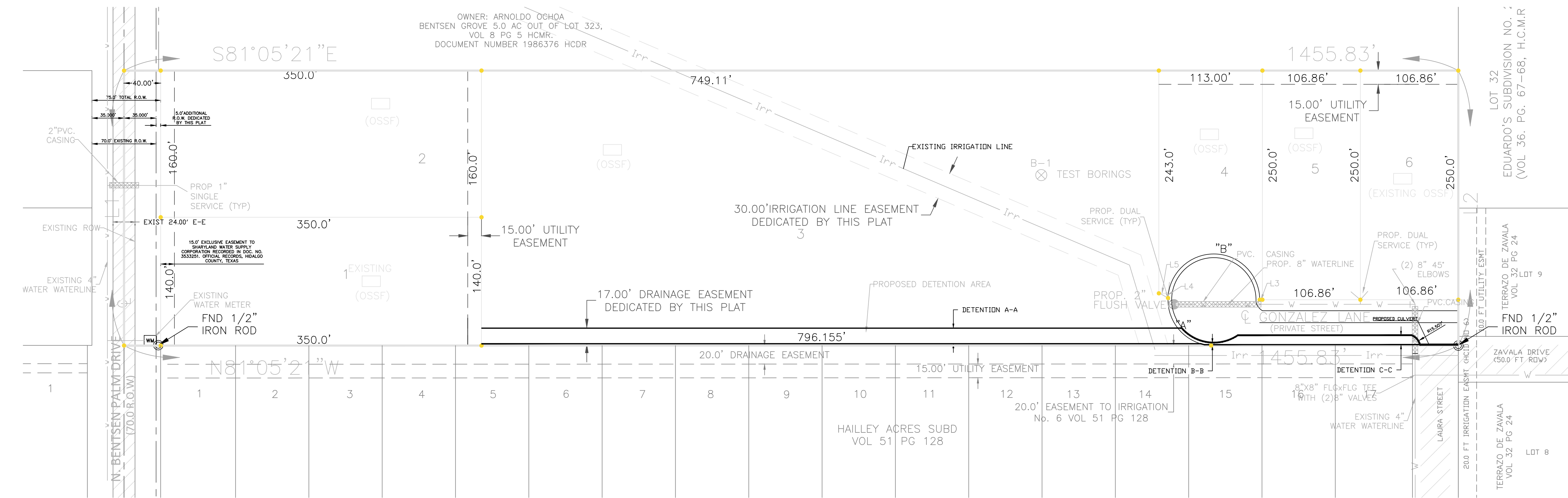
BOARD MEMBER DATE

FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK
ON: _____ AT _____ AM/PM
DOCUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY



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

OWNER: ARNOLDO OCHOA
BENTSEN GROVE 5.0 AC OUT OF LOT 323,
VOL 8 PG 5 HCMR,
DOCUMENT NUMBER 1986376 HCDR



SCALE: 1"=60'



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

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

JLG SUBDIVISION MAP OF WATER DISTRIBUTION

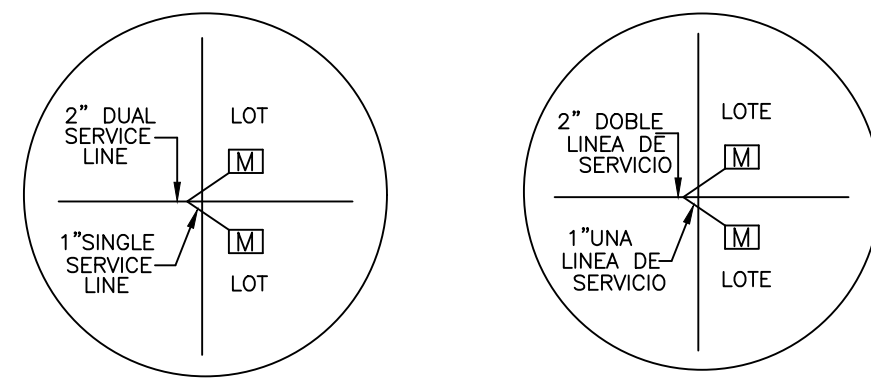
BEING A 10.0 ACRE (436,569.00 SQ.FT.) GROSS, 9.74 ACRE (424,569.00 SQ.FT.) NET, TRACT OF LAND BEING ALL OF LOT 321, BENTSEN GROVES SUBDIVISION ADDITION "C", AN ADDITION TO HIDALGO COUNTY, TEXAS, ACCORDING TO THE OF MAP RECORDED IN VOLUME 7, PAGE 30, AS PER DEED RECORDS THEREOF RECORDED IN WARRANTY DEED WITH VENDORS LIEN NUMBER: 879936, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

- B-1 TEST BORINGS
- SEPTIC TANK (OSSF)

COST ESTIMATE

WATER DISTRIBUTION: \$ 65,936.30
DRAINAGE IMPROVEMENTS: \$ _____
PAVING IMPROVEMENTS: \$ _____
SEPTIC TANK (OSSF): \$ _____

- WATER METER BOX
- 8" WATER SUPPLY LINE
- SERVICE LINES
- CAJA DE MEDIDOR DE AGUA
- 8" LINEA DE AGUA
- LINEAS DE SERVICIO



FINAL ENGINEERING REPORT FOR JLG SUBDIVISION

WATER SUPPLY: DESCRIPTION AND COSTS.

JLG SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.) THE SUBDIVIDER AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND S.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

A 6" DIAMETER WATER SERVICE LINE WILL TAP INTO THE EXISTING 4" DIAMETER S.W.S.C. WATER DISTRIBUTION LINE LOCATED IN THE WEST R.O.W. OF BENTSEN PALM DRIVE, APPROXIMATELY 460.00 FEET NORTH OF THE INTERSECTION OF BENTSEN PALM DRIVE AND HAILLEY DRIVE, AND EXTEND EAST, ACROSS NORTH BENTSEN PALM DRIVE FOR A 1" SINGLE SERVICE CONNECTION FOR LOT 2.

AN 8" DIAMETER WATER SERVICE LINE WILL TAP INTO THE EXISTING 4" DIAMETER S.W.S.C. WATER DISTRIBUTION LINE LOCATED ON THE WEST SIDE OF THE INTERSECTION OF LAURA STREET AND ZAVALA DRIVE. THE 8" DIAMETER WATER SERVICE LINE WILL EXTEND NORTH, THENCE WEST ALONG THE NORTH R.O.W. OF GONZALEZ LANE FOR A TOTAL OF TWO (2) - 2" DUAL SERVICE LINES FOR LOTS 4, 5 & 6.

THE 8" WATERLINE, THE 6" WATERLINE, THE (2) 2" DUAL SERVICE LINES, THE 1" SINGLE SERVICE LINES, AND THE METER BOXES WILL BE INSTALLED, AT A TOTAL COST OF \$53,190.50 OR \$10,638.10 PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID S.W.S.C. THE SUM OF \$12,745.80 OR \$2,549.16 PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE S.W.S.C. SYSTEM. THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY S.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION AND COSTS.

SEWAGE FROM THE JLG SUBDIVISION IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

EACH LOT IN THE EXISTING SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM, SANDY CLAY LOAM AND CLAY LOAM SOIL FOR THE AREA. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD ONE (1) TEST BORING MADE AT THE CENTER OF THE SUBDIVISION (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA.) THE SOIL IS A UNIFORM SANDY LOAM (CLASS II) EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY EXISTING EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE EXISTING EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

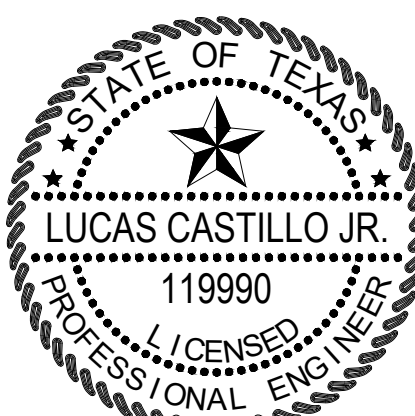
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 3,000.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ _____. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON _____.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES- THESE FACILITIES WILL BE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, HAVE COST A GRAND TOTAL OF \$ 65,936.30 WHICH EQUALS TO \$13,187.26 PER LOT.

SEWAGE FACILITIES- SEPTIC SYSTEM IS ESTIMATED TO COST \$ _____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ _____ FOR THE ENTIRE SUBDIVISION.



SIGNATURE _____ DATE _____

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION JLG SUBDIVISION

PROVISION DE AGUA: DESCRIPCION Y GASTOS.

LA SUBDIVISION JLG SUBDIVISION HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPAÑIA DE SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C) EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA DE AGUA S.W.S.C. SE HA COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPAÑIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION.

UNA LINEA DE SERVICIO DE AGUA DE 6" DE DIAMETRO APROVECHARA LA LINEA DE DISTRIBUCION DE AGUA S.W.S.C. EXISTENTE DE 4" DE DIAMETRO UBICADA EN EL R.O.W OESTE DE BENTSEN PALM DRIVE, APROXIMADAMENTE 460.00 PIES AL NORTE DE LA INTERSECCION DE BENTSEN PALM DRIVE Y HAILLEY DRIVE, Y SE EXTENDERA HACIA EL ESTE, A TRAVES DE NORTH BENTSEN PALM DRIVE PARA UNA CONEXION DE SERVICIO UNICA DE 1" PARA EL LOTE 2.

UNA LINEA DE SERVICIO DE AGUA DE 8" DE DIAMETRO APROVECHARA LA LINEA DE DISTRIBUCION DE AGUA S.W.S.C. EXISTENTE DE 4" DE DIAMETRO UBICADA EN EL LADO OESTE DE LA INTERSECCION DE LAURA STREET Y ZAVALA DRIVE. LA LINEA DE SERVICIO DE AGUA DE 8" DE DIAMETRO SE EXTENDERA HACIA EL NORTE, DE ALLI HACIA EL OESTE A LO LARGO DEL R.O.W. NORTE DE GONZALEZ LANE PARA UN TOTAL DE DOS (2) - 2" LINEAS DE SERVICIO DOBLES PARA LOS LOTES 4, 5 Y 6.

SE INSTALARAN LA LINEA DE FLOTACION DE 8", LA LINEA DE FLOTACION DE 6", LAS (2) LINEAS DE SERVICIO DOBLE DE 2", LAS LINEAS DE SERVICIO SIMPLE DE 1" Y LAS CAJAS DE MEDIDORES, A UN COSTO TOTAL DE \$53,190.50 O \$10,638.10 POR LOTE. ADEMAS, EL SUBDIVISOR HA PAGADO A S.W.S.C. LA SUMA DE \$12,745.80 O \$2,549.16 POR LOTE, LO QUE REPRESENTA EL COSTO TOTAL DE LOS MEDIDORES DE AGUA Y TODAS LAS MEMBRESIAS U OTRAS TARIFAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION AL SISTEMA S.W.S.C. TODAS LAS INSTALACIONES DE AGUA SERAN APROBADAS Y ACEPTADAS POR S.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION ESTA OPERATIVO A LA FECHA DEL REGISTRO DEL PLANO.

DRENAJE DESCRIPCION Y GASTOS:

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION JLG SUBDIVISION ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL EVALUADOR (LIC# OS 12258) AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. EL EVALUADOR (LIC# 12258) HIZO UNA (1) PRUEBA CON AGUJEROS EN EL CENTRO DE LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME FRANCO ARENOSO (CLASS II) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

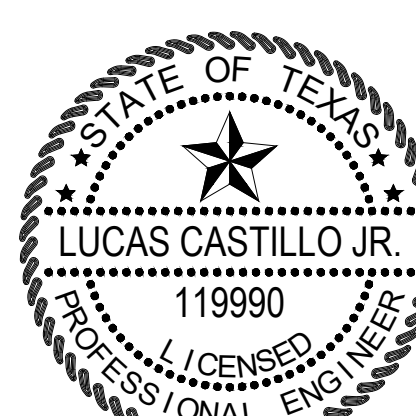
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$ 3,000.00 INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$ _____ EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE _____.

CERTIFICACION

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL GRAN COSTO TOTAL ES DE \$ 65,936.30 LO CUAL EQUIVALE A \$13,187.26 POR LOTE.

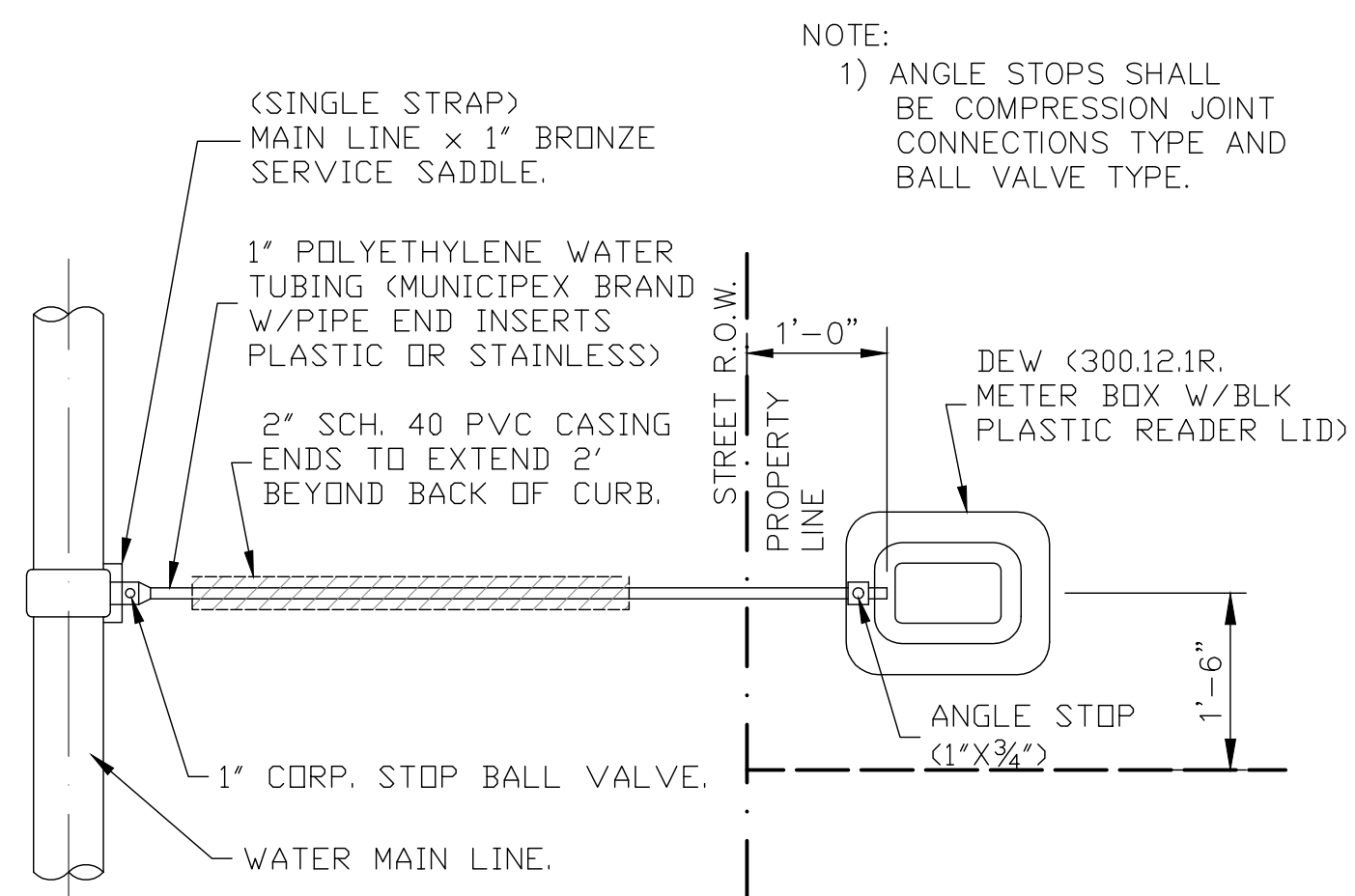
DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ _____ A UN COSTO TOTAL DE \$ _____ TODA LA SUBDIVISION.



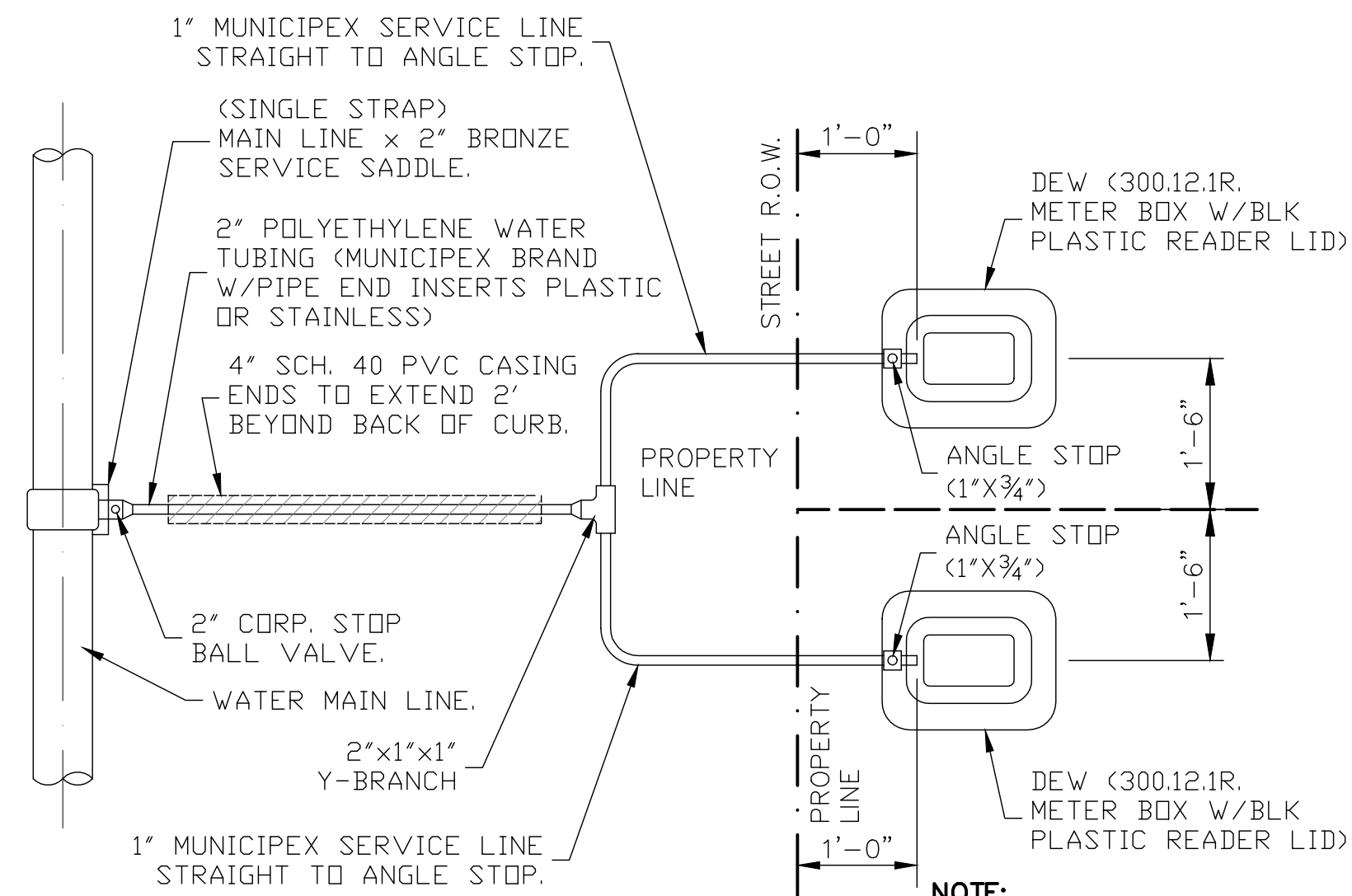
SIGNATURE _____ DATE _____



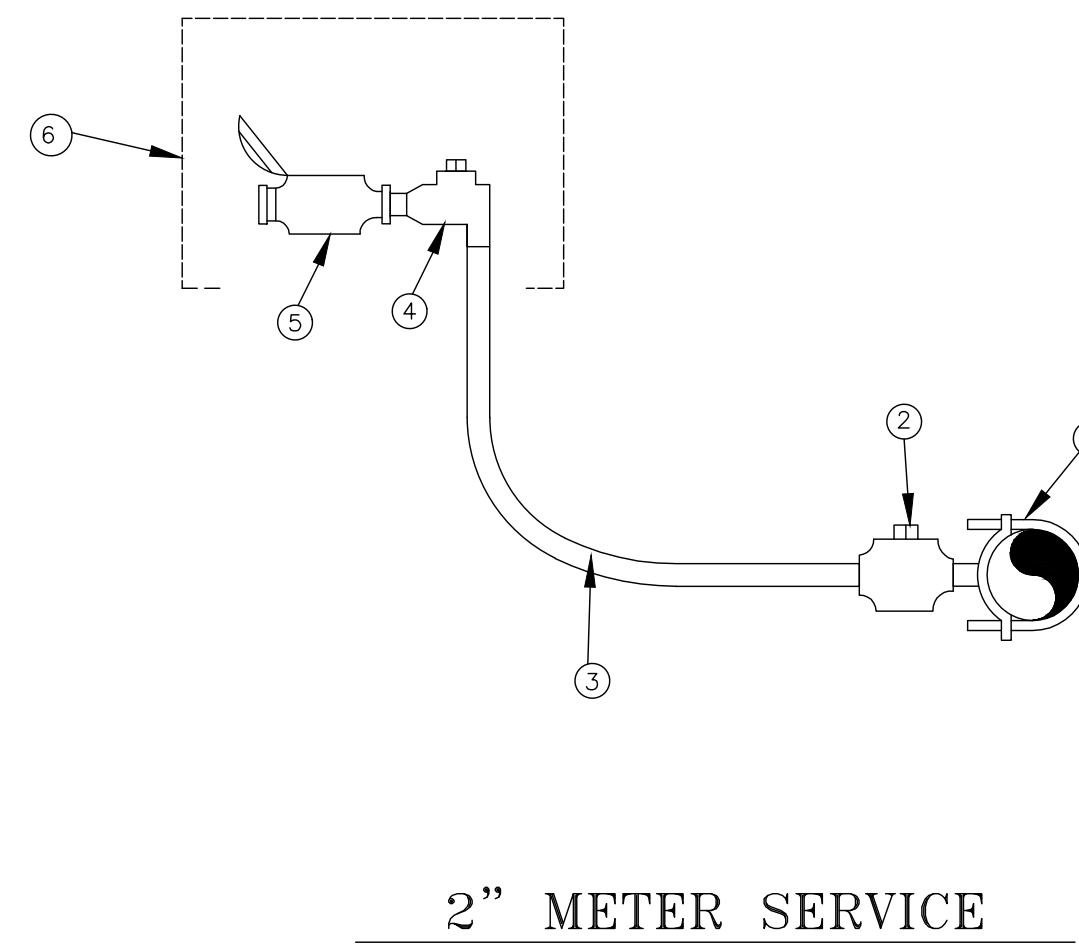
NOTARY PUBLIC _____



NOTE:
1) ANGLE STOPS SHALL BE COMPRESSION JOINT CONNECTIONS TYPE AND BALL VALVE TYPE.

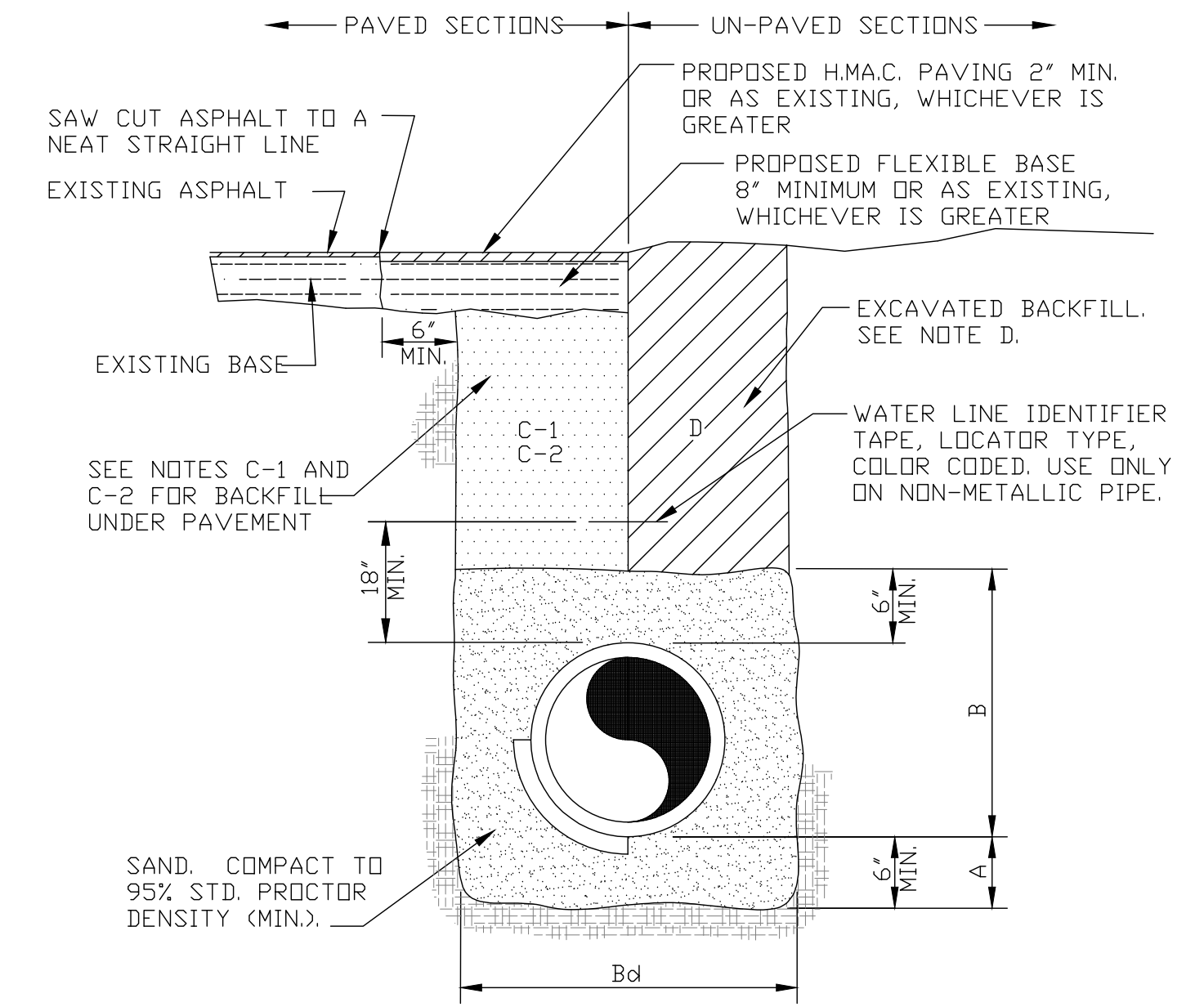


NOTE:
1) ANGLE STOPS SHALL BE COMPRESSION JOINT CONNECTIONS TYPE AND BALL VALVE TYPE.



2" METER SERVICE

- 1) X" x 2" DOUBLE STRAP BRASS SADDLE
- 2) 2" BALL CORP. STOP
- 3) 2" COPPER TUBING TYPE "K" (OPTION 1) OR 2" RIGID PIPE TYPE "K" (OPTION 2) OR POLYETHYLENE TUBING (OPTION 2)
- 4) 2" BRASS BALL ANGLE STOP
- 5) WATER METER BY S.W.S.C.
- 6) LARGE C.I. METER BOX



W-4A TYPICAL WATER LINE AND SEWER FORCEMAIN BEDDING DETAIL

W-1 RESIDENTIAL SINGLE WATER SERVICE CONNECTION

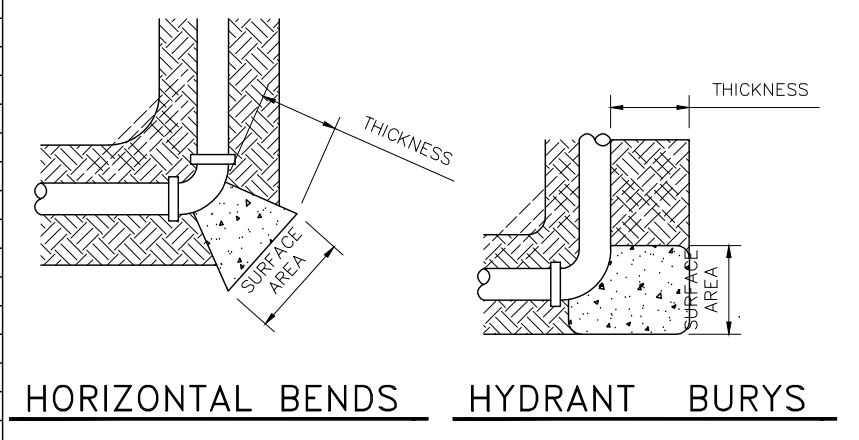
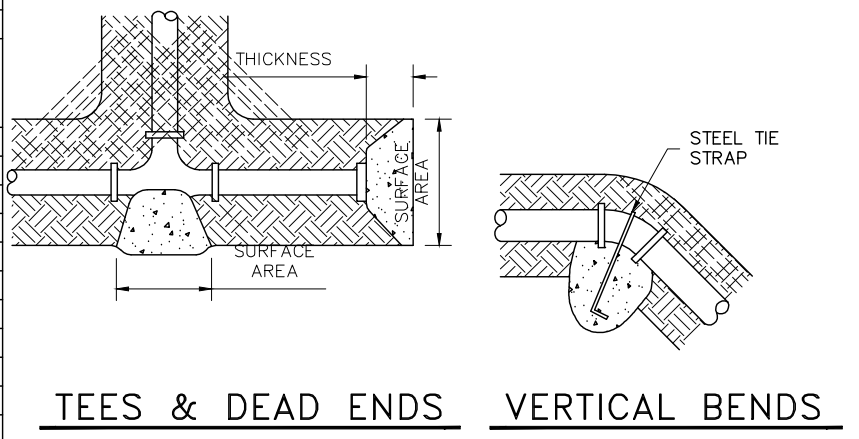
NOTES:
A. SAND BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
B. SAND BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 6" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.
Bd. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER) OR PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)
C-1. (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.
C-2. (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.
D. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY; 95% INSIDE RIGHT OF WAY
EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS II OR III WITH < 50% PASSING A No. 200 SIEVE AND PLASTICITY INDEX < 7.
WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.
FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS DIRECTED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.
BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.

GENERAL NOTES:
1) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.
2) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.
3) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
4) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.
5) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
6) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

W-2 RESIDENTIAL DUAL WATER SERVICE CONNECTION

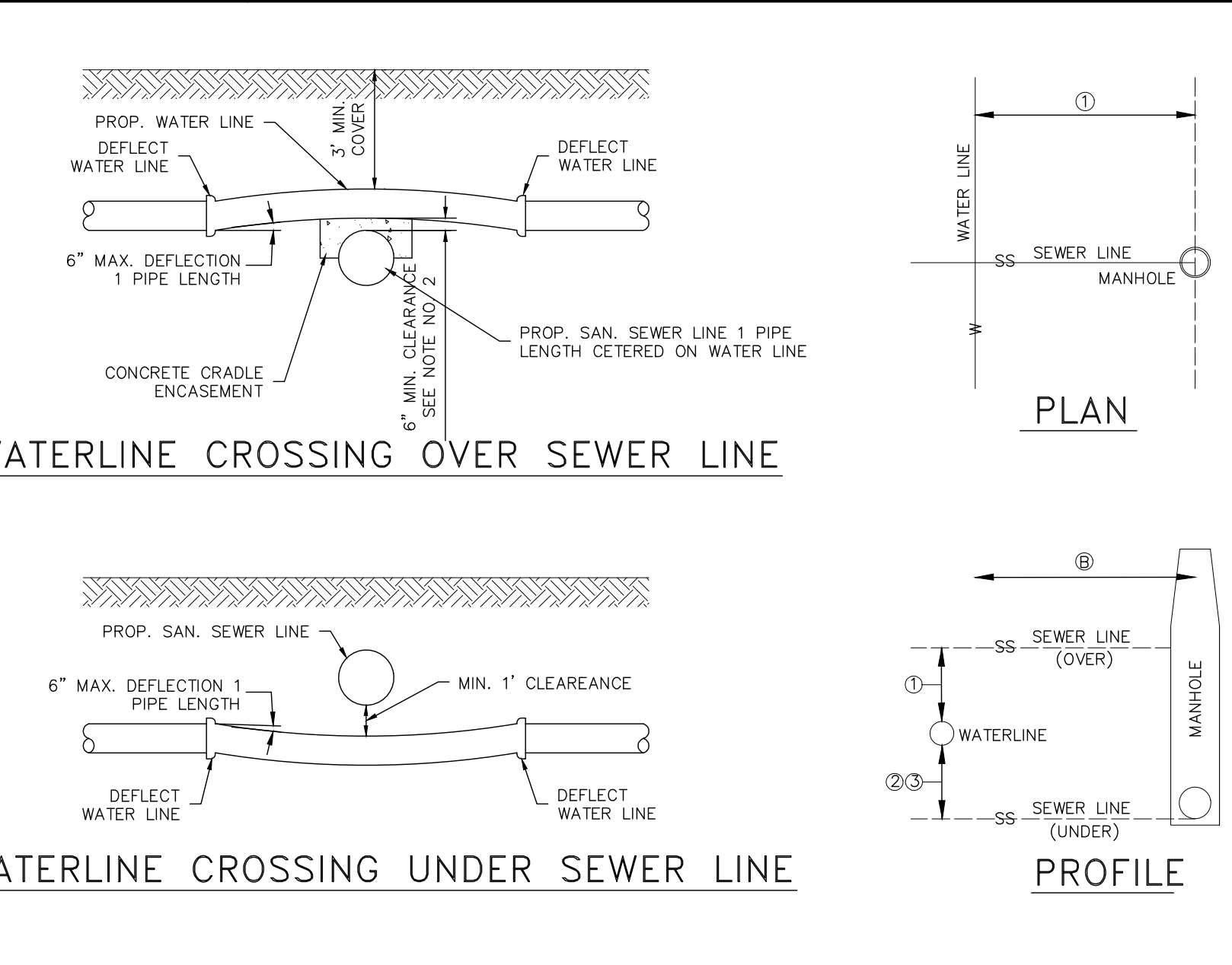
THRUST BLOCK SIZE			
HORIZONTAL BENDS			
DIAMETER OF PIPE IN INCHES	SURFACE AREA SQ. FT.	THICKNESS IN INCHES	WEIGHT AT VERTICAL BENDS-LBS.
22-1/2" BENDS			
6 OR LESS	2	8	1,700
8	3	12	3,000
10	3.5	12	4,500
12	4	14	6,600
14	5	18	9,000
16	6	18	11,800
45° BEND			
6 OR LESS	4	12	3,200
8	5	14	5,800
10	6	18	9,000
12	7	18	13,000
14	8	24	17,000
16	11.5	24	23,200
90° BEND			
6 OR LESS	6	12	6,000
8	8	15	10,700
10	10	18	16,700
12	12	18	24,000
14	18	24	32,600
16	21	24	42,700
TEES & DEAD ENDS			
6 OR LESS	3	12	---
8	4	15	---
10	6	18	---
12	8.5	18	---
14	11.5	24	---
16	15	24	---

NOTE: ALL VALUES SHOWN ARE MIN. FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS. PER SQ. FT. WITH PIPELINE HAVING A MIN. OF 3 FT. OF COVER WITH CURB & GUTTER AND A 5 FT. MIN. WITHOUT CURB & GUTTER



THRUST BLOCKS DETAILS

W-3 2" METER SERVICE



WATERLINE CROSSING OVER SEWER LINE

WATERLINE CROSSING UNDER SEWER LINE

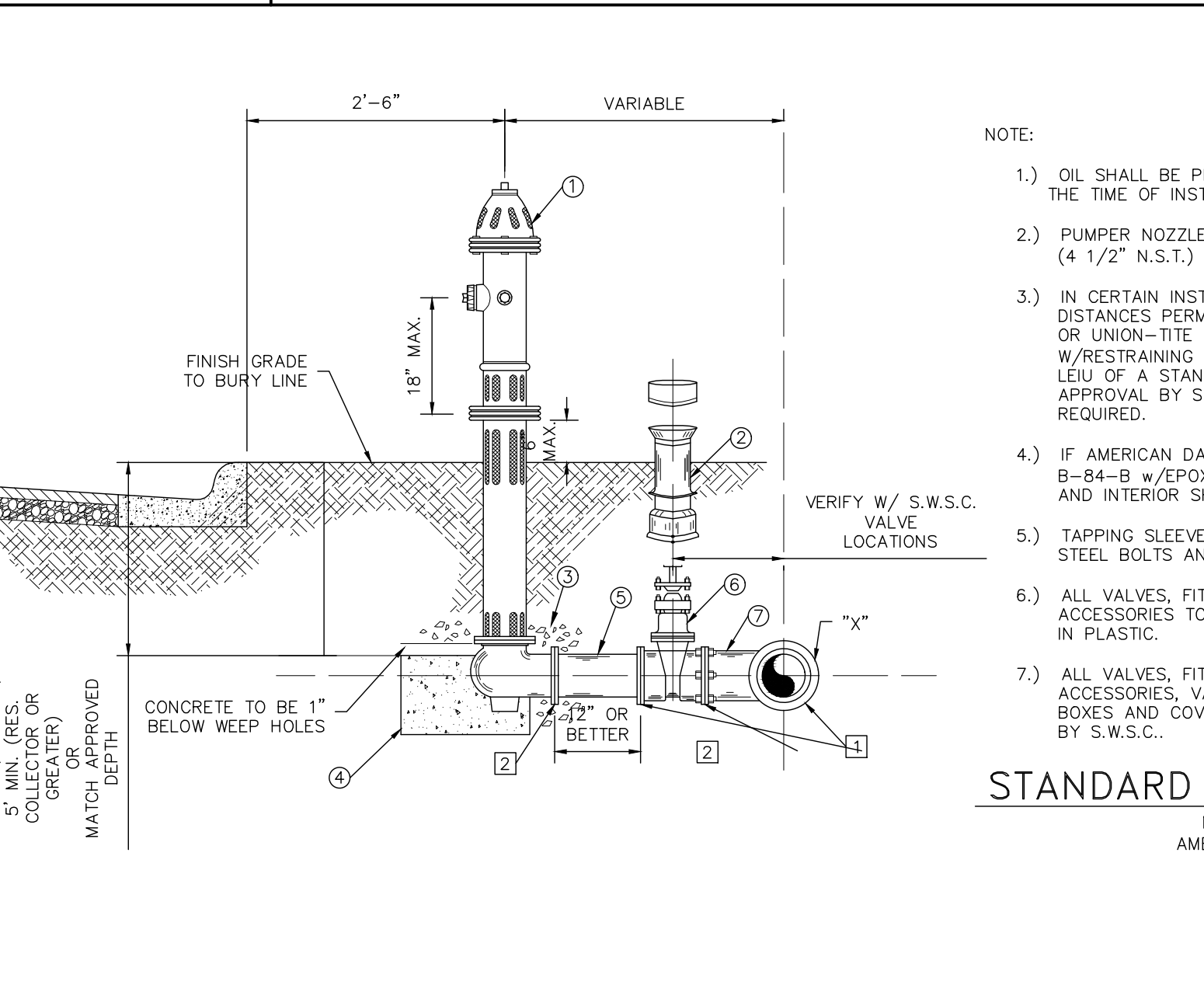
W-4B STANDARD WATER PIPE BEDDING DETAILS

(A) A COLLECTION SYSTEM PIPE THAT RUNS PARALLEL TO AND BELOW A WATER SUPPLY PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS, CORROSION-RESISTANT, NON-BRITTLE PIPE THAT:
(i) IS LOCATED AT LEAST TWO VERTICAL FEET BELOW THE WATER SUPPLY PIPE;
(ii) IS LOCATED AT LEAST FOUR HORIZONTAL FEET AWAY FROM THE WATER SUPPLY PIPE; AND
(iii) INCLUDES JOINTS THAT ARE DESIGNED TO SEAL AT ATMOSPHERIC PRESSURE.
(B) A CASING PIPE FOR A COLLECTION SYSTEM PIPE THAT RUNS PARALLEL BELOW A WATER SUPPLY PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS PIPE THAT:
(i) IS SEALED AT BOTH ENDS WITH CEMENT GROUT OR A MANUFACTURED SEAL;
(ii) IS AT LEAST TWO NOMINAL SIZES LARGER THAN THE WASTEWATER COLLECTION PIPE; AND
(iii) IS SUPPORTED BY SPACERS BETWEEN THE COLLECTION SYSTEM PIPE AND THE ENCASED PIPE AT A MAXIMUM OF FIVE-FOOT INTERVALS.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PAGE 6 CHAPTER 217- DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS
(7) IF A COLLECTION SYSTEM PIPE CROSSES BELOW A WATER SUPPLY PIPE, EACH PORTION OF THE COLLECTION SYSTEM PIPE WITHIN NINE FEET OF THE WATER SUPPLY PIPE MUST EITHER BE CONSTRUCTED USING AT LEAST 150 PSI PRESSURE CLASS PIPE ACCORDING TO SUBPARAGRAPH (A) OF THIS PARAGRAPH, OR MUST BE ENCASED IN CEMENT-STABILIZED SAND ACCORDING TO SUBPARAGRAPH (B) OF THIS PARAGRAPH, OR MUST BE ENCASED IN A CASING PIPE ACCORDING TO SUBPARAGRAPH (C) OF THIS PARAGRAPH. (A) A COLLECTION SYSTEM PIPE THAT CROSSES BELOW A WATER SUPPLY PIPE AND IS CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS, CORROSION-RESISTANT, NON-BRITTLE PIPE MUST:
(i) HAVE AT LEAST SIX INCHES OF SEPARATION BETWEEN THE OUTSIDES OF THE PIPES;
(ii) BE CENTERED ON THE CROSSING; (iii) BE AT LEAST 18 FEET LONG; AND
(iv) TERMINATE AT JOINTS THAT ARE DESIGNED TO SEAL AT ATMOSPHERIC PRESSURE.
(B) A COLLECTION SYSTEM PIPE THAT CROSSES BELOW A WATER SUPPLY PIPE AND IS CONSTRUCTED OF ANY MATERIAL OTHER THAN AT LEAST 150 PSI PRESSURE CLASS, CORROSION-RESISTANT, NON-BRITTLE PIPE MUST:
(i) HAVE AT LEAST TWO FEET OF SEPARATION BETWEEN THE OUTSIDES OF THE PIPES; AND
(ii) BE ENCASED IN CEMENT-STABILIZED SAND BACKFILL THAT MEETS THE REQUIREMENTS OF SUBPARAGRAPH (D) OF THIS PARAGRAPH.
(C) A CASING PIPE FOR A COLLECTION SYSTEM PIPE THAT CROSSES BELOW A WATER SUPPLY PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS PIPE THAT IS:
(i) SEALED AT BOTH ENDS WITH CEMENT GROUT OR A MANUFACTURED SEAL;
(ii) AT LEAST TWO NOMINAL SIZES LARGER THAN THE WASTEWATER COLLECTION PIPE; AND
(iii) SUPPORTED BY SPACERS BETWEEN THE COLLECTION SYSTEM PIPE AND THE ENCASED PIPE AT A MAXIMUM OF FIVE-FOOT INTERVALS.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PAGE 7 CHAPTER 217-DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS
(D) CEMENT-STABILIZED SAND FOR ENCASED COLLECTION SYSTEM PIPES MUST:
(i) INCLUDE AT LEAST 180 POUNDS OF CEMENT FOR EVERY CUBIC YARD OF SAND;
(ii) BE INSTALLED BEGINNING ONE-QUARTER PIPE DIAMETER BELOW THE CENTERLINE OF THE COLLECTION SYSTEM PIPE;
(iii) BE INSTALLED ENDING ONE FULL PIPE DIAMETER ABOVE THE TOP OF THE COLLECTION SYSTEM PIPE, OR 12 INCHES ABOVE THE TOP OF THE COLLECTION SYSTEM PIPE, WHICHEVER IS GREATER.

W-5 THRUST BLOCKS DETAILS

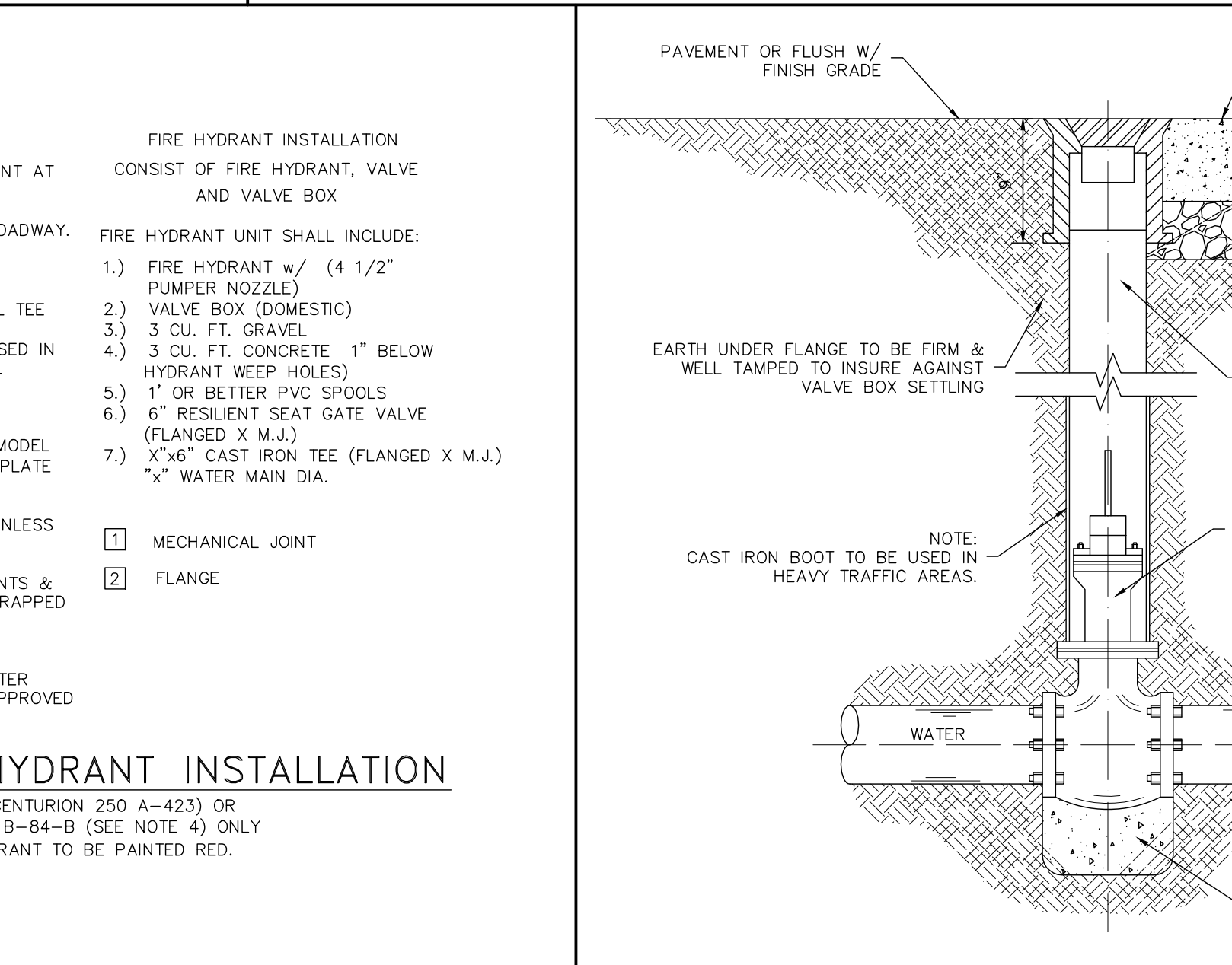


- NOTE:
1) OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION.
2) PUMPER NOZZLE SHALL FACE ROADWAY. (4 1/2" N.S.T.)
3) IN CERTAIN INSTANCES, WHERE DISTANCES PERMITS, A PARALLEL TEE OR UNION-TIE 90° ELBOW W/RESTRAINING LUGS MAY BE USED IN LEU OF A STANDARD TEE. FINAL APPROVAL BY S.W.S.C. REQUIRED.
4) IF AMERICAN DARLING IS USED MODEL B-84-B W/EPXY COAT VALVE PLATE AND INTERIOR SHOE.
5) TAPPING SLEEVES TO HAVE STAINLESS STEEL BOLTS AND NUTS.
6) ALL VALVES, FITTINGS & HYDRANTS & ACCESSORIES TO BE GREASED WRAPPED IN PLASTIC.
7) ALL VALVES, FITTINGS AND ACCESSORIES, VALVE BOXES, METER BOXES AND COVERS MUST BE APPROVED BY S.W.S.C.

STANDARD FIRE HYDRANT INSTALLATION

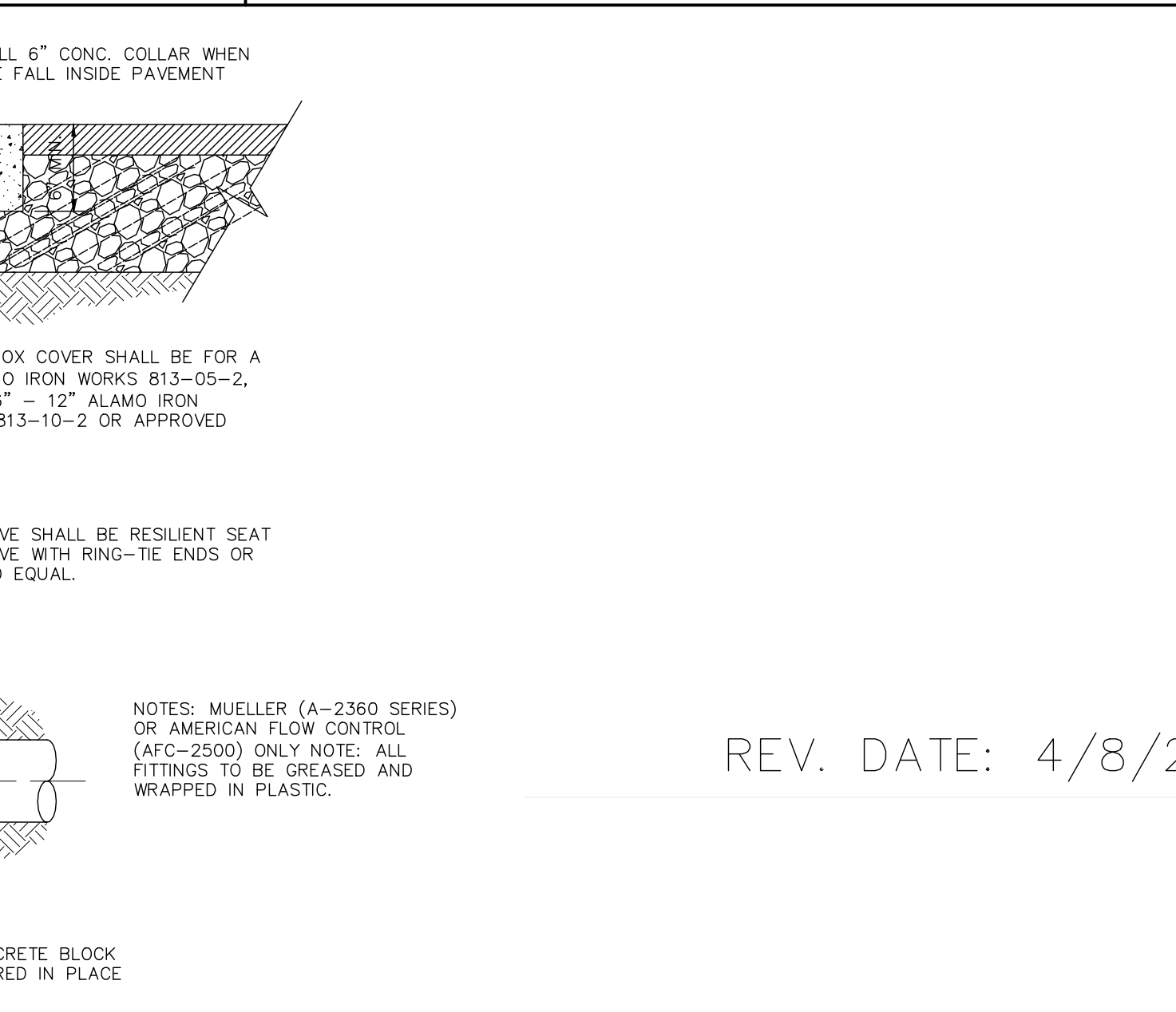
MULLER/SUPER CENTURION 250 A-423) OR AMERICAN DARLING B-84-B (SEE NOTE 4) ONLY
NOTE: FIRE HYDRANT TO BE PAINTED RED.

W-6A WATER / SANITARY SEWER CROSSING DETAILS



- FIRE HYDRANT INSTALLATION CONSIST OF FIRE HYDRANT, VALVE AND VALVE BOX
FIRE HYDRANT UNIT SHALL INCLUDE:
1.) FIRE HYDRANT w/ (4 1/2" PUMPER NOZZLE)
2.) VALVE BOX (DOMESTIC)
3.) 3 CU. FT. GRAVEL
4.) 3 CU. FT. CONCRETE 1" BELOW HYDRANT WEEP HOLES)
5.) 1" OR BETTER PVC SPOOLS
6.) 6" RESILIENT SEAT GATE VALVE (FLANGED X M.J.)
7.) X"x6" CAST IRON TEE (FLANGED X M.J.) X" WATER MAIN DIA.
- 1) MECHANICAL JOINT
2) FLANGE

W-6B WATER / SANITARY SEWER CROSSING DETAILS



NOTES: MULLER (A-2360 SERIES) OR AMERICAN FLOW CONTROL (AFC-250) ONLY NOTE: ALL FITTINGS TO BE GREASED AND WRAPPED IN PLASTIC.

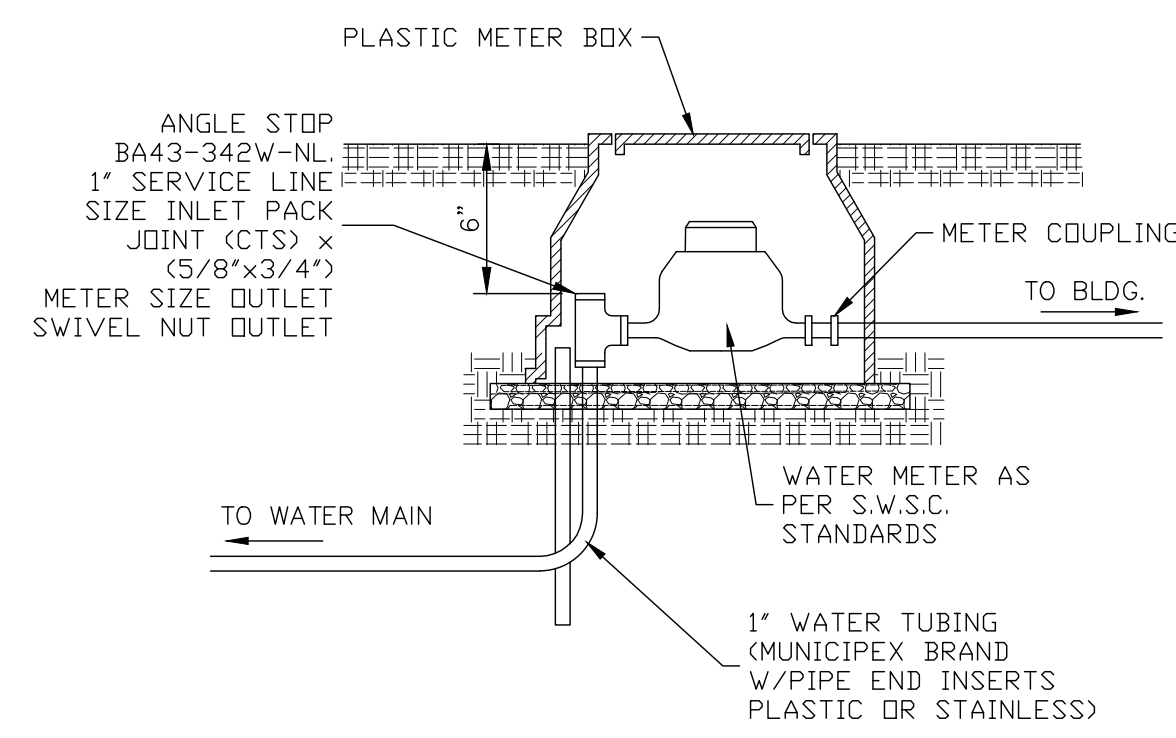
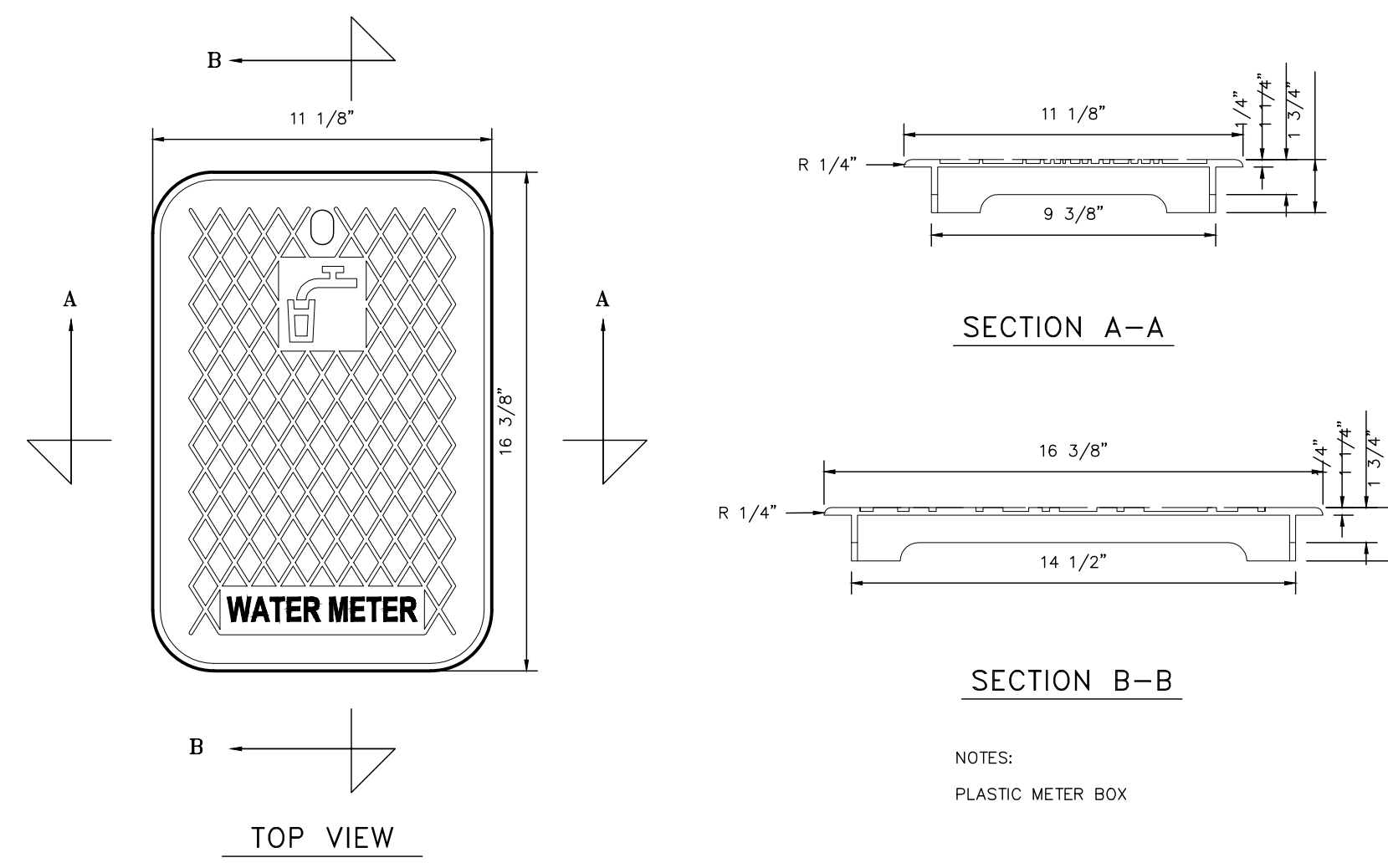
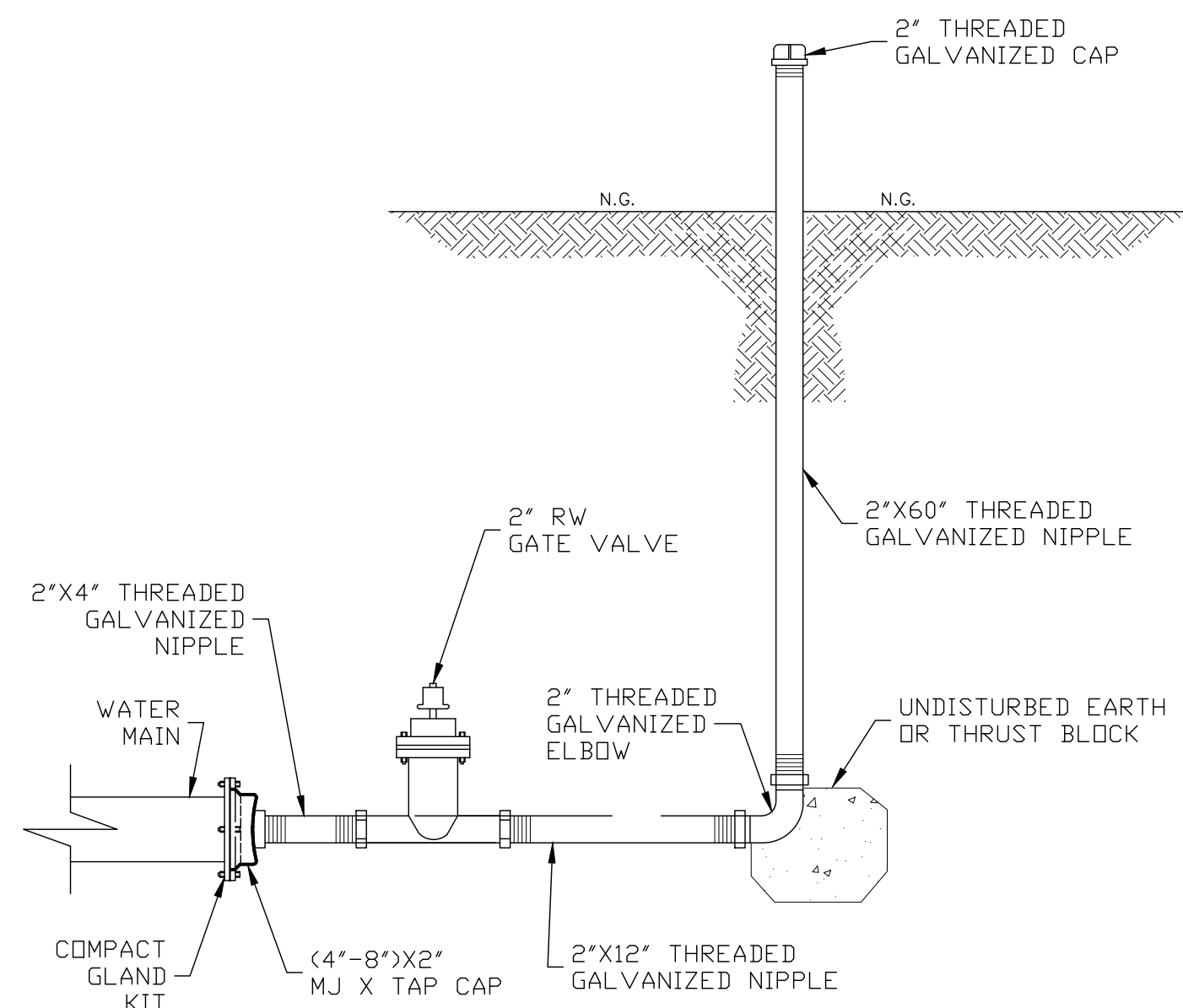
REV. DATE: 4/8/20

W-6C WATER / SANITARY SEWER CROSSING DETAILS

W-7 STANDARD WATER PIPE BEDDING DETAILS

W-8 TYPICAL VALVE AND VALVE BOX INSTALLATION ON MAIN LINE

W-8 TYPICAL VALVE AND VALVE BOX INSTALLATION ON MAIN LINE

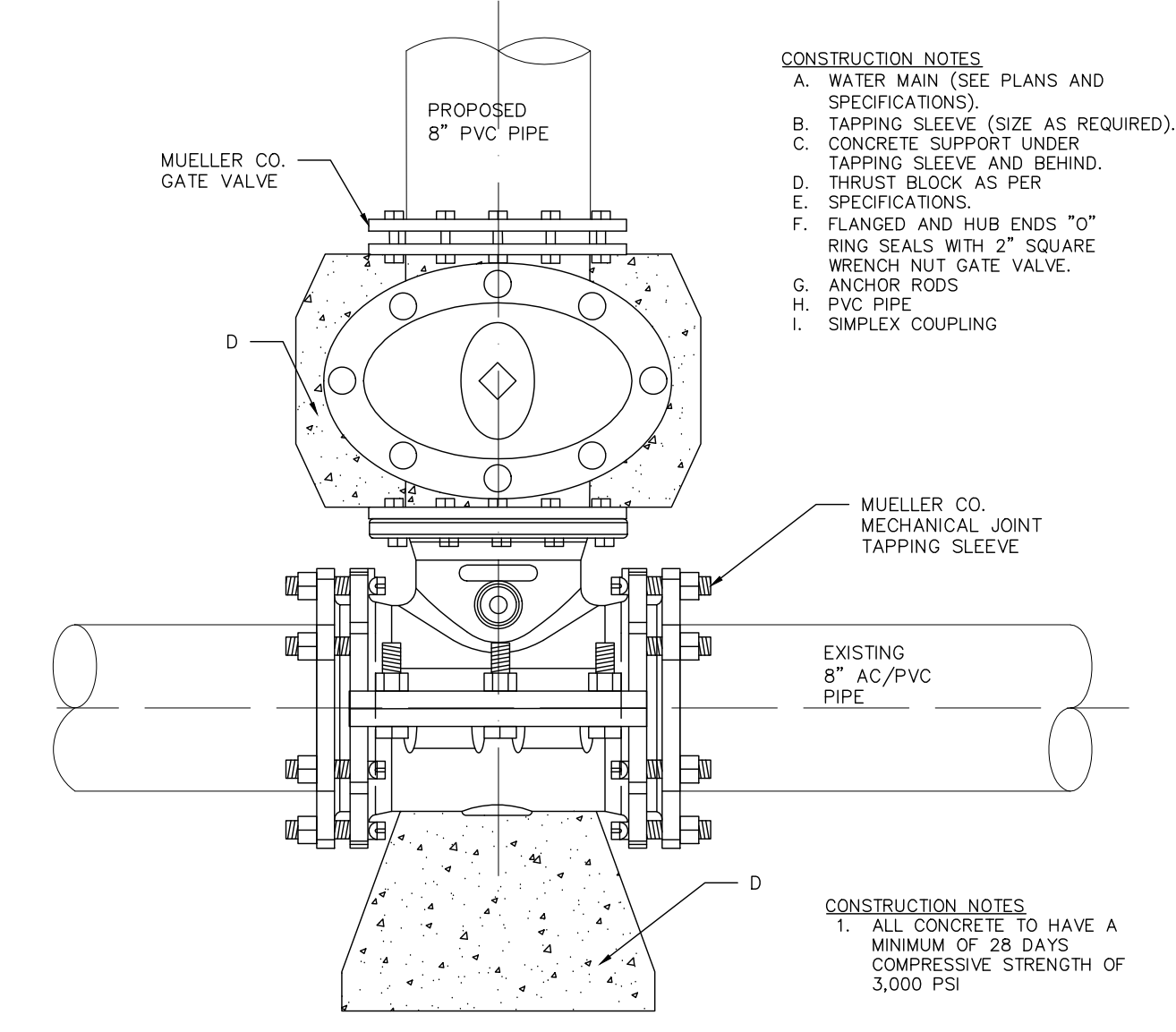
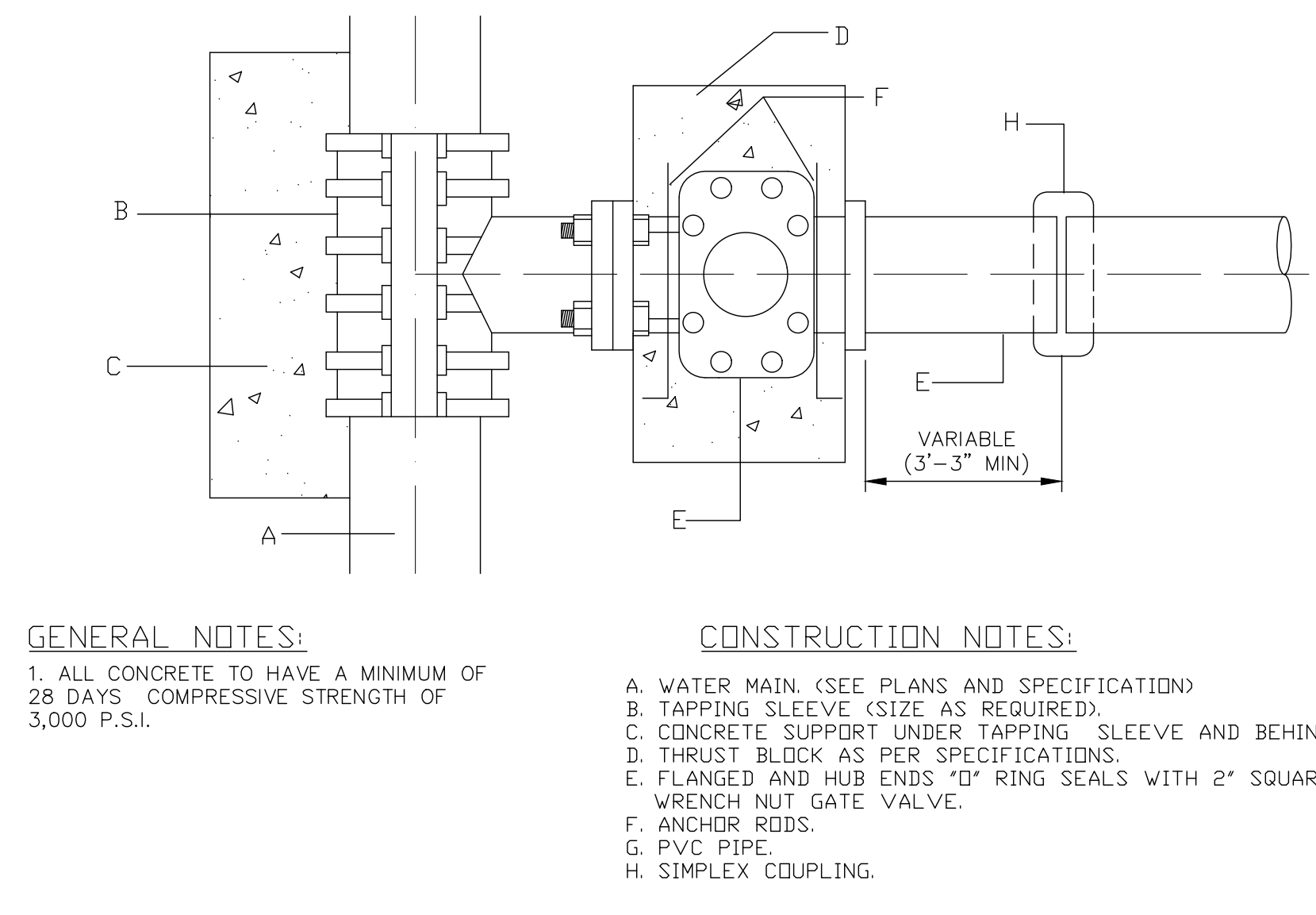
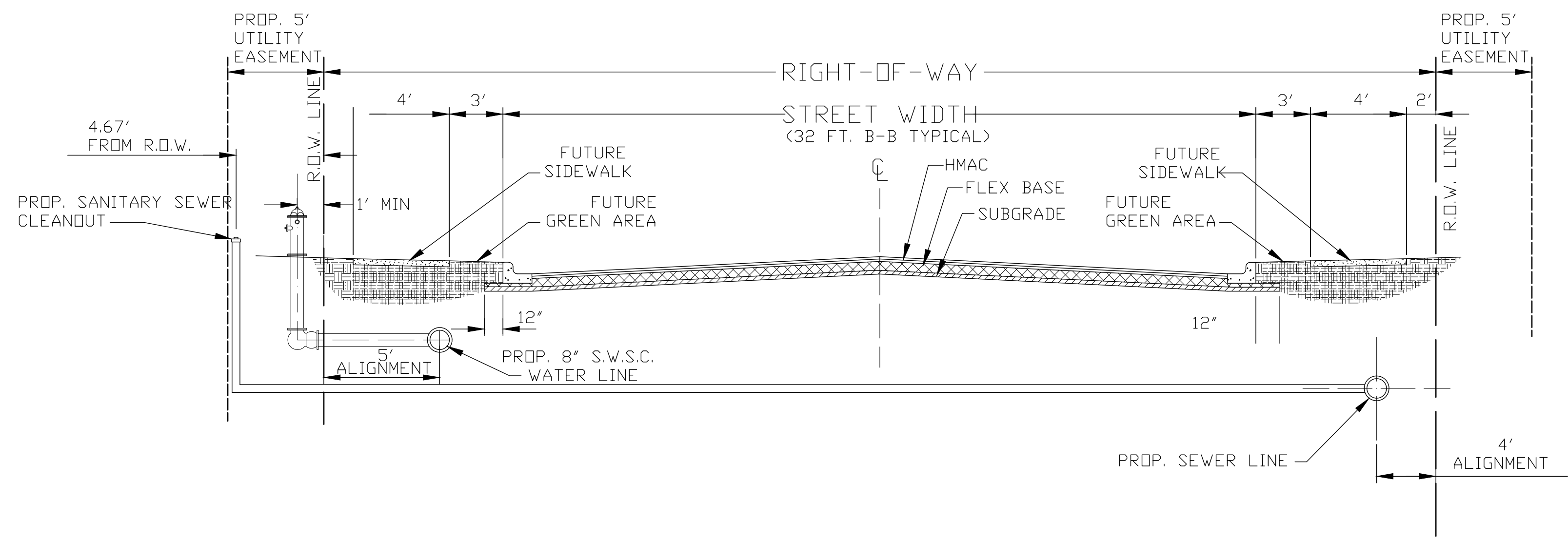


W-9 OMIT
(FUTURE DETAIL USE)

W-10 FLUSH VALVE
DETAIL

W-11 METER COVER
DETAIL

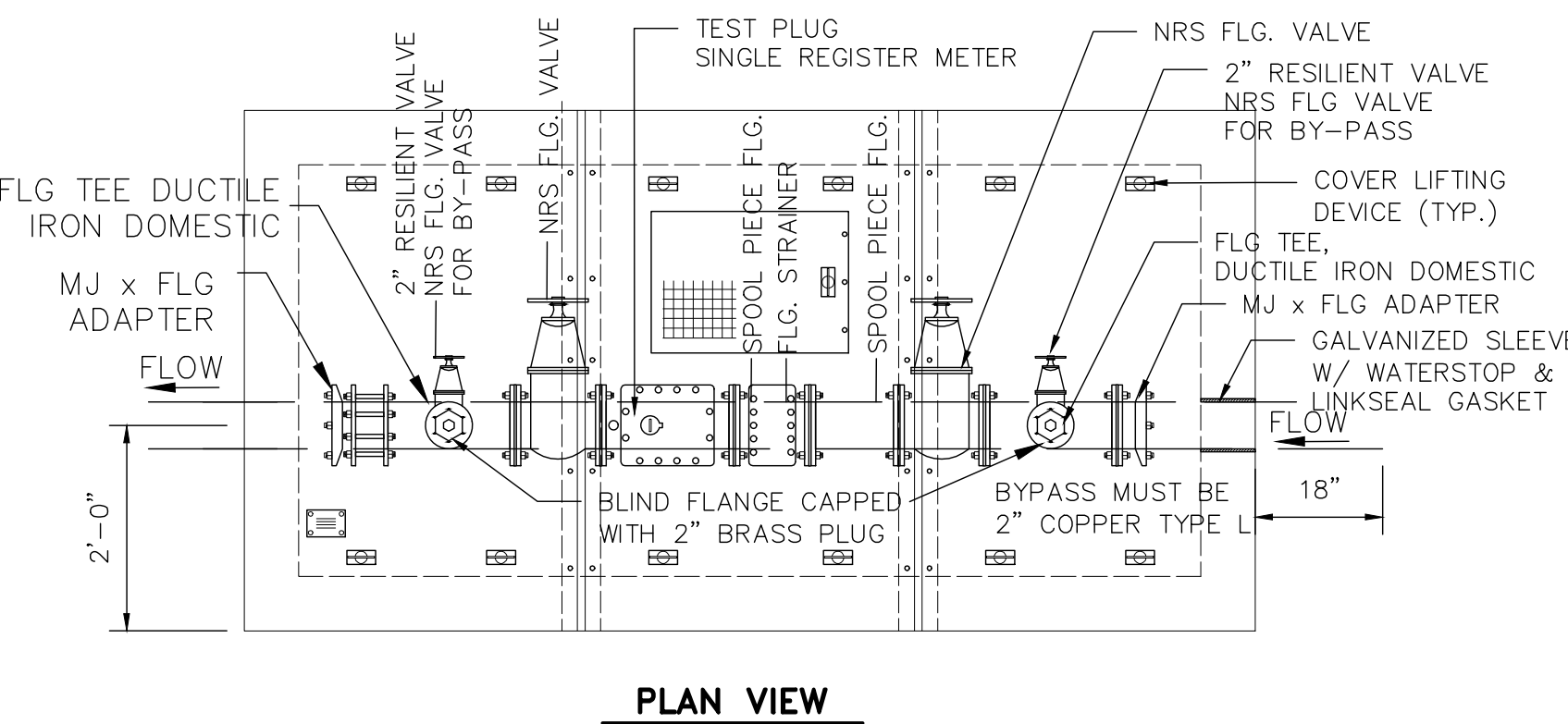
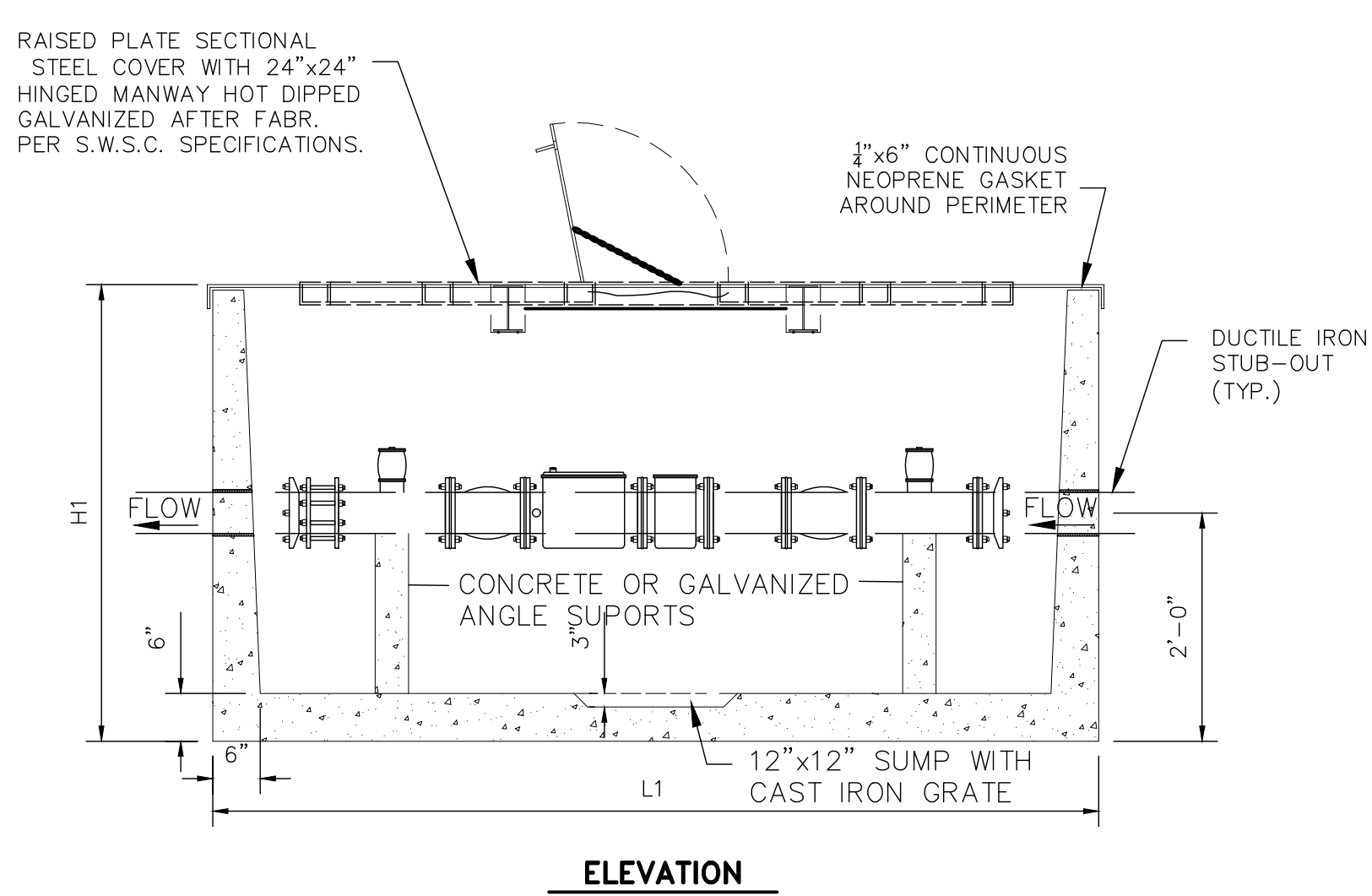
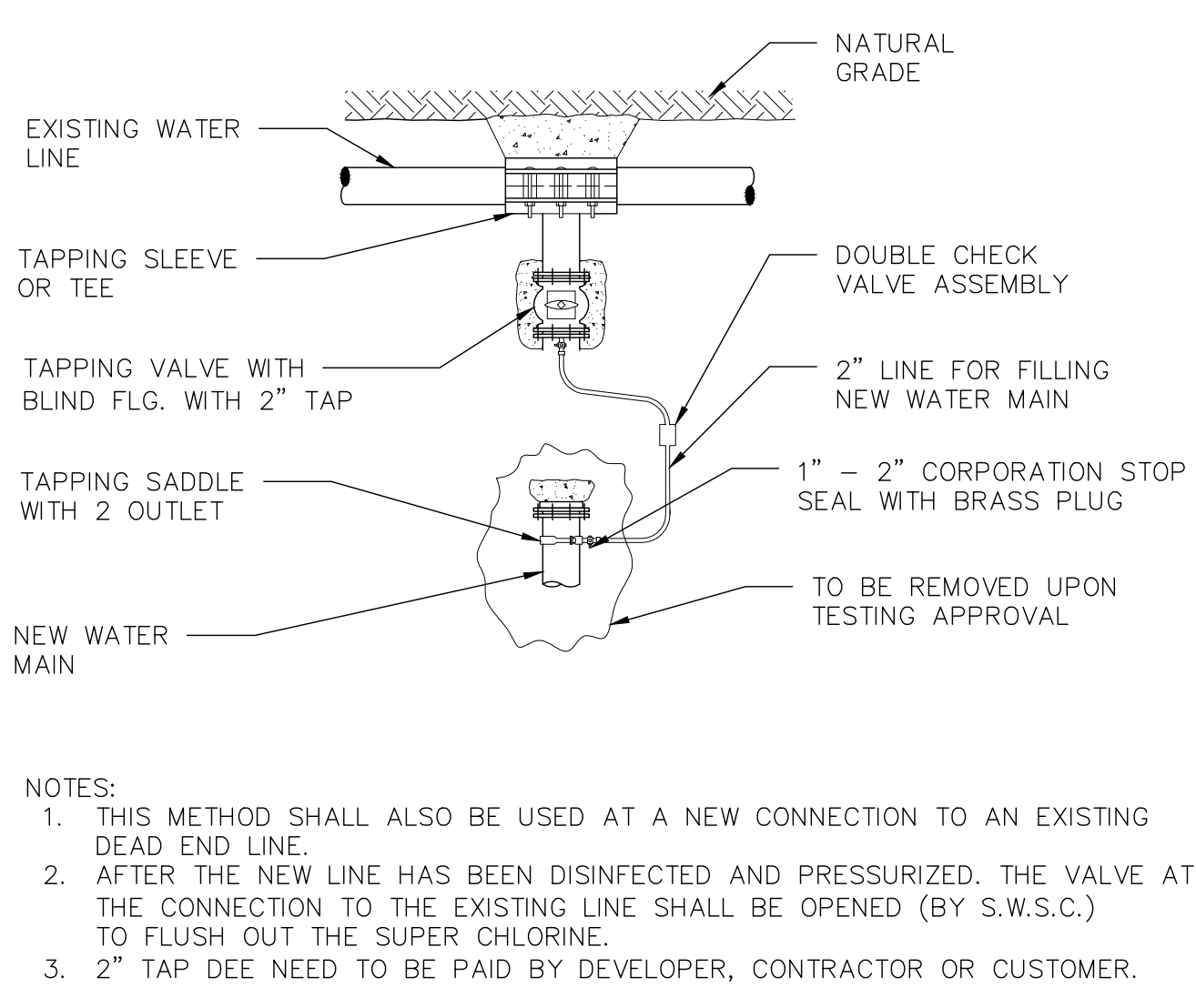
W-12 TYPICAL WATER METER
INSTALLATION



W-13 TYPICAL LOCAL STREET SECTION

W-14 WATER TAPPING SLEEVE & VALVE
INSTALLATION

W-15 SAME SIZE WATER TAPPING SLEEVE
AND VALVE INSTALLATION



SPECIFICATIONS:
CONCRETE: CLASS 1 CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT OF MONOLITHIC CONSTRUCTION AT FLOOR AND FIRST STAGE OF WALL WITH SECTIONAL RISER TO REQUIRED DEPTH.
REINFORCEMENT: GRADE 60 REINFORCED. STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.
STEEL COVER: ALL STEEL FABRICATION SHALL BE IN ACCORDANCE TO AWA D1.1. STEEL SHALL BE ASTM A36 CARBON STEEL, AND HOT DIPPED GALVANIZED AFTER FABRICATION IN ACCORDANCE TO ASTM A 123. STANDARD COVER IS RATED FOR 50 PSF.
ENGINEERING DATA: THE METER ASSEMBLY SHALL BE FACTORY ASSEMBLED IN VAULT & HYDROSTATICALLY TESTED PRIOR TO DELIVERY. FIELD EXCAVATION & PREPARATION SHALL BE COMPLETE PRIOR TO DELIVERY. PIPE, VALVES AND FITTINGS OF THE ASSEMBLY SHALL BE APPROVED BY ONE OR MORE OF THE FOLLOWING ASSOCIATIONS: AMERICAN WATER WORKS ASSOCIATION, UNDERWRITERS LABORATORIES, UNIFORM PLUMBING CODE, AMERICAN SOCIETY OF SANITARY ENGINEERING.

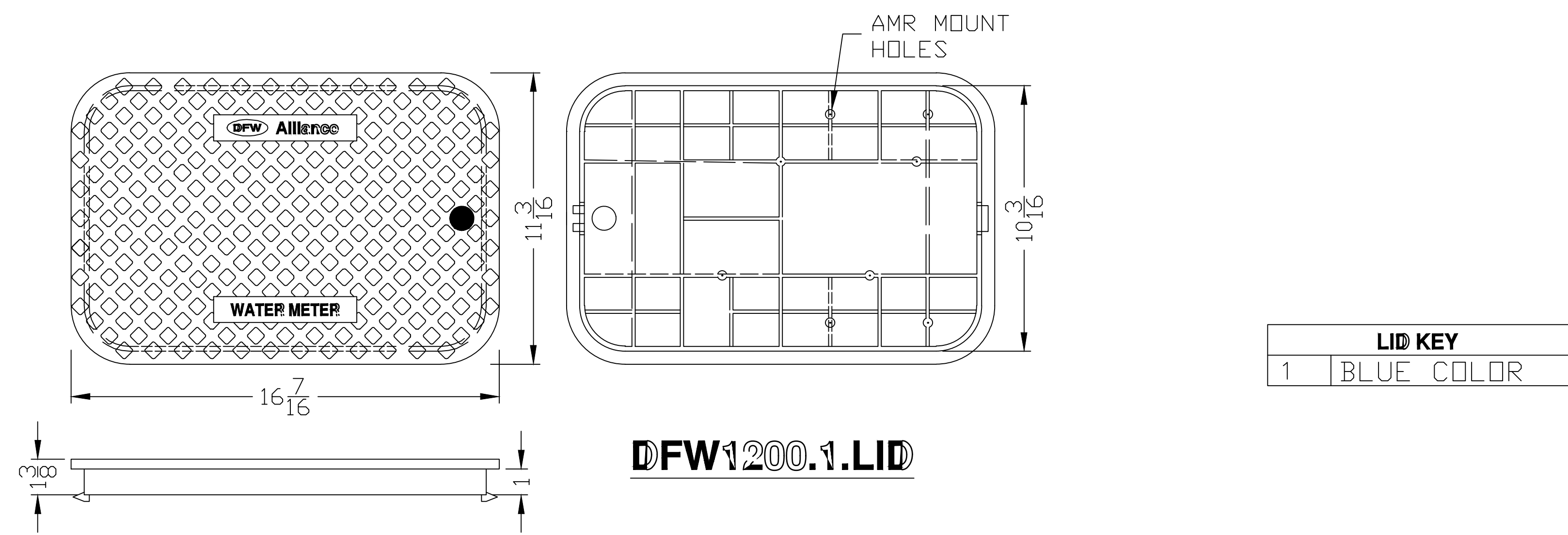
MODEL	SIZE	BY PASS	L1	W1	H1	WEIGHT LBS
DMCCOH3	3"	2"	11'-6"	6'-0"	4'-3"	14,500
DMCCOH4	4"	2"	11'-6"	6'-0"	4'-3"	15,000
DMCCOH6	6"	4"	13'-6"	6'-0"	4'-3"	15,500

W-16 METHOD FOR FILLING NEW WATER LINES
PRIOR TO CHLORINATION AND TESTING

W-17A METER VAULT
DETAILS

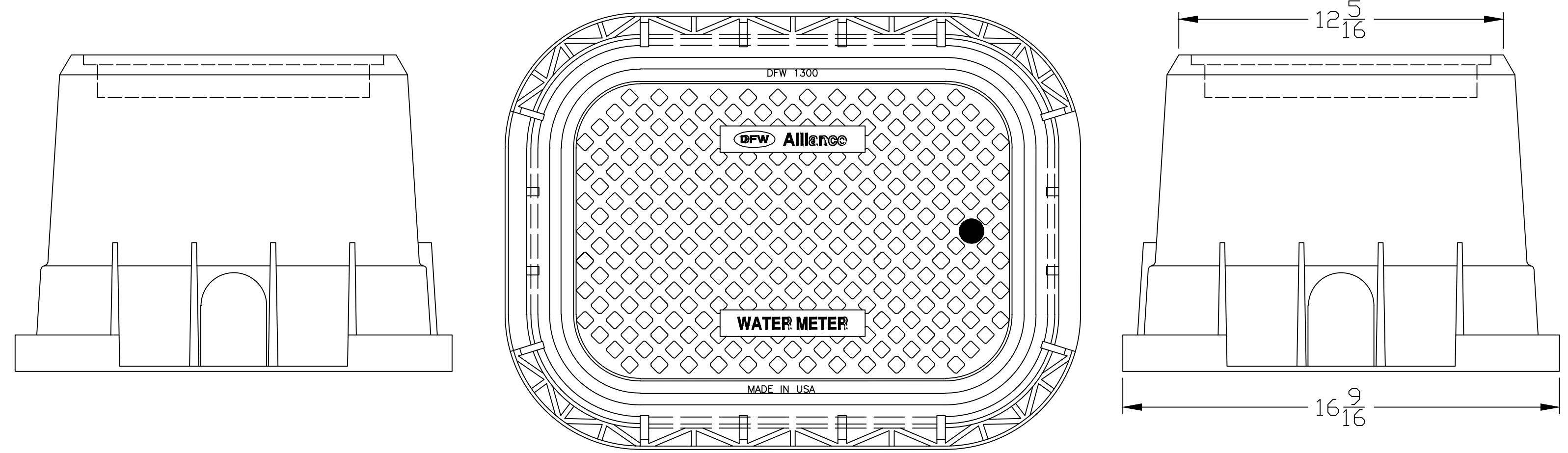
W-17B METER VAULT
DETAILS

W-17C METER VAULT
GENERAL NOTES

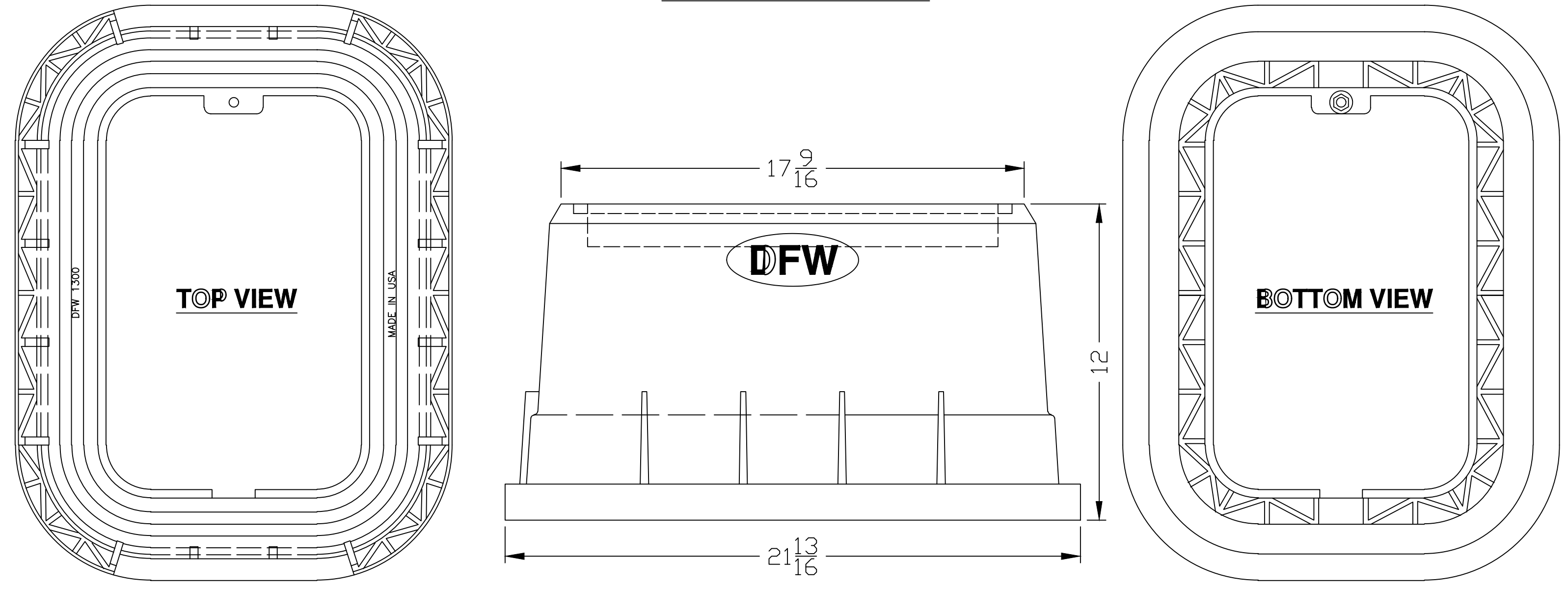


LID KEY	
1	BLUE COLOR

DFW1200.1.LID



DFW1300.12.1



DFW1300.12.BODY

- NOTES**
- 1) DIM'S ± 1/8" U.N.O.
 - 2) LID MATERIAL: POLYPROPYLENE
 - 3) BODY MATERIAL: POLYPROPYLENE
 - 4) WALL THICKNESS: 1/8" ± 5%
 - 5) I.W.A. = INSIDE WORK AREA

DFW PLASTICS, INC. ENGAGES IN ONGOING RESEARCH AND DEVELOPMENT TO IMPROVE AND ENHANCE ITS PRODUCTS. THEREFORE, DFW PLASTICS, INC. RESERVES THE RIGHT TO CHANGE PRODUCT OR SYSTEM SPECIFICATIONS WITHOUT NOTICE.



DFW PLASTICS, INC.
 PO BOX 648
 BEDFORD, TEXAS 76095
 (817) 439-3600
 (817) 439-3700 (f)
 www.dfwplasticsinc.com

DFW1300.12.1

CREATED: 03/12/2013
UPDATED: 03/20/2014
ACCEPTED: JMe
DRAWN BY: RMe
PLOT SCALE: 1:8

BENTSEN GROVES LOT 322,
VOL 7 PG 30 HCMR.
DOCUMENT NUMBER 3122607 HCDR

OWNER: ERICK RIOS & ARLET MARROQUIN
BENTSEN GROVES 5.0 AC OUT OF LOT 320,
VOL 7 PG 30 HCMR.
DOCUMENT NUMBER 3084578 HCDR

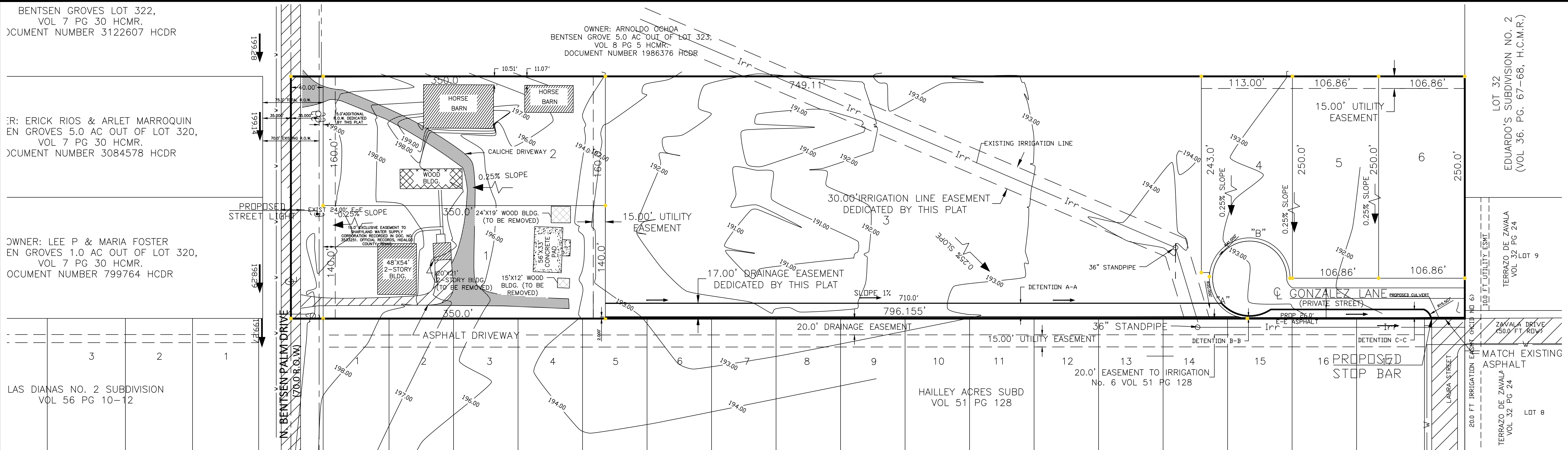
OWNER: LEE P & MARIA FOSTER
BENTSEN GROVES 1.0 AC OUT OF LOT 320,
VOL 7 PG 30 HCMR.
DOCUMENT NUMBER 799764 HCDR

LAS DIANAS NO. 2 SUBDIVISION
VOL 56 PG 10-12

OWNER: ARNOLDO OCHOA
BENTSEN GROVE 5.0 AC OUT OF LOT 323,
VOL 8 PG 5 HCMR.
DOCUMENT NUMBER 1986376 HCDR

LOT 32
EDUARDO'S SUBDIVISION NO. 2
(VOL 36, PG. 67-68, H.C.M.R.)

SCALE: 1"=60'



**DRAINAGE REPORT FOR
JLG SUBDIVISION
REPLAT OF LOT 321, BENTSEN GROVES SUBDIVISION**

PROJECT LOCATION
The property is an approximate 10.00-acre (436,569.00 square feet) tract of land comprising of lot 321 out of Bentsen Groves Subdivision Addition "C", Hidalgo County, Texas. The proposed six (6) lot subdivision is located approximately 4800 feet north of the intersection of Mile 7 (107) and North Bentsen Palm Drive in Mission, Hidalgo County, Texas.

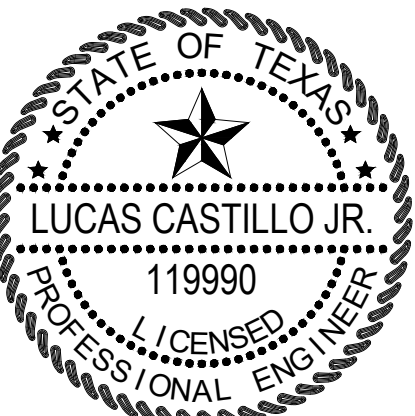
FLOOD PLAIN
The subject property is in Flood Zone X of the Hidalgo County FEMA (Federal Emergency Management Agency) Flood Insurance Rate Map (FIRM) Panel No. 480334 0290 D, dated June 06, 2000. Zone X is defined as areas determined to be outside 500-year flood-plain.

SOIL CONDITIONS
According to the Hidalgo County Soil Survey (USDA United States Department of Agriculture) Soil Conservation Service, the subsurface consist of Brennan fine sandy loam (3), Hidalgo fine sandy loam (25) and Racombes sandy clay loam (48). These soils are moderately to well drained, permeability is moderate with 0 to 1 percent slope. Attached are the engineering index properties of the designated soils from the Soil Survey of Hidalgo County.

EXISTING CONDITIONS
The site currently consists of single-family residential homes with plenty of grass area and has a slight slope towards the East. Runoff from the property currently travels east down Zavala Dr. via curb and gutter, then south La Homa Rd via an existing roadside ditch approximately 4,800 ft. south to Mile 7 Rd. Additionally, an existing roadside ditch on east side of Bentsen Palm carries flow south about 4,800 ft. also toward Mile 7 Rd. Stormwater then flows east via roadside ditch to HCCD1's FM 681 Outfall. Existing runoff is currently calculated as Q = 9.69 cfs.

PROPOSED CONDITIONS
The property is located within Mission ETJ, Hidalgo County, Texas. The proposed subdivision will consist of 6 lots each a half-acre or more in size. Calculations show that after development the runoff will be Q = 20.25 cubic feet per second for an increase of Q = 10.56 cubic feet per second. Detention required will be 20,285 cubic feet (0.47-acre feet). Proposed detention volume will meet requirement of 21,839.95 cubic feet and will be accomplished by construction of a ditch on the south side of lot 3 and along the road to then connect and flow east to Zavala Drive. These improvements will be sized to hold the additional runoff calculated to meet current City and County requirements of 50-year storm event detention calculations with existing 10-year release rate.

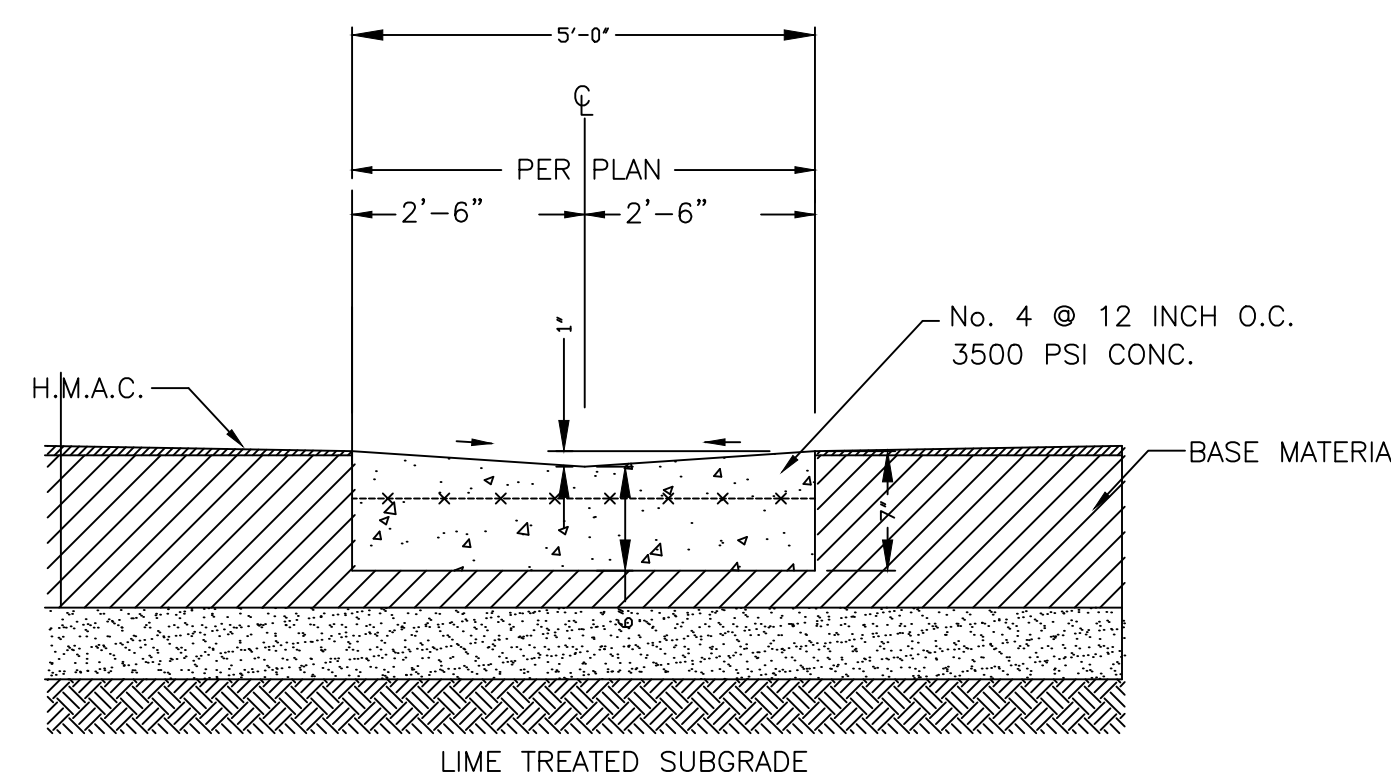
CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" [AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN] AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0290 D (MAP REVISED: MAY 17, 2001 LOMR) IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



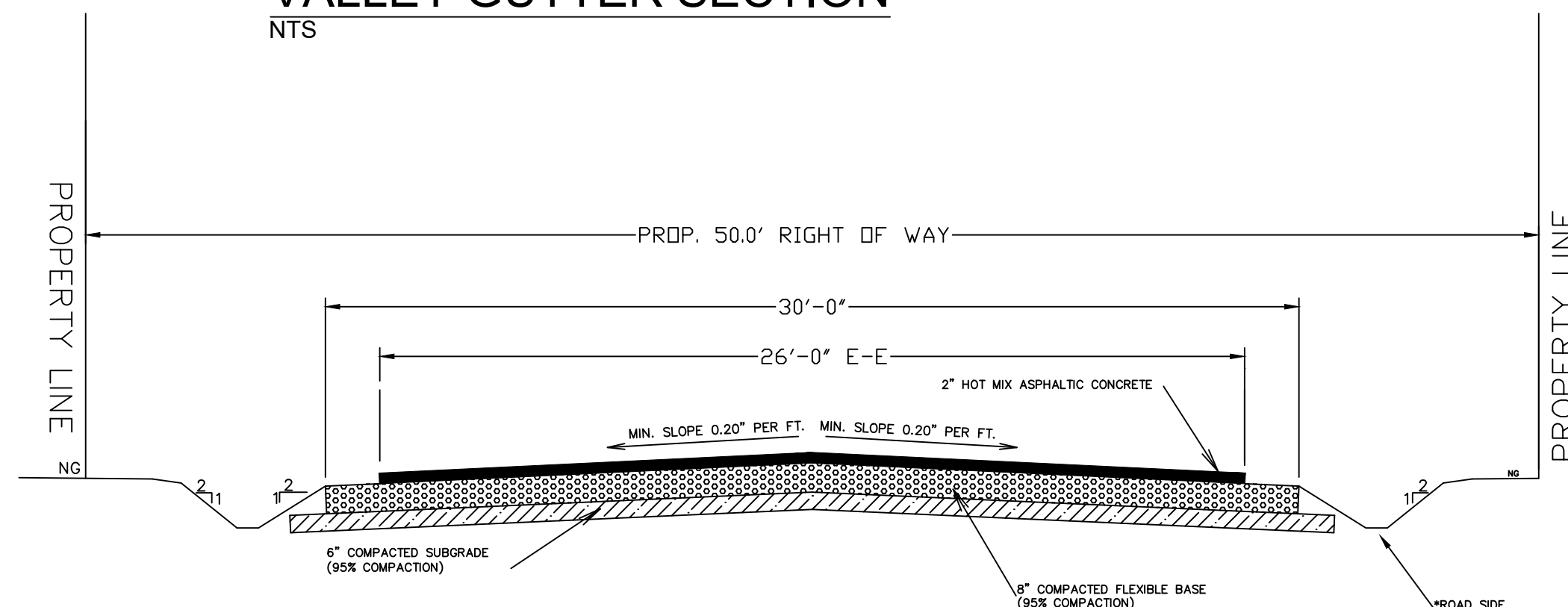
SIGNATURE _____ DATE _____

**JLG SUBDIVISION
MAP OF TOPOGRAPHY & DRAINAGE**

BEING A 10.0 ACRE (436,569.00 SQ.FT.) GROSS, 9.74 ACRE (424,569.00 SQ.FT.) NET, TRACT OF LAND BEING ALL OF LOT 321, BENTSEN GROVES SUBDIVISION ADDITION "C", AN ADDITION TO HIDALGO COUNTY, TEXAS, ACCORDING TO THE OF MAP RECORDED IN VOLUME 7, PAGE 30, AS PER DEED RECORDS THEREOF RECORDED IN WARRANTY DEED WITH VENDORS LIEN NUMBER: 879936, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

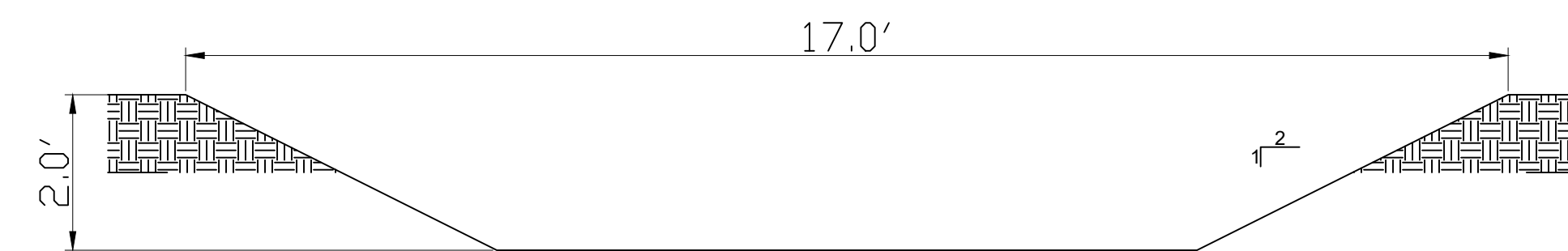


**VALLEY GUTTER SECTION
NTS**

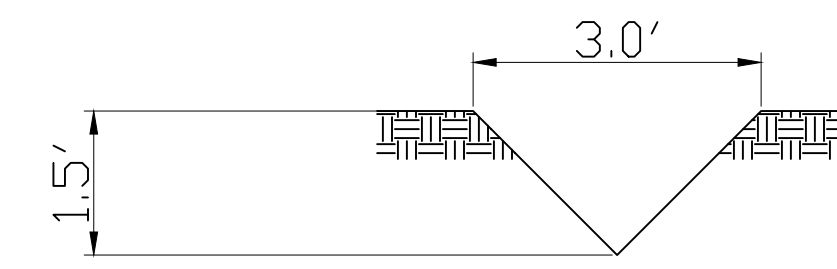


STREET SECTION

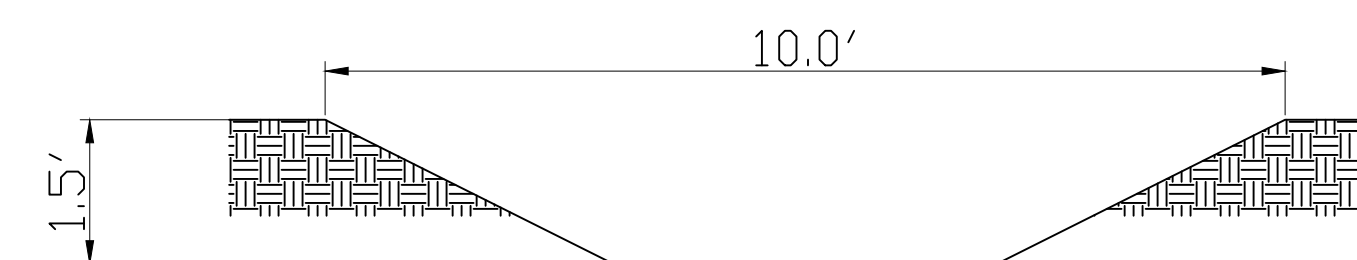
NOT TO SCALE



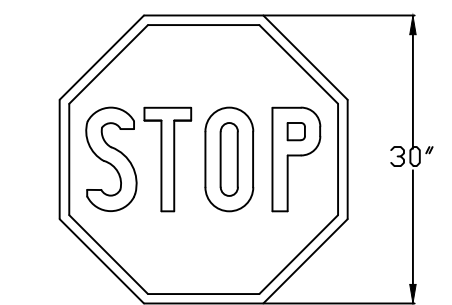
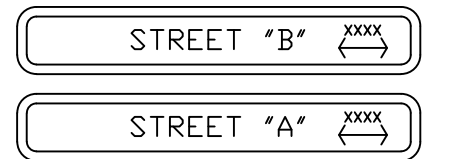
**CROSS-SECTION A
DETENTION AREA**
LENGTH: 756.5 FT.
VOLUME: 19,669 CF



**CROSS-SECTION B
DETENTION AREA**
LENGTH: 81.2 FT.
VOLUME: 182.25 CF



**CROSS-SECTION C
DETENTION AREA**
LENGTH: 189.4 FT.
VOLUME: 1,988.7 CF

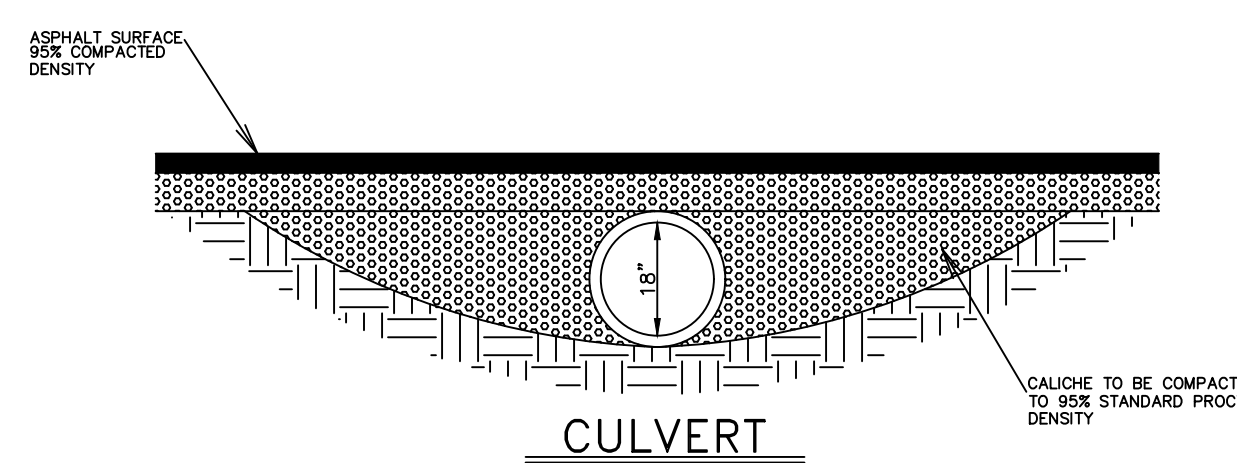


**STOP BAR
NTS**



COST ESTIMATE

WATER DISTRIBUTION:	\$ _____
DRAINAGE IMPROVEMENTS:	\$ _____
PAVING IMPROVEMENTS:	\$ _____
SEPTIC TANK (OSSF):	\$ _____



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

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



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/20/2024

SUBDIVISION NAME: JLG SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Bentsen Palm Drive: Dedication as required for 40 ft. from centerline for 80 ft. total ROW
 Paving: 52 ft. Curb & gutter: both sides
 Revisions required:
 - For the existing ROW, provide a copy of the referenced document for staff review prior to final/recording.
 - A plat note to reference the contractual agreement for paving, curb and gutter, and sidewalk on N. Bentsen Palm Drive will be finalized prior to recording.
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to recording.
 **COM Thoroughfare Plan

Required

**A variance application and letter (VAR2023-0022) was submitted by the applicant which includes a request to not provide or escrow sidewalk and curb and gutter along N. Bentsen Palm Drive. The City Commission approved a contractual agreement in lieu of paving, curb and gutter, or sidewalk for N. Bentsen Palm Drive on October 9, 2023.

Gonzalez Lane (interior street): Dedication as required for 50 ft.
 Paving: 32 ft.*** Curb & gutter: both sides***
 ** As per the applicant, the subdivision is private but not gated.
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to recording.
 **COM Thoroughfare Plan

Applied

***A revised variance request (VAR2023-0022) was submitted by the applicant which includes the following items for the interior street (Gonzalez Lane): Request of 26 ft. paving width for the interior street instead of minimum 32 ft., not to provide or escrow sidewalk, and curb and gutter, but 96 ft. of paving for the Cul-de-Sac. The City Commission approved the variances as requested to provide 26 ft. paving width for the interior street and to not provide or escrow for curb and gutter or sidewalk for the interior street and Cul-de-Sac.

****A variance request (VAR2024-0005) to allow a street jog of 40 ft. between Gonzalez Lane and Zavala Drive centerline has been reviewed and approved administratively by staff as compliance with the requirement has not been feasible based on the existing development in this area. Also the subdivision is private and Gonzalez Lane is providing access to four single-family lots.

<p>N/S Quarter Mile Collector (east boundary): dedication as required for 30-35 ft. for 60-70 ft. total ROW*** Paving: 40-44 ft. Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan</p> <p>***A variance application and letter (VAR2023-0022) was submitted by the applicant which includes a request to not provide or escrow for a N/S quarter mile collector (east boundary). The variance request was approved by Planning and Zoning Commission on September 19, 2023, as a future collector street at this location did not seem feasible since other subdivisions were recorded at this area without dedicating ROW for a future N/S quarter mile collector.</p>	<p>Applied</p>
<p>* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118</p> <p>**A variance application and letter (VAR2023-0022) was submitted by the applicant which includes a variance request for 1200 ft. block length requirement. The proposed block length is 1,415.83 ft. The variance request was approved by Planning and Zoning Commission on September 19, 2023, as a future collector street at this location did not seem feasible since other subdivisions recorded at this area have not dedicated ROW for a future N/S quarter mile collector.</p>	<p>Applied</p>
<p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p>	<p>NA</p>
<p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p> <p>**A revised variance application and letter (VAR2023-0022) was submitted by the applicant which includes a request to provide 100 ft. diameter ROW with 96 ft. of paving for the Cul-de-Sac instead of minimum 116 ft. of ROW for 96 ft. of paving face to face as required by Fire Department and 10 ft. additional ROW back of curb. Planning and Zoning Commission approved 100 ft. ROW for the Cul-de-Sac for this private subdivision with 96 ft. paving face-to-face as required by Fire Department on September 19, 2023.</p>	<p>Applied</p>
<p>ALLEYS</p>	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106</p>	<p>NA</p>
<p>SETBACKS</p>	
<p>* Front: Lots 1 & 2: 45 ft. or greater for easements, or inline with the average existing structures, whichever is greater Lots 3-6: 25 ft. or greater for easements **Zoning Ordinance: Section 138-356 & 138-367</p>	<p>Applied</p>
<p>* Rear: 15 ft. or greater for easements **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Sides: 6 ft. or greater for easements **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Corner: (proposing) 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>

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

SIDEWALKS	
<p>* A 4 ft. wide minimum sidewalk required on N. Bentsen Palm Drive - A plat note to reference the contractual agreement must be finalized prior to final/recording. **Subdivision Ordinance: Section 134-120</p> <p>**A variance application and letter (VAR2023-0022) was submitted by the applicant which includes a request to not provide or escrow sidewalk and curb and gutter along N. Bentsen Palm Drive and Gonzalez Lane (interior street). On October 9, 2023, the City Commission approved the variances for a contractual agreement in lieu of paving, curb and gutter, or sidewalk on N. Bentsen Palm Drive, and approved to not provide or escrow for curb and gutter or sidewalk for the interior street and Cul-de-Sac.</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time. ** City Commission approved a contractual agreement in lieu of providing or escrowing for sidewalk, curb and gutter on N. Bentsen Palm Drive. A plat note to reference the contractual agreement must be finalized prior to final/recording.</p> <p>**A variance application and letter (VAR2023-0022) was submitted by the applicant which includes a request to not provide or escrow sidewalk and curb and gutter along N. Bentsen Palm Drive and Gonzalez Lane (interior street). 10/09/2023: The City Commission approved the variances as requested for a contractual agreement in lieu of paving, curb and gutter, or sidewalk on N. Bentsen Palm Drive, on October 9, 2023.</p>	<p>Required</p>
	<p>Applied</p>
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses. **Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Applied</p>
	<p>Applied</p>
	<p>Applied</p>
NOTES	
<p>**Must comply with City Access Management Policy.</p> <p>**A variance application and letter (VAR2023-0022) was submitted by the applicant which includes a request to not provide or escrow for a N/S quarter mile collector (east boundary). The variance request was approved administratively by staff as a future collector street at this location did not seem feasible since other subdivisions were recorded at this area without dedicating ROW for a future N/S quarter mile collector.</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>** As per the applicant, the subdivision is private but not gated.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>Applied</p>
	<p>NA</p>
	<p>Applied</p>
	<p>NA</p>

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

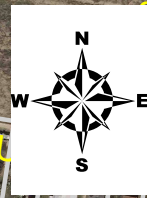
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. ** As per the applicant, the subdivision is private but not gated. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>Applied</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Provide a copy of the draft HOA draft document prior to final/recording. ** As per the applicant, the subdivision is private but not gated. **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/private streets **Subdivision Ordinance: Section 134-1</p>	<p>Applied</p>
<p>* Minimum lot width and lot area **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>ZONING/CUP</p>	
<p>* Existing: ETJ Proposed: ETJ ***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. - Subdivision is located in ETJ. Park fees do not apply to ETJ subdivisions unless they get annexed.</p>	<p>NA</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. - Subdivision is located in ETJ. Park fees do not apply to ETJ subdivisions unless they get annexed.</p>	<p>NA</p>
<p>* Pending review by the City Manager's Office.</p>	<p>NA</p>
<p>TRAFFIC</p>	
<p>* As per Traffic Department, Trip Generation for a 6-Lot Single Family subdivision is waived</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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - The revised plat submitted on December 16, 2024, is proposing to move the west line of Lot 4, 10 ft. to the west, essentially increasing the size of Lot 4 and decreasing the size of Lot 3. However, L5 is labeled as 5 ft. and the lot dimensions for Lot 3 seems to be the same from the previous plat. Verify all lot dimensions on the plat prior to recording and clarify/revise as applicable. - There seems to be a gap between the 17 ft. drainage easement on the south side of Lot 3 and the south lot line. Clarify and show the distance as applicable prior to recording. The easement seem to continue to the east on the private street ROW. Label and add dimensions as applicable prior to recording. - As per the applicant, the subdivision is private. The owner's signature block wording does not comply with City of McAllen requirements. It must be referenced correctly to include public dedication for N. Bentsen Palm Drive. -Contact Staff for any questions. - Signature blocks must comply with Section 134-61 of Subdivision ordinance. If County requires different wording, a separate signature block based on City's code is required prior to recording. - Review and revise plat notes as applicable prior to final/recording. <p>*Must comply with City's Access Management Policy.</p> <p>**A variance application and letter (VAR2023-0022) was submitted by the applicant which includes the following items:</p> <ol style="list-style-type: none"> 1. To not dedicate ROW for a N/S Quarter Mile collector (east boundary), which was approved by Planning and Zoning Commission on September 19, 2023, as the a N/S quarter mile collector is not feasible at this location as other subdivisions have been recorded without dedicating ROW for a future N/S collector. 2. A variance to 1,200 ft. block length requirement, which was approved by Planning and Zoning Commission on September 19, 2023, as a N/S quarter mile collector was not feasible at this location. 3. An updated variance request to provide 26 ft. of paving for the interior instead of 32 ft. minimum paving requirement and provide 100 ft. ROW with 96 ft. of paving for Cul-de-Sac instead of 116 ft. ROW with 96 ft. of paving face to face and 10 ft. ROW back of curb. City Commission approved the variance as requested on October 9, 2023. 4. An updated variance request to no provide or escrow do a contractual agreement in lieu of providing or escrow for sidewalk and curb and gutter along N. Bentsen Palm Drive and the interior street. City Commission approved the variance as requested on October 9, 2023. <p>****A variance request (VAR2024-0005) to allow a street jog of 40 ft. between Gonzalez Lane and Zavala Drive centerline has been reviewed and approved administratively by staff as compliance with the requirement has not been feasible based on the existing development in this area. Also the subdivision is private and Gonzalez Lane is providing access to four single-family lots.</p> <p>***JLG was approved in final form on January 24, 2024. The revised plat submitted on December 16, 2024, is proposing to move the west line of Lot 4, 10 ft. to the west, essentially increasing the size of Lot 4 and decreasing the size of Lot 3. The revised layout is scheduled to be heard in revised final form by the Planning and Zoning Commission on January 7, 2025.</p>	<p>Required</p>
RECOMMENDATION	
<p>RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED 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

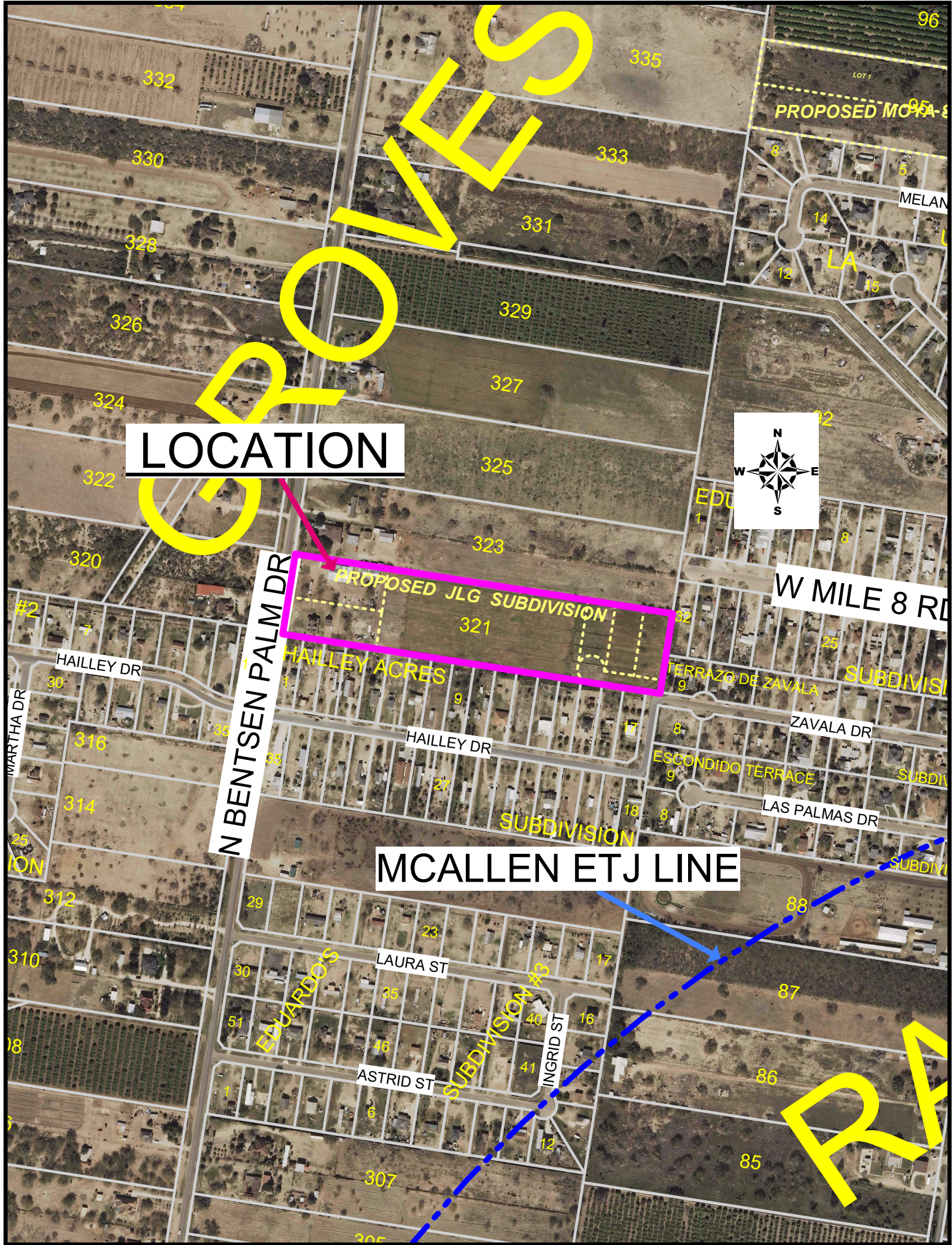


N BENTSEN PALM DR

PROPOSED JLG SUBDIVISION
HAILLEY ACRES

W MILE 8 RD

MCALLEN ETJ LINE



Sub 2024-0136



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 SHIRE SUBDIVISION</u>
	Legal Description <u>0.951 acres, being a part or portion out of Lots 11 & 12, Ebony Heights Citrus Groves Uni No. One, accoring to the plat thereof recorded in Vol 5, Page 39, H.C.M.R</u>
	Location <u>West ROW of North 2nd Street; approximately 485' south of Northgate Lane</u>
	City Address or Block Number <u>8701 N. 2nd Street</u>
	Total No. of Lots <u>1</u> Total Dwelling Units <u>1</u> Gross Acres <u>0.951</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 type="checkbox"/> Yes/ <input type="checkbox"/> No
	For Fee Purposes: <input type="checkbox"/> Commercial (<u>0.951</u> 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 checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date _____
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Single-Family Residential</u>
	Irrigation District # <u>HCID#2</u> Water CCN: <input checked="" type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other _____
Agricultural Exemption: <input type="checkbox"/> Yes/ <input type="checkbox"/> No Parcel # <u>162767</u>	
Estimated Rollback Tax Due <u>1,246.75</u> Tax Dept. Review <u>NPG</u>	
Owner	Name <u>Millennial Bear Farms LLC</u> Phone <u>c/o (956) 381-0981</u>
	Address <u>7310 North Highway 281</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>78540</u>
Developer	Name <u>J&D Produce Inc</u> Phone <u>(c/o (956) 381-0981</u>
	Address <u>PO Box 1548</u> E-mail <u>mario@meldenandhunt.com / beto@meldenandhunt.com drobles@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78540</u>
	Contact Person <u>Mario A Reyna, Beto De La Garza & Della Robles</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>

DEC 12 2024

BY: CW

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- 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)

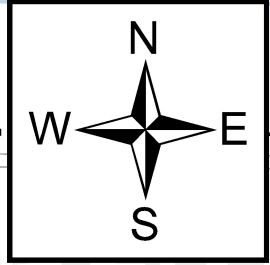
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 11.14.2024

Print Name Mario A Reyna, P.E.

Owner Authorized Agent

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



HOBBS RD.

HOBBS RD

12

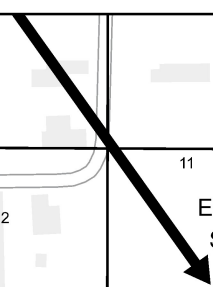
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W

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N
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LOCATION



NORTHGATE LN

LOT 1

9

10

3

YES

11

LOT 1

EBONY CENTER
SUBDIVISION

LOT 2

13

12

PROPOSED THE
SHIRE SUBDIVISION

N 2ND ST

SUBDIVISION
LOT 1

THE ESTATES
AT ORANGEWOOD NORTH
SUBDIVISION

7

6

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1

3

FRONTERA RD

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ORANGEWOOD NORTH

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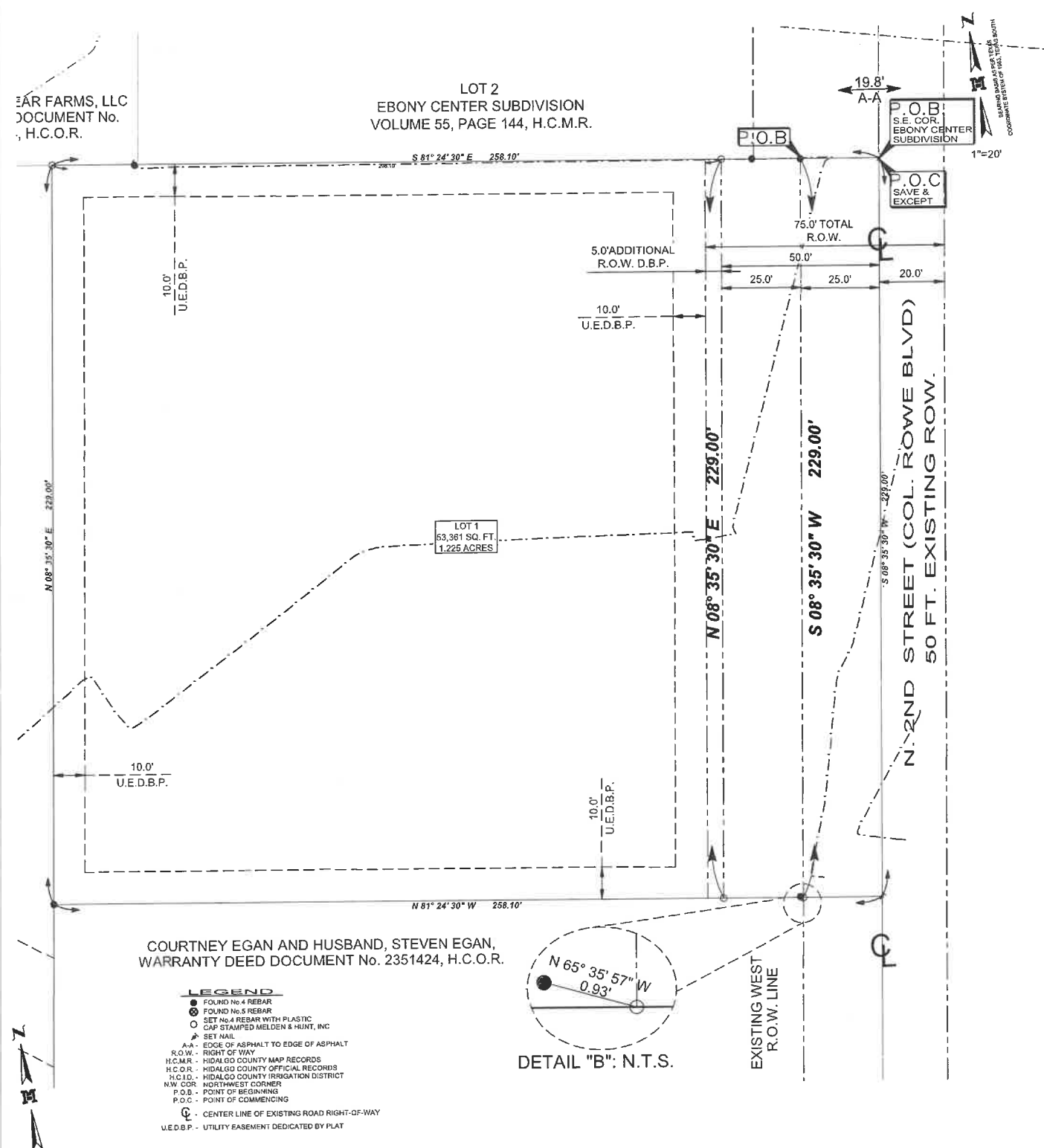
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17

PLAT OF THE SHIRE ESTATES SUBDIVISION

PLAT SHOWING
1.225 ACRES OUT OF LOT 11,
EBONY HEIGHTS CITRUS GROVES UNIT No. ONE,
VOLUME 5, PAGE 39, H.C.M.R.
CITY OF McALLEN
HIDALGO COUNTY, TEXAS



METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 1.225 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 11, EBONY HEIGHTS CITRUS GROVES UNIT NO. ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 39, HIDALGO COUNTY MAP RECORDS, WHICH SAID 1.225 ACRES WERE CONVEYED TO MILLENNIAL BEAR FARMS, LLC, BY VIRTUE OF SPECIAL WARRANTY DEED WITH VENDORS LIEN RECORDED UNDER DOCUMENT NUMBER 3067851, HIDALGO COUNTY OFFICIAL RECORDS, SAID 1.225 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE SOUTHEAST CORNER OF EBONY CENTER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 55, PAGE 144, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHEAST CORNER OF THIS TRACT;

1. THENCE, S 08° 35' 30" W ALONG THE EAST LINE OF SAID LOT 11, A DISTANCE OF 229.00 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 24' 30" W AT A DISTANCE OF 25.00 FEET PASS A NO. 4 REBAR SET AT THE SOUTHEAST CORNER OF A SAVE & EXCEPT TRACT CONVEYED TO THE CITY OF McALLEN BY VIRTUE OF A WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 1598590, HIDALGO COUNTY OFFICIAL RECORDS, FROM WHICH A NO. 4 REBAR FOUND BEARS N 89° 35' 57" W A DISTANCE OF 0.93 FEET, AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF SAID SAVE & EXCEPT TRACT, CONTINUING A TOTAL DISTANCE OF 294.10 FEET TO A NO. 4 REBAR FOUND, FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 35' 30" E A DISTANCE OF 229.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
4. THENCE, S 81° 24' 30" E AT A DISTANCE OF 208.10 FEET TO A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. COLONEL ROWE BLVD.-N. 2ND STREET FOR THE NORTHWEST CORNER OF SAID SAVE & EXCEPT TRACT, AT A DISTANCE OF 217.75 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 238.10 FEET PASS A NO. 4 REBAR SET AT THE NORTHEAST CORNER OF SAID SAVE & EXCEPT TRACT, CONTINUING A TOTAL DISTANCE OF 268.10 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.366 ACRES OF LAND, OF WHICH 0.131 OF ONE ACRE LIES WITHIN A SAVE & EXCEPT TRACT CONVEYED TO THE CITY OF McALLEN BY VIRTUE OF A WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 1598590, HIDALGO COUNTY OFFICIAL RECORDS, LEAVING THE VIRTUE OF A WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 1598590, HIDALGO COUNTY OFFICIAL RECORDS, SAID 0.131 OF ONE ACRE ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAVE AND EXCEPT:
A TRACT OF LAND CONTAINING 0.131 OF ONE ACRE SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 11, EBONY HEIGHTS CITRUS GROVES UNIT NO. ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 39, HIDALGO COUNTY MAP RECORDS, WHICH SAID 0.131 OF ONE ACRE OUT OF A CERTAIN TRACT CONVEYED TO THE CITY OF McALLEN BY VIRTUE OF A WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 1598590, HIDALGO COUNTY OFFICIAL RECORDS, SAID 0.131 OF ONE ACRE ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

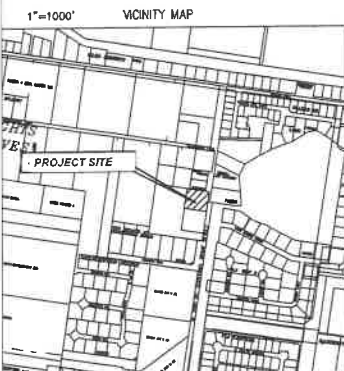
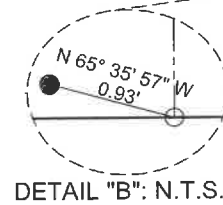
COMMENCING AT A NAIL SET AT THE SOUTHEAST CORNER OF EBONY CENTER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 55, PAGE 144, HIDALGO COUNTY MAP RECORDS;

THENCE, N 81° 24' 30" W A DISTANCE OF 25.00 FEET TO A NO. 4 REBAR FOUND, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 35' 30" W A DISTANCE OF 229.00 FEET TO A NO. 4 REBAR SET FROM WHICH A NO. 4 REBAR FOUND BEARS N 65° 35' 57" W A DISTANCE OF 0.93 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 24' 30" W A DISTANCE OF 25.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 35' 30" E ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N. COLONEL ROWE BLVD.-2ND STREET, A DISTANCE OF 229.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
4. THENCE, S 81° 24' 30" E ALONG THE SOUTH LINE OF SAID EBONY CENTER SUBDIVISION, AT A DISTANCE OF 3.65 FEET PASS A NO. 4 REBAR FOUND, CONTINUING A TOTAL DISTANCE OF 25.90 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.131 OF ONE ACRE OF LAND, MORE OR LESS.

COURTNEY EGAN AND HUSBAND, STEVEN EGAN,
WARRANTY DEED DOCUMENT No. 2351424, H.C.O.R.

- LEGEND**
- FOUND NO. 4 REBAR
 - FOUND NO. 5 REBAR
 - SET NO. 4 REBAR WITH PLASTIC
 - CAP STAMPED MELDEN & HUNT, INC.
 - SET NAIL
 - A-A - EDGE OF ASPHALT TO EDGE OF ASPHALT
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
 - N.W. COR. - NORTHWEST CORNER
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - ⊖ - CENTER LINE OF EXISTING ROAD RIGHT-OF-WAY
 - U.E.D.B.P. - UTILITY EASEMENT DEDICATED BY PLAT



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: 12-09-2024
SURVEYED, CHECKED: DATE: _____
FINAL CHECK: DATE: _____

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	MILLENNIAL BEAR FARM, LLC JAMES V. BASSETTI	281 N. HIGHWAY	HIDALGO COUNTY, TX 7910		
ENGINEER:	MARIO A. REYNA P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO H. TAMEZ R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839



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

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



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 1/2/2025

SUBDIVISION NAME: THE SHIRE	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>N. 2nd Street (N. Col Rowe Blvd.): 60 ft. R.O.W. required from centerline for 120 ft. total R.O.W. Paving: min. 65 ft. Curb & gutter: both sides Revisions needed: - Dedicating 55 ft. R.O.W. from centerline instead of the required 60 ft. R.O.W. Please clarify with staff. - Please provide staff with copy of existing R.O.W. documents for staff review prior to final. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not built prior to recording.</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>	NA
<p>_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	NA
<p>* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118</p>	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>R.O.W.: 20 ft. Paving: 16 ft. *Disclaimer: As of plat submitted on December 12, 2024, Alleys are not being proposed. *Alley/service drive easement required for commercial properties. **Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>* Front: 45 ft. or greater for easements, whichever is greater applies. Revisions needed: - Include note as shown above prior to final. - As Per Subdivision Ordinance: Section 134-106, there shall be provided, in addition to any front setback, a 20-foot planting area between such lot and the major or minor arterial or major collector street. *Subdivision Ordinance: Section 134-106 *Zoning Ordinance: Section 138-356</p>	Non-compliance

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

<p>* Rear: 10 ft. or greater for easements, whichever is greater applies. Revisions needed: - Include note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>*Sides: 6 ft. or greater for easements, whichever is greater applies. Revisions needed: - Include note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Side Corner: 10 ft. or greater for easements, whichever is greater applies. Revisions needed: - Include note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Garage: 18 ft. except where a 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 the west side of N. 2nd Street (Col. Rowe Blvd.). Revisions needed: - Revise plat #6 as shown above prior to final. Proposing: "4 ft. wide sidewalk required on both sides of all interior streets and along N. 2nd street." Need to clarify with staff, are you proposing interior streets? If so you need to show them on the plat. ***Sidewalk requirement may increase to 5 ft. as per Engineering Department prior to final. **Subdivision Ordinance: Section 134-120</p>	<p>Non-compliance</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. Revisions Needed: - For plat note # 7, must include note as shown above with wording to be finalized prior to final. *Landscaping Ordinance: Section 110-46.</p>	<p>Non-compliance</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 N. 2nd Street. Revisions Needed: - Add plat note as shown above prior to final. - Maneuvering space may need to be provided on lot and not inclusive of N. 2nd Street (N. Col Rowe Blvd.) **As per Traffic Department, "No curb cuts will be allowed along N. 2nd street for any individual lots..." Contact traffic department for more details. *If access on N. 2nd Street is resolved, any maneuvering must be on-site. **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.</p>	<p>NA</p>

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

<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions needed: - Add plat note as shown above, note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final. *Disclaimer: Application states subdivision will be a Private and Gated development.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revisions Needed: **Section 134-168 applies if private subdivision is proposed. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Revisions needed: - HOA covenants would need to be submitted for staff review. - Need to add a plat note with a space to cross-reference the recorded HOA document number. **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>Non-compliance</p>
	<p>NA</p>
	<p>Applied</p>
	<p>Required</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public streets. **Subdivision Ordinance: Section 134-1</p>	<p>Applied</p>
<p>* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356</p>	<p>Required</p>
<p>ZONING/CUP</p>	
<p>* Existing: R-1 (Single-Family Residential District) Proposed: R-1 (Single-Family Residential District) ***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>As per plat submitted on December 12, 2024, plat depicts 1 residential lot, a request to pay park fees in lieu of land dedication for The Shire Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This 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 (\$350) are based on the \$350 per proposed dwelling units, which is needed prior to recording, and \$350 per 1 dwelling unit must be paid prior to building permit issuance . If the number of dwelling units increases, additional park fees will apply. Revisions Needed: - Need to provide a plat note to reflect the approved park fee variance needed, prior to final/recording.</p>	<p>TBD</p>

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

<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on December 12, 2024, plat depicts 1 residential lot, a request to pay park fees in lieu of land dedication for The Shire Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This 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 (\$350) are based on the \$350 per proposed dwelling units, which is needed prior to recording, and \$350 per 1 dwelling unit must be paid prior to building permit issuance . If the number of dwelling units increases, additional park fees will apply. Revisions Needed: - Need to provide a plat note to reflect the approved park fee variance needed, prior to final/recording.</p>	<p>TBD</p>
<p>* Pending review by the Parkland Dedication Advisory Board and CC. As per plat submitted on December 12, 2024, plat depicts 1 residential lot, a request to pay park fees in lieu of land dedication for The Shire Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This 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 (\$350) are based on the \$350 per proposed dwelling units, which is needed prior to recording, and \$350 per 1 dwelling unit must be paid prior to building permit issuance . If the number of dwelling units increases, additional park fees will apply. Revisions Needed: - Need to provide a plat note to reflect the approved park fee variance needed, prior to final/recording.</p>	<p>TBD</p>
<p>TRAFFIC</p>	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</p>	<p>Required</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<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"> - Verify that the Metes & Bounds provided on the application match the bearings and distances labeled on the plat and plat boundary. - There are two distinct P.O.B. being shown on the plat, please clarify this so that it matches what was provided on the survey. - Contour lines on the plat are missing the elevations. - Application refers to subdivision name as "The Shire Subdivision" need to make sure that this subdivision title is reflected as such on all pertaining Titles, signature lines, reports, paperwork, etc. *Disclaimer: If the Title of the Subdivision is "The Shire Estates Subdivision" you would need to correct the application to say the same name. - Owner signature refers to the wording used for public subdivisions, but as per application and the plat shown, this subdivision will be for a private subdivision. Please clarify the wording to match for private subdivisions. *Disclaimer: Subdivision is labeled on the application as a private & gated subdivision. - Need to add under the title of the platsheet that the subdivision will be private, add the following word and include the parenthesis. (Private) - Need to provide gate details for staff review prior to final. *Disclaimer: Additional R.O.W. may be required at the gate area to ensure gate standard requirements. - If owner is under an LLC, the most recent Secretary of State (SOS) Documents would need to be provided to verify the owner's signature. *Disclaimer: If there are multiple owners on the LLC, owner's authorization letters would be required for each owner. - Need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, as it should read; <p>_____ Chairman, Planning & Zoning Commission DATE</p> <ul style="list-style-type: none"> - Disclaimer: Please verify, on the surveyor's signature line, there is a small misspelling on the surveyor's seal, it currently says ""Registerd"" - Any abandonments must be done by a separate instrument/document, cannot be abandoned by plat. *Disclaimer: Subdivision was previously processed as the Proposed Eagle's Nest Subdivision and was withdrawn by the Engineer on April 21, 2023. *Must comply with City's Access Management Policy. 	Non-compliance
RECOMMENDATION	
<p>RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.</p>	Applied

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

E. M. C

HOBBS DR

HOBBS RD

HOBBS DR

HOBBS DR

LOCATION

PROVES

LIMAS SUBDIVISION LOT 1

EBONY CENTER SUBDIVISION

PROPOSED THE SHIRE SUBDIVISION

THE ESTATES AT ORANGEWOOD NORTH SUBDIVISION

FRONTERA RD

ORANGEWOOD NORTH SUBDIVISION

FULLERTON AVE

EMORY AVE

EMORY AVE

N 2ND ST

N 2ND ST

N 2ND ST

N 2ND ST

N 2ND ST

MELINDA DR

MELINDA DR

MELINDA DR

PLAZAS DEL LAGO DR

LAURIE LN

LAKE SHORE DR

KAREN LN

KAREN LN

KAREN LN

LAURIE LN

EMORY AVE

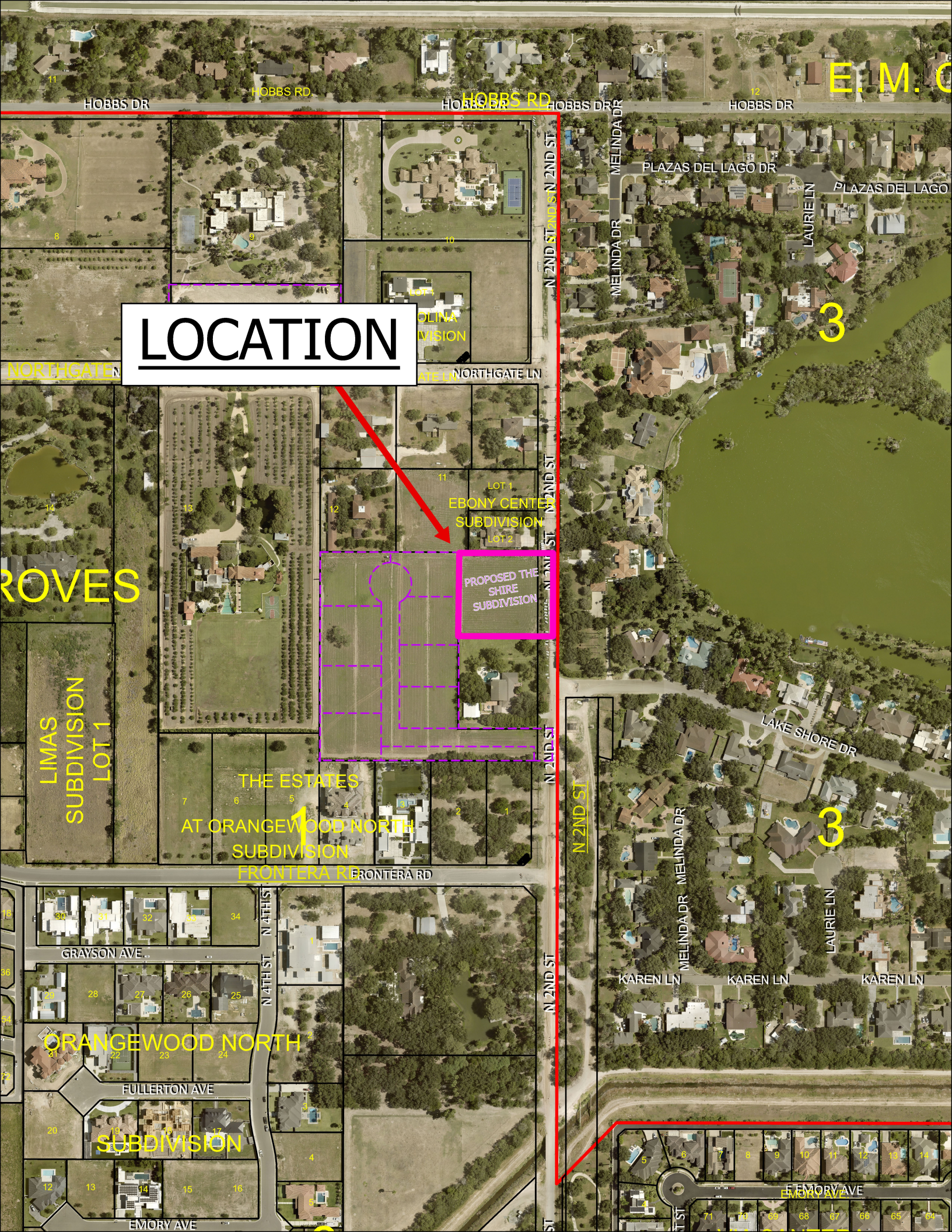
EMORY AVE

3

3

EMORY AVE

EMORY AVE



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>Century Business Center Subdivision</u>
	Legal Description <u>South east of N 33rd St and Trenton Rd 2.495 Ac out of Lot 58, La Comita Irr & Const.</u>
	Location _____
	City Address or Block Number <u>3201 TRENTON RD</u>
	Total No. of Lots <u>2</u> Total Dwelling Units _____ Gross Acres <u>2.495</u> Net Acres <u>2.495</u>
	<input type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated <input checked="" type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial (<u>2.495</u> Acres)/ <input type="checkbox"/> Residential (_____ Lots) Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No
	Existing Zoning <u>C1</u> Proposed Zoning <u>C1</u> Applied for Rezoning <input checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date _____
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Commercial</u>
	Irrigation District # <u>1</u> Water CCN: <input checked="" type="checkbox"/> AMPU/ <input type="checkbox"/> Sharyland Water SC Other _____
Agricultural Exemption: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No Property ID: <u>703702</u>	
Estimated Rollback Tax Due <u>N/A</u> Tax Dept. Review <u>Greenholz 12/20/24</u>	
Owner	Name <u>Cordova 33 Properties</u> Phone <u>(956) 483-4372</u>
	Address <u>1901 El Milano Dr</u> E-mail _____
	City <u>Palmhurst</u> State <u>TX</u> Zip <u>79573</u>
Developer	Name <u>Same as Above</u> Phone _____
	Address _____ E-mail _____
	City _____ State _____ Zip _____
	Contact Person _____
Engineer	Name <u>Supreme Engineering</u> Phone <u>(956) 403-1314</u>
	Address <u>135 Ayres del Prado Ste 7</u> E-mail <u>Omar.Cano@supremeengineering.com</u>
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u>
	Contact Person <u>Omar Cano</u>
Surveyor	Name <u>Same as Above</u> Phone _____
	Address _____ E-mail _____
	City _____ State _____ Zip _____

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

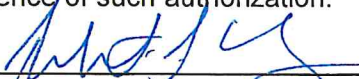
PLAT TO SHOW:

- 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 12/20/24

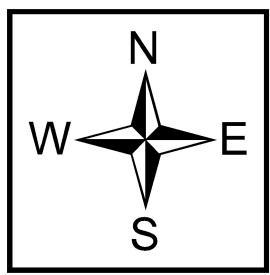
Print Name Robert Cordova

Owner Authorized Agent

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

02
10 11 12 13 14 15 16 17 18

LOT 1



LOCATION

TRENTON CURVE
PLAZA
SUBDIVISION 1

McALLEN ISD AG FARM
SUBDIVISION
LOT 1

PROPOSED
CENTURY
BUSINESS
CENTER
SUBDIVISION

58

TRENTON RD

I.S.D.
SCHOOL

ZENaida AVE (PRIVATE)

ANTIGUA SUBDIVISION

ENTION
ALOTA

MMER AVE.

YELLOWHAMMMER AVE.

STATES AT ALMON
DIVISION

ALMON ESTATES SUBDIVISION

2 SUBDIVISION

XENOPS AVE.

52 53 54 55 56 57 58

60

155

154

156

157

204

203

202

88

89

87

86

21

22

20

19

19

18

N 33RD ST

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE CENTURY BUSINESS CENTER SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN 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.

ROBERT CORDOVA, MANAGER
CORDOVA 33 PROPERTIES, LLC
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

CHAIRMAN, PLANNING COMMISSION

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

CHAIRMAN, PLANNING AND ZONING COMMISSION
DATE

MAYOR, CITY OF MCALLEN

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

MAYOR, CITY OF MCALLEN
DATE

ATTEST: _____
DATE

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

APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 1

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

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

ATTEST: _____ PRESIDENT
SECRETARY

THE STATE OF TEXAS
COUNTY OF HIDALGO

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



OMAR CANO
LICENSE PROFESSIONAL ENGINEER No. 120081
DATE

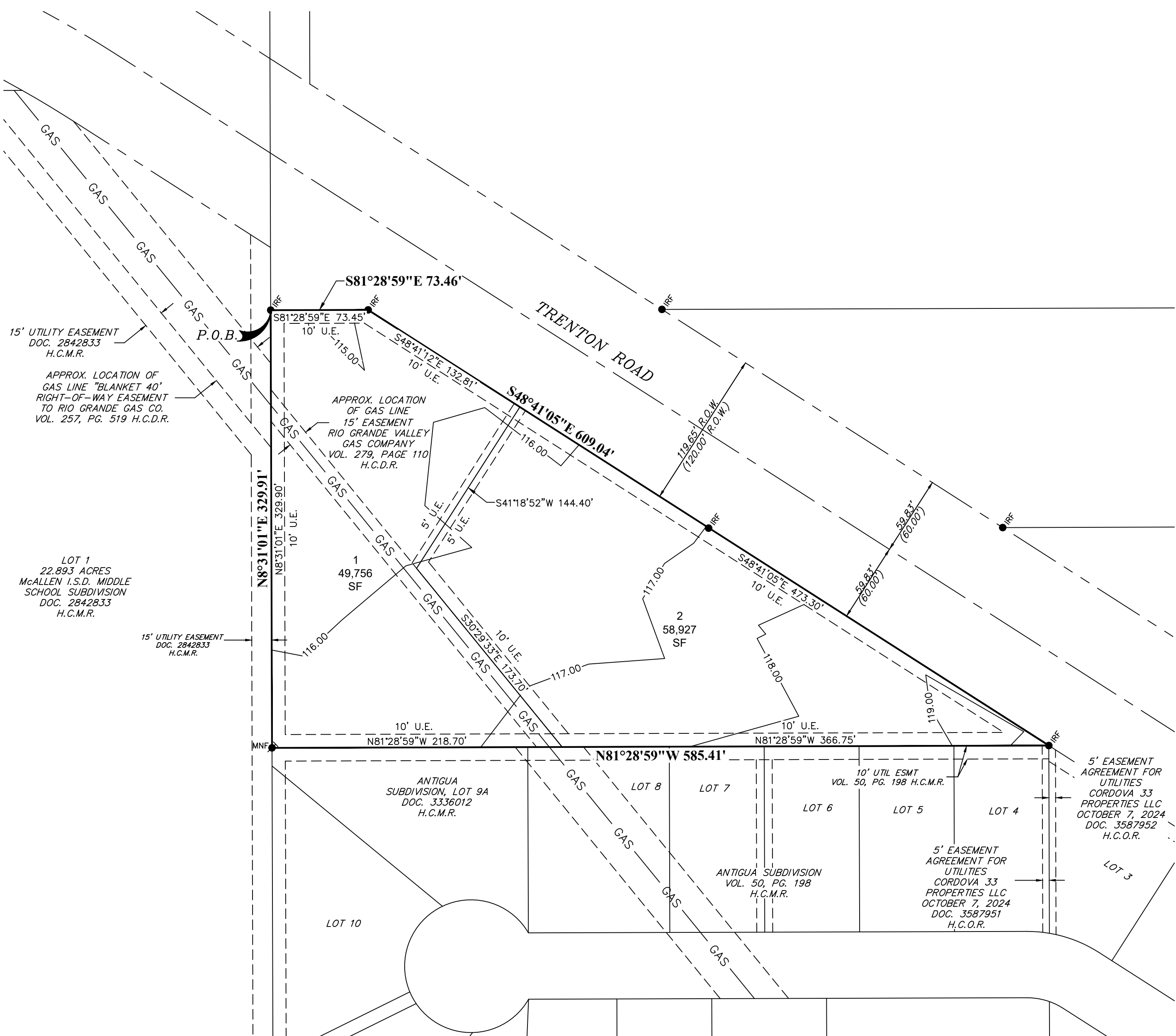
THE STATE OF TEXAS
COUNTY OF HIDALGO

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



RESTITUTO A. ASCANO, III
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6225
SURVEY FIRM No. 10194901
DATE

**PRELIMINARY
FOR REVIEW ONLY**



METES AND BOUNDS

BEING A 2.495 ACRE TRACT OF LAND OUT OF LOT 58, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO THE DEED RECORDED IN VOLUME 24, PAGES 67-69, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID TRACT CONVEYED TO CORDOVA 33 PROPERTIES, LLC., ACCORDING TO WARRANTY DEED, DATED OCTOBER 4, 2024, RECORDED IN DOCUMENT NUMBER 3587948, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT THE NORTHWEST CORNER OF SAID LOT 58, THENCE, SOUTH 08°33'45" WEST, ALONG THE WEST LINE OF SAID LOT 58, A DISTANCE OF 330.50 FEET TO A FOUND 1/2 INCH IRON ROD, FOR AN OUTSIDE CORNER OF THE SOUTH RIGHT-OF-WAY LINE OF TRENTON ROAD (120 FOOT ROAD RIGHT-OF-WAY), SAME BEING ON THE EAST LINE OF LOT 1, McALLEN I.S.D. MIDDLE SCHOOL SUBDIVISION, ACCORDING TO THE MAP RECORDED IN DOCUMENT NUMBER 2842833, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING;

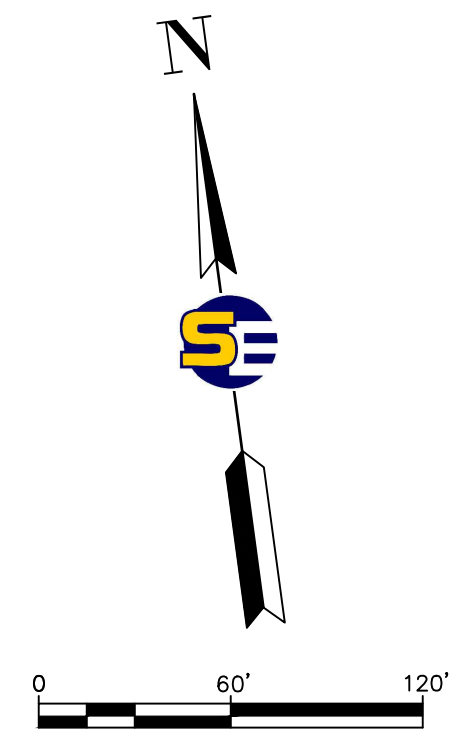
THENCE, SOUTH 81°28'59" EAST, ALONG SAID RIGHT-OF-WAY LINE OF SAID TRENTON ROAD, A DISTANCE OF 73.46 FEET, TO A FOUND 1/2 INCH IRON ROD, AT THE INSIDE CORNER OF SAID TRENTON ROAD RIGHT-OF-WAY, FOR AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 48°41'05" EAST, ALONG THE RIGHT-OF-WAY LINE OF SAID TRENTON ROAD, PASSING A FOUND 1/2 INCH IRON ROD, ON THE RIGHT-OF-WAY LINE OF SAID TRENTON ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 609.04 FEET, TO A FOUND 1/2 INCH IRON ROD, AT THE NORTH CORNER OF ANTIGUA SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 50, PAGE 198, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF LOT 4, OF SAID ANTIGUA SUBDIVISION, FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

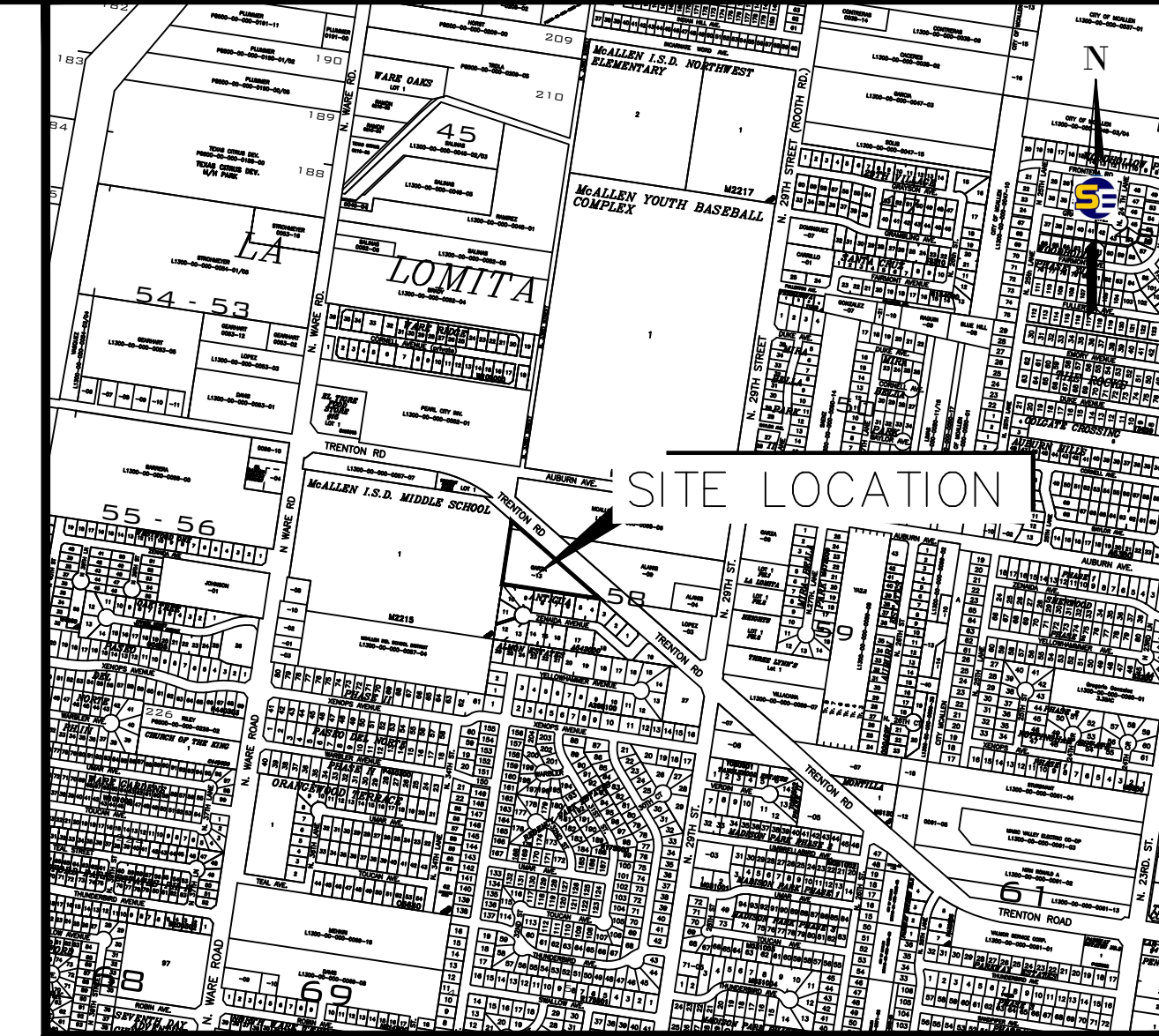
THENCE, NORTH 81°58'59" WEST, ALONG THE NORTH LINE OF SAID ANTIGUA SUBDIVISION, SA, BEING THE NORTH LINE OF ANTIGUA SUBDIVISION, LOT 9A, ACCORDING TO THE MAP RECORDED IN DOCUMENT NUMBER 3336012, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 585.41 FEET, TO A FOUND MAG NAIL, AT NORTHWEST CORNER OF SAID LOT 9A ANTIGUA SUBDIVISION, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 08°31'01" EAST, ALONG THE EAST LINE OF SAID LOT 1, McALLEN I.S.D. MIDDLE SCHOOL SUBDIVISION, A DISTANCE OF 329.91 FEET, TO THE POINT OF BEGINNING AND CONTAINING 2.495 ACRES OF LAND MORE OR LESS.

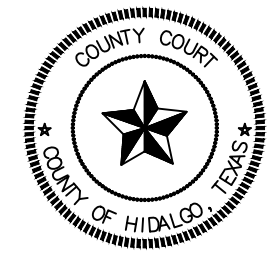
PRINCIPAL CONTACTS			
NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER:	CORDOVA 33 PROPERTIES, LLC	1901 EL MILENO DRIVE, PALMHURST, TEXAS 78573	(956)483-4372
ENGINEER:	OMAR CANO, P.E.	135 PASEO DEL PRADO, STE. 7 EDINBURG, TEXAS 78539	(956)403-1314
SURVEYOR:	RESTITUTO A. ASCANO, III, R.P.L.S.	135 PASEO DEL PRADO, STE. 7 EDINBURG, TEXAS 78539	(956)403-1314



BEARING BASIS TEXAS STATE PLANE COORDINATE SYSTEM TEXAS SOUTH ZONE 4205 VERTICAL DATUM: (NAD83, NAVD88, GEOID18)
LEGEND:
○ SET 1/2" IRON ROD
W/ CAP
W/ PLASTIC CAP STAMPED "SUPREME 10194901"
● FOUND 1/2" IRON ROD & W/ CAP AS NOTED



LOCATION MAP
SCALE: 1" = 1000'



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

GENERAL NOTES

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "C".
AREAS OF MINIMAL FLOODING (NO SHADING) ACCORDING TO COMMUNITY-PANEL NO. 480334 0425 C, REVISED NOVEMBER 16, 1982.
- SETBACKS: IN ACCORDANCE TO THE CITY OF MCALLEN ZONING ORDINANCE
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE NATURAL GROUND AND NO LOWER THAN THE HIGHEST FINISH FLOOR IN THE SURROUNDING NEIGHBORING PROPERTY, WHICHEVER IS GREATER.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 2,298.96 CUBIC- FEET OR 0.053 ACRE-FEET OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED IN DETENTION GREEN AREAS IN THE LOT.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEM AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- AN 8 FOOT WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- ALL SUBDIVISION REQUIREMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
- ALL COMMON ACCESS, PARKING LOT AND LANDSCAPING AREAS WILL BE MAINTAINED BY THE LOT OWNER.
- FIRE HYDRANT IF REQUIRED SHALL BE INSTALLED AT THE BUILDING PERMIT STAGE.
- NAWSC WATER SERVICE LINE AND METER SHALL BE INSTALLED DURING BUILDING PERMIT STAGE.
- STORM SEWER DETENTION AND DRAINAGE IMPROVEMENTS SHALL BE INSTALLED DURING BUILDING PERMIT.



SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
SURVEYING FIRM No. 10194901
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
(956) 403-1314

PLAT OF CENTURY BUSINESS CENTER SUBDIVISION

A 2.495 ACRE TRACT OF LAND, OUT OF LOT 58, LA GOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO THE DEED RECORDED IN VOLUME 24, PAGES 67-69, DEED RECORDS OF HIDALGO COUNTY, TEXAS
DATE: DECEMBER 2024

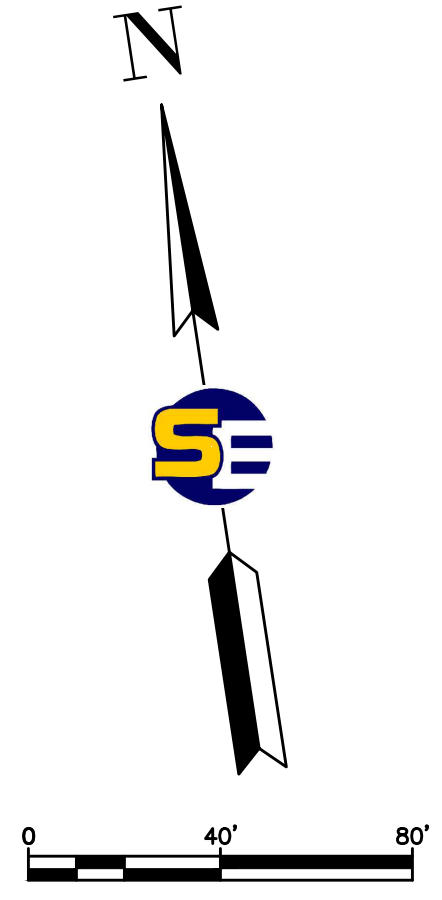
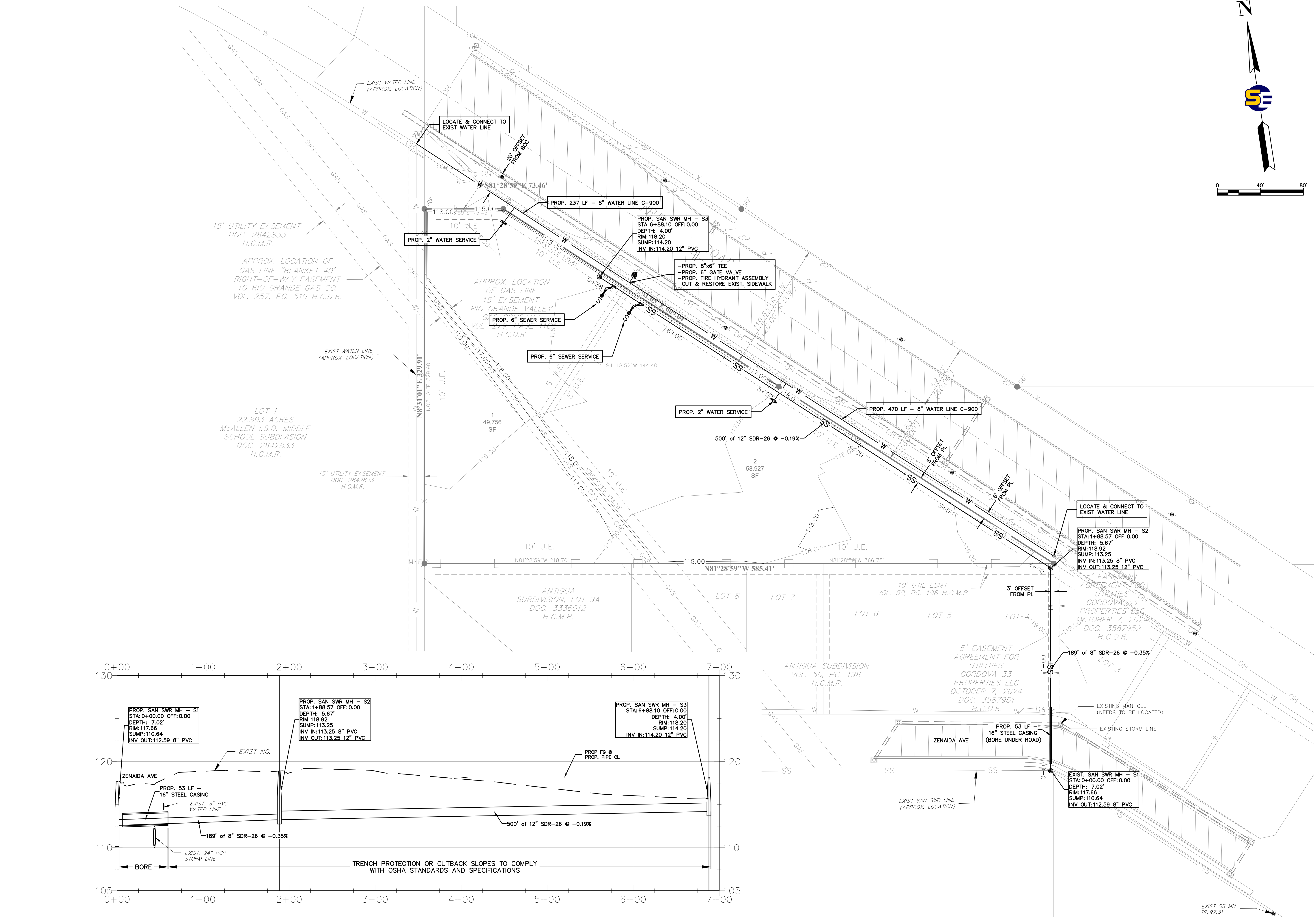
E24-019 Final Plat.dwg

3/19/2007

###

C4 UTILITY PLAN.DWG

--- PLOTTED 12/20/2024



THIS DOCUMENT IS PRELIMINARY AND IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARK-UP ONLY UNDER THE AUTHORITY OF OMAR CANO, P.E. No. 120081 ON 12/20/2024

PROJECT No. / #	PROJECT TEAM	DESIGN BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:	REV DESCRIPTION	DATE	APPROVED BY:
		O.C.	J.L.G.	O.C.	O.C.			

PREPARED FOR:
 CORDOVA 33 PROPERTIES, LLC
 1901 EL MILENO DRIVE,
 PALMHURST, TEXAS 78573

CENTURY BUSINESS CENTER
 WATER & SEWER PLAN



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 12/31/2024

SUBDIVISION NAME: CENTURY BUSINESS CENTER	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>Trenton Road: 60 ft. from centerline for 120 ft. total ROW Paving: 65 - 85 ft. Curb & gutter: both sides - Label centerline and existing/Total ROW, prior to final - Provide document number for existing ROW dedication, and provide a copy for staff review prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</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. - 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 final. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>* Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. - Revise setback note as shown above wording to be finalized, prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. - Revise setback note as shown above wording to be finalized, prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance

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

<p>* Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. - Revise setback note as shown above wording to be finalized, prior to final. **Zoning Ordinance: Section 138-356</p> <p>* Corner **Zoning Ordinance: Section 138-356</p> <p>* Garage **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Non-compliance
	NA
	NA
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on Trenton Road. - Include a plat note as shown above, wording to be finalized 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 - Include a plat note as shown above, prior to final. **Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Non-compliance
	Applied
	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy</p>	TBD
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	Required
<p>* Common Areas, any private drives, 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.</p>	Non-compliance
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	Applied
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 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

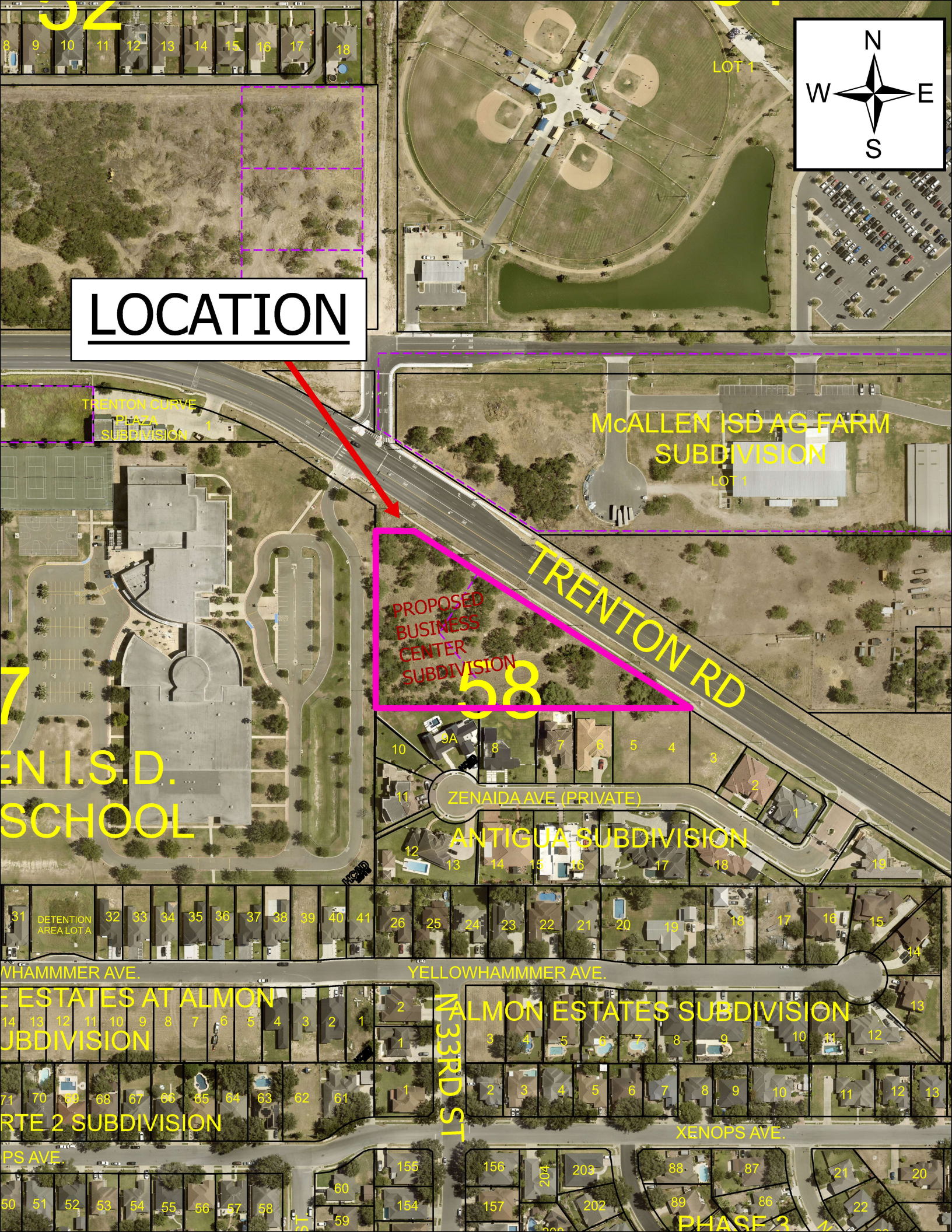
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

LOT REQUIREMENTS		
* Lots fronting public streets **Subdivision Ordinance: Section 134-1		Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356		Applied
ZONING/CUP		
* Existing:C-1 Proposed: C-1 ***Zoning Ordinance: Article V		Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V		NA
PARKS		
* Land dedication in lieu of fee. Commercial developments do not apply to Parks.		NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Commercial developments do not apply to Parks.		NA
* Pending review by the City Manager's Office. Commercial developments do not apply to Parks.		NA
TRAFFIC		
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.		Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.		TBD
COMMENTS		
Comments: - Any abandonments must be done by separate document before final. - Engineer must clarify gas line width as other recorded subdivisions label it as 40 ft. Must also provide document for staff review. - Site plan must be provided to determine if lot is buildable with gas line. - Must clarify if gas company will allow building over gas line. - Engineer must clarify corner triangle piece at the north of the subdivision in regards to ownership. *Must comply with City's Access Management Policy.		Applied
RECOMMENDATION		
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL.		Applied

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



LOCATION



TRENTON CURVE
PLAZA
SUBDIVISION

McALLEN ISD AG FARM
SUBDIVISION

PROPOSED
BUSINESS
CENTER
SUBDIVISION

TRENTON RD

58

ZENAIDA AVE (PRIVATE)

ANTIGUA SUBDIVISION

7
EN I.S.D.
SCHOOL

31
DETECTION
AREA LOTA

WHAMMMER AVE.
ESTATES AT ALMON
SUBDIVISION

YELLOWHAMMMER AVE.

ALMON ESTATES SUBDIVISION

71 70 69 68 67 66 65 64 63 62 61
RTE 2 SUBDIVISION

N 33RD ST

XENOPS AVE.

PS AVE.

PHASE 2

SUB2020-0057



City of McAllen
Planning Department

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

APPLICATION FOR
SUBDIVISION PLAT REVIEW

Project Description	Subdivision Name <u>Verdin Heights Bentsen Oaks Ph I</u> <i>09-01-23</i> Location <u>1 3/4 Mile N. Bentsen Road</u> City Address or Block Number <u>7401 N. BENTSEN RD</u> <i>SEP 01/23</i> Number of lots <u>101</u> Gross acres <u>17</u> Net acres <u>17</u> Existing Zoning <u>AO</u> Proposed <u>R1</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>Aug. 2020</u> Existing Land Use <u>vacant</u> Proposed Land Use <u>residential</u> Irrigation District # <u>United</u> Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>n/a</u> Parcel No. <u>282196</u> Tax Dept. Review _____ Legal Description <u>17.0 acres out of Lot 398, J.H. Shary Subdivision</u>
Owner	Name <u>Sergio Guzman</u> Phone <u>956-683-1000</u> Address <u>4602 N. Stewart Road</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> E-mail <u>guzmans098@yahoo.com</u>
Developer	Name <u>Guzman Construction</u> Phone <u>956-625-9095</u> Address <u>4229 W. Expressway 83</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u> Contact Person <u>Sergio Guzman</u> E-mail <u>guzmans098@yahoo.com</u>
Engineer	Name <u>Spoor Engineering Consultants, Inc.</u> Phone <u>956-683-1000</u> Address <u>202 So. 4th Street</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>Steve Spoor, P.E.</u> E-mail <u>SEC@SpoorEng.com</u>
Surveyor	Name <u>Plinio C. Medina</u> Phone <u>956-682-2616</u> Address <u>2912 N. 6th Street</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> <div data-bbox="1153 1806 1510 2016" style="border: 2px solid red; padding: 5px; display: inline-block;"> RECEIVED SEP 04 2020 By <u>CM</u> </div>

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature

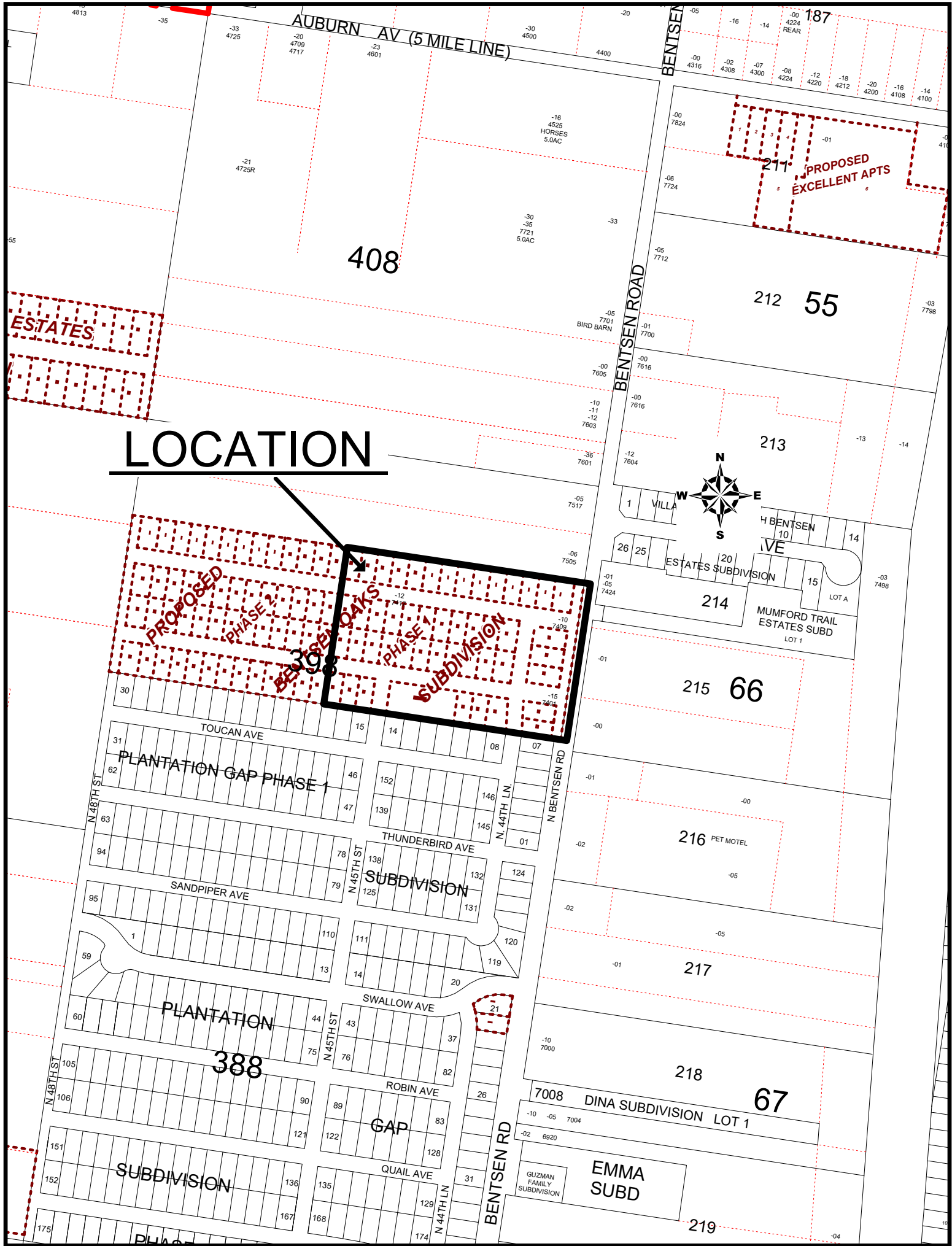
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 09-04-20

Print Name Steve Spoor, P.E.

Owner

Authorized Agent



LOCATION

AUBURN AV (5 MILE LINE)

BENTSEN ROAD

408

212 55

ESTATES

LOCATION

PROPOSED PHASE 2

BENTSEN OAKS SUBDIVISION

PHASE 1

215 66

PLANTATION GAP PHASE 1

SUBDIVISION

216 PET MOTEL

PLANTATION

388

SWALLOW AVE

217

218

67

ROBIN AVE

7008 DINA SUBDIVISION LOT 1

GAP

EMMA SUBD

SUBDIVISION

QUAIL AVE

219

175

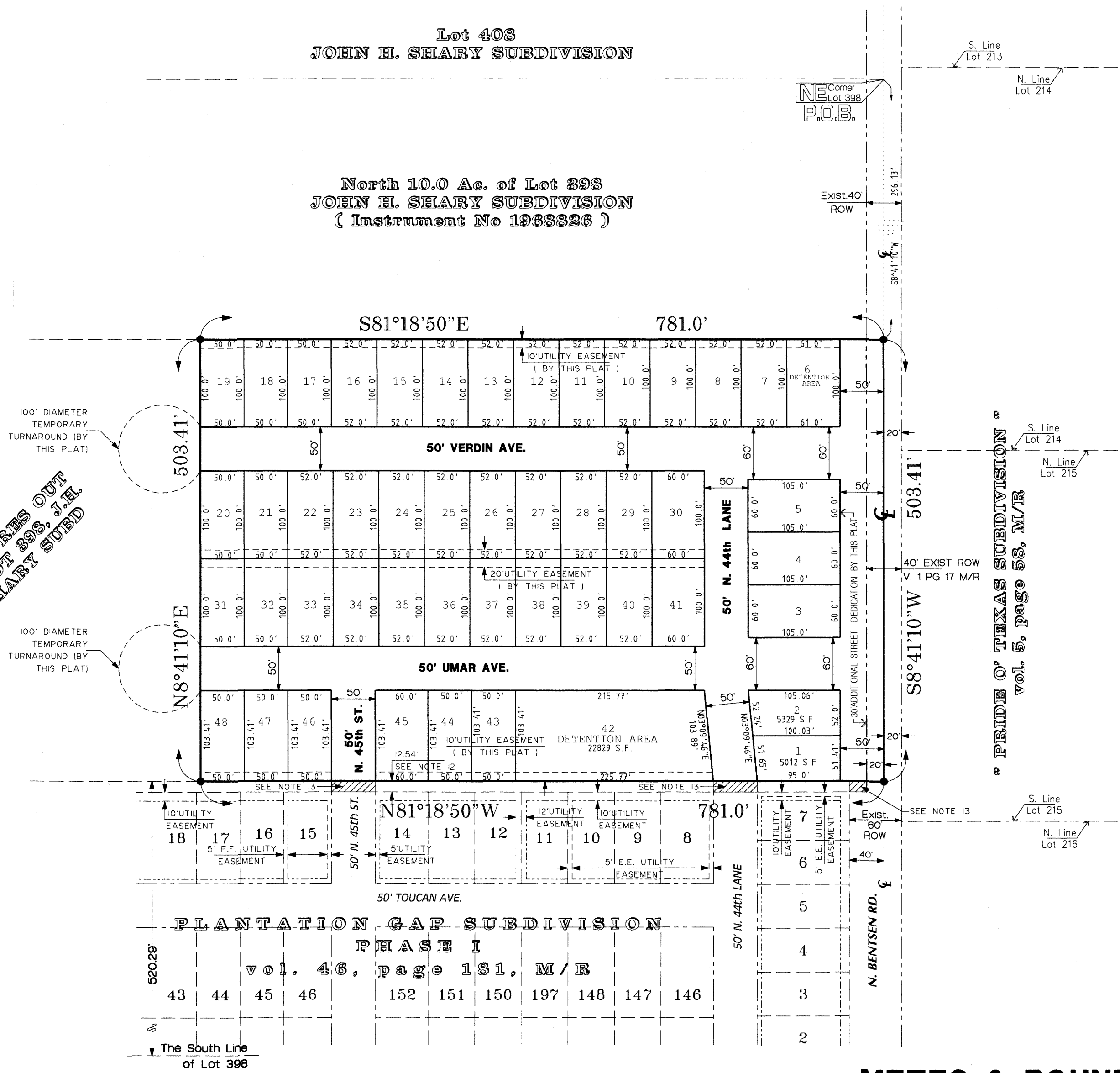
PHASE

04

Lot 408
JOHN H. SHARY SUBDIVISION

North 10.0 Ac. of Lot 398
JOHN H. SHARY SUBDIVISION
(Instrument No 1963326)

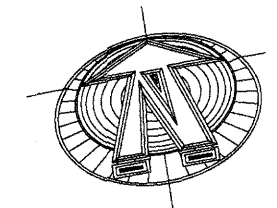
7.97 ACRES OUT
OF LOT 398, S.H.
SHARY SUBD



METES & BOUNDS

A 9.03 ACRE TRACT OF LAND OUT OF LOT 398, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS; SAID 17.0 ACRES BEING THE SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES OF LOT 398 AND BEING THE NORTH 7.00 ACRES OF THE SOUTH 24.57 ACRES OF LOT 398.

SHARYLAND WATER SUPPLY CORPORATION
I, SHERILYN DAHLBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE BENTSEN OAKS PHASE I SUBDIVISION LOCATED AT 3/4 MILE N. BENTSEN RD. IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

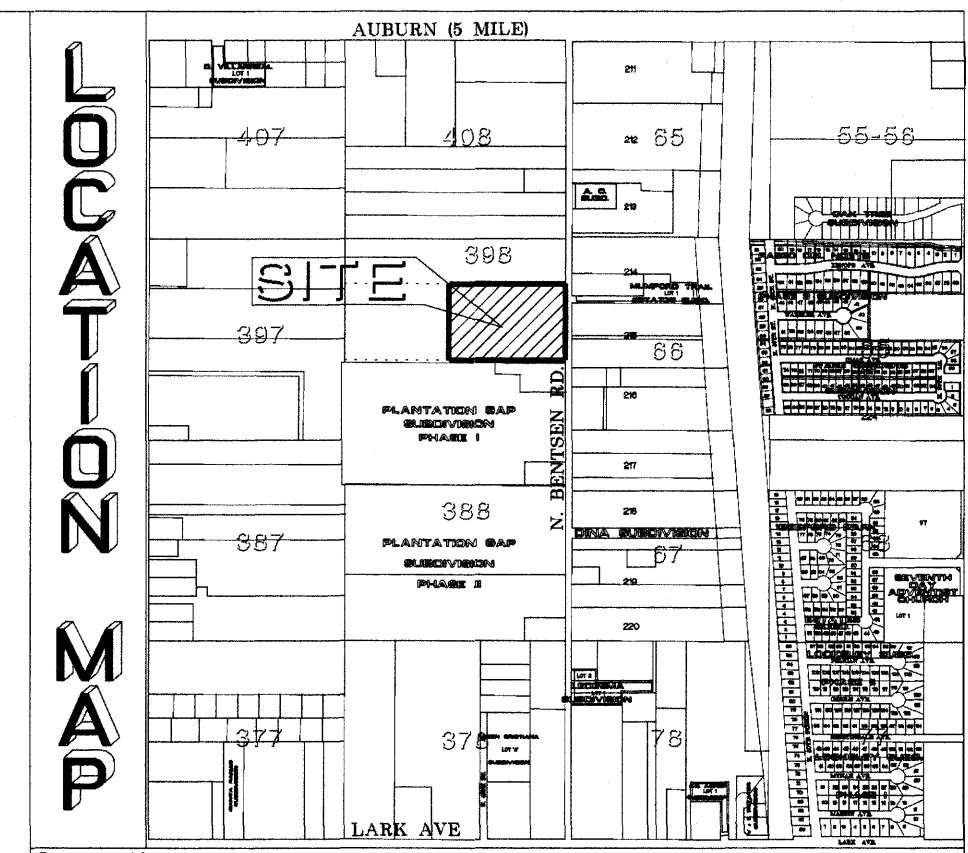


April 27 2024
Scale: 1"=100'

MAP OF BENTSEN OAKS PHASE I SUBDIVISION

McAllen, Texas

Being a Subdivision of a 9.03 Acre Tract of Land Out of Lot 398, John H. Shary Subdivision, Hidalgo County, Texas, according to plat recorded in Vol. 1, Pg.17, Map Records, Hidalgo County, Texas.



Prepared by: Spoor Engineering Consultants, Inc. Consulting Engineers - Civil Land Planning

STATE OF TEXAS: COUNTY OF HIDALGO:

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

STATE OF TEXAS: COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SERGIO GUZMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 20th DAY OF 2025.

NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION AND ZONING COMMISSION

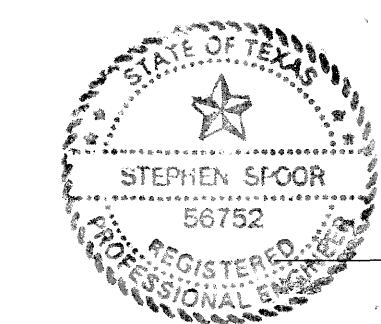
STATE OF TEXAS: COUNTY OF HIDALGO:

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

REYNALDO ROBLES, RPLS # 4032 ROBLES AND ASSOCIATE, PLLC 107 W. HUISACHE ST. WESLACO, TEXAS 78696 TBPELS FIRM No. 10096700

STATE OF TEXAS: COUNTY OF HIDALGO:

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



12-18-24
Stephen Spoor
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

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

MAYOR, CITY OF McALLEN DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.216(g) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

NOTES:

- 1) MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS: A- FRONT: -25 FT. OR GREATER FOR EASEMENT B- REAR: -10 FT. OR GREATER FOR EASEMENT C- CORNER: -10 FT. OR GREATER FOR EASEMENT D- INTERIOR SIDES: -6 FT. OR GREATER FOR EASEMENT E- GARAGE: - 18 FT, EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES. 2) MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT CENTER OF LOT. 3. THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0005 C, REVISED NOVEMBER 2, 1982. 4) A 6' OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES AND ALONG N. BENTSEN RD. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES. 5) 4.0' (MINIMUM) WIDE SIDEWALK REQUIRED ALONG N. BENTSEN RD., N. 48TH ST. AND BOTH SIDES OF ALL INTERIOR STREET. 6) NO ACCESS, CURB CUTS, OR LOT FRONTAGE PERMITTED ALONG N. BENTSEN RD. AND ALONG N. 48TH ST. 7) 25' x 25' TRIANGULAR SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS. 8) OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT. 9) STORM WATER DETENTION OF 135 AC-FT SHALL BE REQUIRED FOR THIS SUBDIVISION. 10) BENCHMARK - STATION NAME: MC 52 SET BY ARANDA & ASSOC. LOCATED AT NORTHEAST CORNER OF TAYLOR RD. AND MILE 4 RD. ELEV.- 132.94 FT (NAVD88) 11) THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION. 12) THE 12.54' x 1471.0' TRACT SOUTH OF AND ADJACENT TO THIS 17.0 ACRE TRACT IS DESCRIBED BY THE APPRAISAL DISTRICT AS THE NORTH 12.54 FT OF THE SOUTH 520.29 FT. OF LOT 398, JOHN H. SHARY SUBDIVISION- PROPERTY ID # 282193. 13) PORTION OF 12.54 FOOT STRIP ACQUIRED BY THE CITY OF McALLEN BY CONDEMNATION



Reviewed On: 1/2/2025

SUBDIVISION NAME: BENTSEN OAKS PHASE 1 (PREVIOUSLY VERDIN HEIGHTS)	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>North Bentsen Road: 30 ft. of dedication required for 50 ft. from centerline for 100 ft. ROW Paving 65 ft. Curb & gutter: Both Sides ****The Planning and Zoning Board, at their November 3, 2020 meeting, approved the subdivision in Revised Preliminary form. Engineer had requested a variance to dedicate only 20 ft. instead of the required 30 ft. for North Bentsen Road. The Planning and Zoning Board did not approve this requested variance. ****Plat submitted on December 2, 2020, September 9, 2023, September 19, 2024 and shows the 30 ft. ROW dedication required on North Bentsen Road. **Monies must be escrowed if improvements are not built prior to recording.</p>	Applied
<p>Interior streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both Sides Proposed: 50-60 ft. ROW (ROW for E/W interior streets between N. Bentsen Road and N. 44th Lane is proposed to be 60 ft.) Revisions needed: - Connection and extension of N. 44th Street and N. 45th Street to existing ROW on the south side is required. Clarify and show the legal description and document number of the 12.54 ft. ROW owned by the City, as applicable, prior to final. - Streets names are subject to change prior to final. - Clarify if the subdivision is public or private and provide gate details. Additional ROW may be needed in the gate area to show compliance with requirements.</p>	Non-compliance
<p>Paving _____ Curb & gutter _____</p>	Applied
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118 **The Planning and Zoning Board, at their November 3, 2020 meeting, approved the subdivision in Revised Preliminary form with a variance request to allow a block length greater than the maximum allowed 800 ft. only. This variance was approved for the blocks of Lots 40-55 and Lots 86-100. ***The engineer submitted a revised letter on January 14, 2021 requesting a variance for the block length of Lots 1-27 (1,390 ft.). Plat submitted on January 5, 2020 does not provide a stub out street north as shown on the previously approved plat. ****Ordinance revised; based on the ordinance revision adopted on 12/13/21. Block length along lots 22 through 59 is approximately 1,200 ft. which complies with ordinance revision. Block length for Phase I and II along the north is proposed at 1,391 ft. which exceeds the 1,200 ft. maximum block length without a stub out street to the north. Revise plat as applicable, prior to final. *****Revised plats for for 781 ft. east of the the original boundary as Bentsen Oaks Phase I and the west 690 ft. as Bentsen Oaks Phase II were submitted on August 22, 2023, and September 1, 2023.</p>	Applied
<p>* 600 ft. Maximum Cul-de-Sac</p>	NA

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

ALLEYS		
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties		NA
SETBACKS		
<p>* Front: 25 ft. or greater for easements.</p> <p>* Rear: 10 ft. or greater for easements ***The Planning and Zoning Board approved the subdivision in Revised Preliminary form with a variance request to allow a block length greater than the maximum allowed 800 ft. only at their November 3, 2020 meeting. Engineer had also requested a variance to allow a '10 ft. or greater for easements" setback instead of the required "25 ft. or greater for easements" on double fronting lots (Lots 27-31). The Planning and Zoning Board did not approve this requested variance. ****The Planning and Zoning Board approved a variance on December 2, 2020 to allow 10 ft. or greater for easements on the rear setback for double fronting lots (Lots 27-31) instead of the required 25 ft. setback or greater for easements. *****Sec. 138-367(b) of the Zoning Ordinance was amended by the City Commission on October 11, 2021, to read as follows: Where lots have double frontage, running through from one street to another, a required front yard shall be provided on one street only.</p> <p>* Interior Sides: 6 ft. or greater for easements.</p> <p>* Corner: 10 ft. or greater for easements.</p> <p>* Garage: 18 ft. except where greater setback is required, greater setback applies.</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>		Applied
		Applied
		Applied
		Applied
		Applied
SIDEWALKS		
<p>* 4 ft. wide minimum sidewalk required on North Bentsen Road and both sides of all interior streets. - Revise the plat note as shown above prior to final. **Engineering Department may requires 5 ft. sidewalk.</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, or industrial zones/uses, and along North Bentsen Road.</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>		Applied
		Applied
		Required
NOTES		
<p>* No curb cut, access, or lot frontage permitted along North Bentsen Road - Revise the plat note as shown above prior to final.</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>		Non-compliance
		NA
		NA

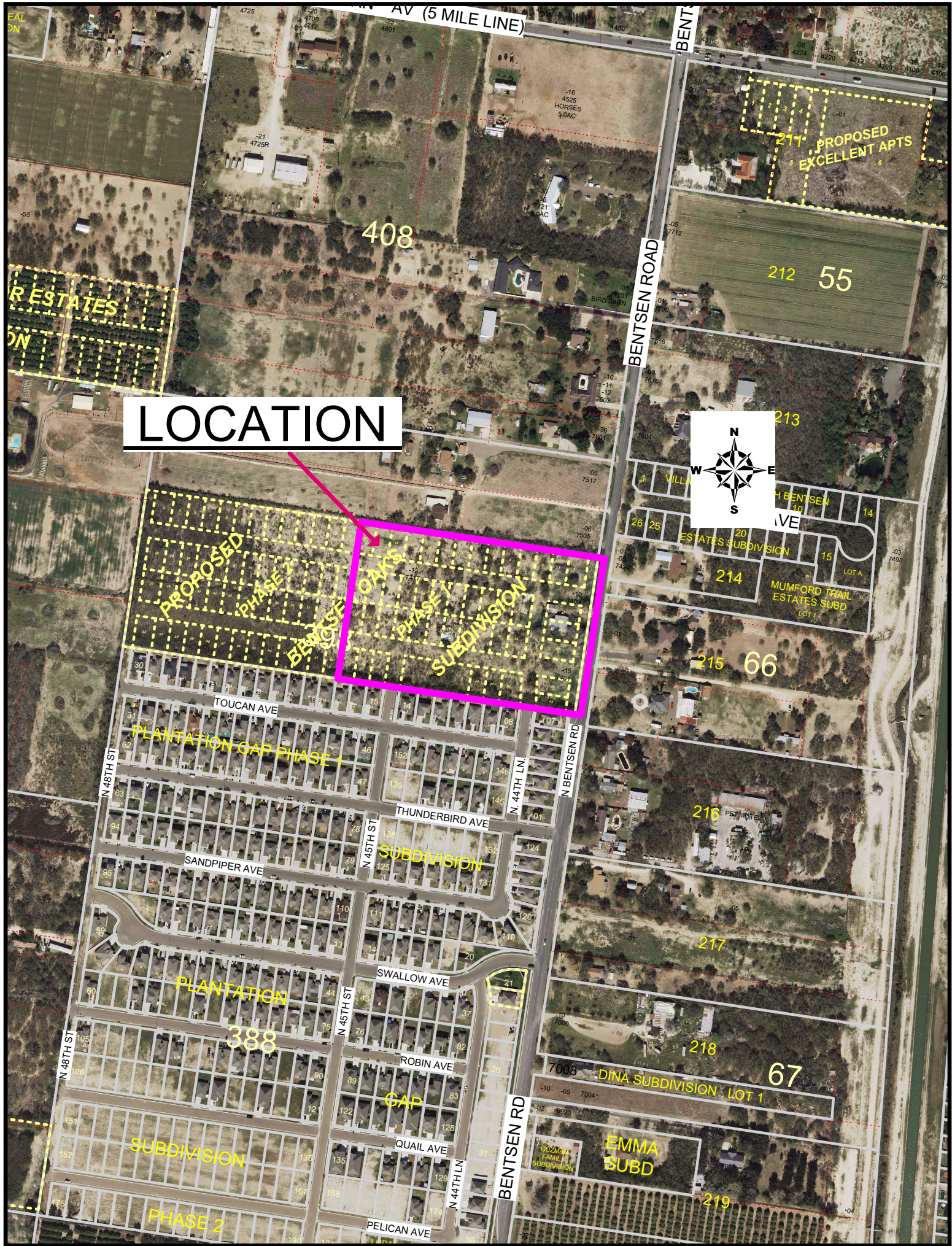
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<p>* Common Areas, any private Streets must be maintained by the lot owners and not the City of McAllen - Clarify if the subdivision is proposed to be private or public to finalize the plat note requirement prior to final.</p>	<p>Non-compliance</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 for public subdivisions. - Clarify if the subdivision is public or private prior to final. - A plat note referencing the correct Section of the ordinance (public or private) is required prior to final.</p>	<p>Non-compliance</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Clarify if the subdivision is public or private prior to final. - A plat note to cross reference the HOA document is required prior to final - Submit the draft HOA document for staff review prior to final. **HOA Document is required to be recorded simultaneously with subdivision plat.</p>	<p>Required</p>
<p>LOT REQUIREMENTS</p>	
<p>* Minimum lot width and lot area.</p>	<p>Applied</p>
<p>* Lots fronting public streets.</p>	<p>Applied</p>
<p>ZONING/CUP</p>	
<p>* Existing: A-O Proposed: R-1 **Rezoning request approved by the Planning and Zoning Board on October 6, 2020, and by the City Commission on October 26, 2020.</p>	<p>Completed</p>
<p>* Rezoning Needed Before Final Approval **Rezoning request approved by the Planning and Zoning Board on October 6, 2020, and by the City Commission on October 26, 2020.</p>	<p>Completed</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee. As per Parks Department, fee is required in lieu of land.</p>	<p>Applied</p>
<p>* A revised plat showing 46 dwelling units as Bentsen Oaks Phase I Subdivision was submitted on December 19, 2024. The subdivision application must be revised to reflect the correct number of lots. A Park Fee of \$32,200, based on \$700 per dwelling units is required prior to recording. Park fee will change if the number of units changes again.</p>	<p>Required</p>
<p>* Pending review by the City Manager's Office. * A revised plat showing 46 dwelling units as Bentsen Oaks Phase I Subdivision was submitted on December 19, 2024. The subdivision application must be revised to reflect the revised number of lots. A Park Fee of \$32,200, based on \$700 per dwelling units is required prior to recording. Park fee will change if the number of units changes again.</p>	<p>Required</p>
<p>TRAFFIC</p>	
<p>* As per Traffic Department, Master Trip Generation is required to determine if TIA is required, prior to final plat.</p>	<p>Required</p>
<p>* As per Traffic Department, Master Trip Generation required to determine if TIA is required, prior to final plat.</p>	<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"> - Revise the application to reflect the correct number of lots, acreage, etc. prior to final. - A revised survey for the revise layout boundary is required prior to final, as applicable, - Connection and extension of N. 44th Street and N. 45th Street to existing ROW on the south side is required. Clarify and show the legal description and document number of the 12.54 ft. ROW owned by the City, as applicable, prior to final. - Signature blocks must comply with Sec. 134-61 of the Subdivision ordinance. - Provide a master layout for both phases prior to final. * Must comply with City's Access Management Policy. ** Plat approved in revised preliminary form at the Planning and Zoning Commission meeting of November 3, 2020. ** Revised preliminary with variance to block length to the north not approved at the Planning and Zoning Commission meeting of January 19,2021 ** Revised plats for for 781 ft. east of the the original boundary as Bentsen Oaks Phase I and the west 690 ft. as Bentsen Oaks Phase II were submitted on August 22, 2023. 	<p>Non-compliance</p>
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED 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



LOCATION



408

217 PROPOSED EXCELLENT APTS

212 55

213

214

215 66

216

217

218

67

219

388

7008

R ESTATES

PROPOSED PHASE 2

BRITISH OAKS PHASE 2 SUBDIVISION

PLANTATION GAP PHASE 1

THUNDERBIRD AVE SUBDIVISION

PLANTATION

ROBIN AVE

SUBDIVISION

PHASE 2

EMMA SUBD

DINA SUBDIVISION LOT 1

6020001 FAMILY SUBDIVISION

AV (5 MILE LINE)

BENTSEN ROAD

BENTSEN RD

BENTSEN RD

N 48TH ST

N 48TH ST

N 48TH ST

N 48TH ST

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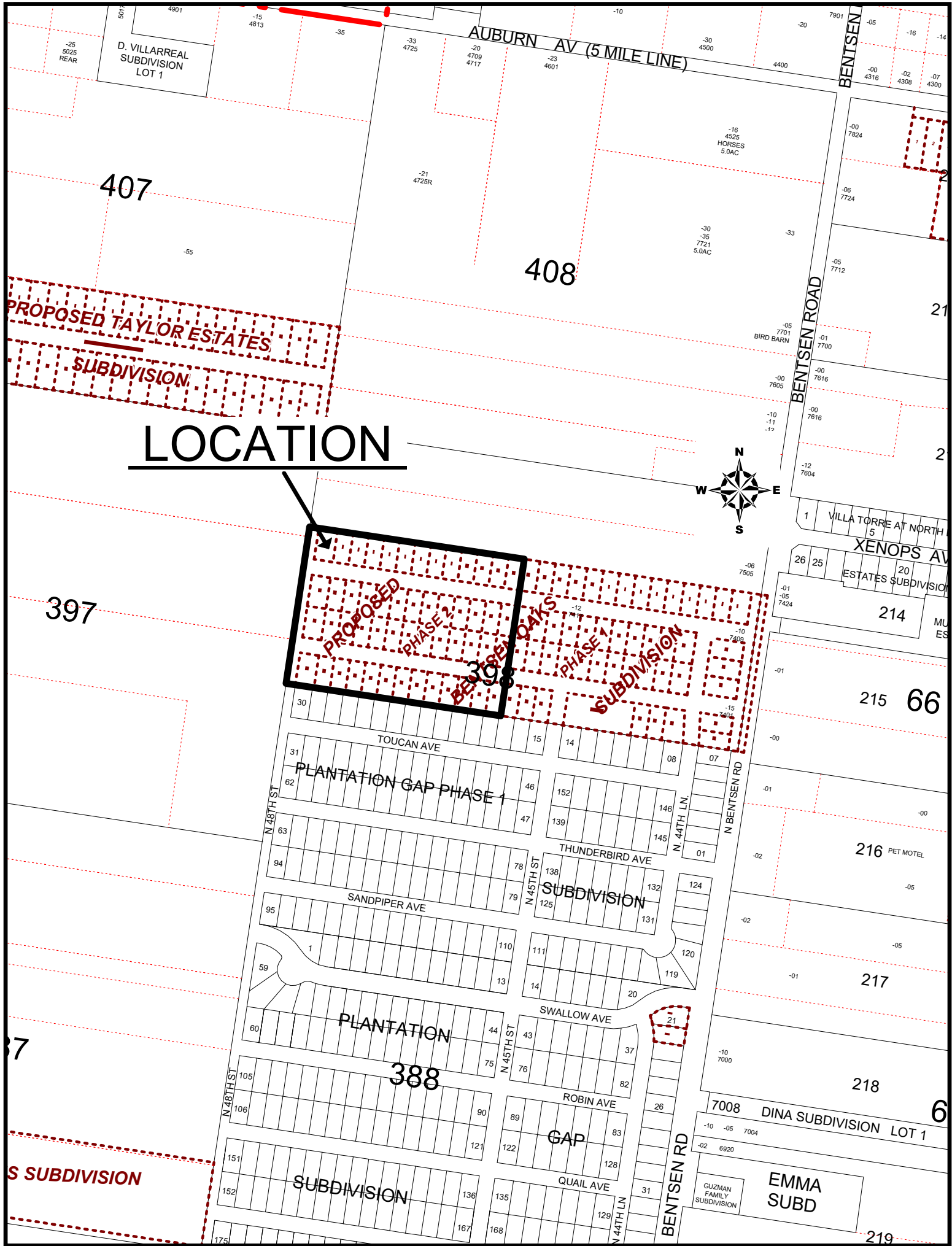
SUB 2023-0095

City of McAllen Planning Department

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

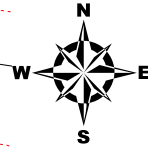
Project Information	Subdivision Name <u>Bentsen Oaks Phase II</u>	
	Location <u>The west side of Bensten Road, approximately 1/2 mile south of Mile 5 Road</u>	
	City Address or Block Number <u>7401 N BENTSEN RD REAR</u>	
	Number of Lots <u>40</u> Gross Acres <u>7.97</u> Net Acres <u>7.97</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>United</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential _____	
	Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>\$6,748.22</u>	
	Parcel # <u>282196</u> Tax Dept. Review <u>AMS</u>	
	Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>7.97 Acres out of Lot 398, John H. Shary Subdivision</u>		
Owner	Name <u>Sergio Guzman</u> Phone <u>956-607-0732</u>	
	Address <u>4713 Ebony Avenue</u> E-mail <u>Guzmans098@yahoo.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>Spoor Engineering Consultants, Inc.</u> Phone <u>956-683-1000</u>	
	Address <u>202 S. 4th Street</u> E-mail <u>sec@spooeng.com</u>	
	City <u>McAllen</u> State <u>Tx</u> Zip <u>78501</u>	
	Contact Person <u>Steve Spoor, P.E.</u>	
Surveyor	Name <u>Paul Pena</u> Phone <u>956-682-8812</u>	
	Address <u>1001 Whitewing Avenue</u> E-mail <u>paul@penaeng.com</u>	
	City <u>McAllen</u> State <u>Tx</u> Zip <u>78501</u>	

RECEIVED
SEP 01 2023
AE



LOCATION

PROPOSED PHASE 2
BENTSEN OAKS SUBDIVISION
PHASE 1



D. VILLARREAL
SUBDIVISION
LOT 1

**PROPOSED TAYLOR ESTATES
SUBDIVISION**

PROPOSED PHASE 2
BENTSEN OAKS SUBDIVISION
PHASE 1

PLANTATION GAP PHASE 1

THUNDERBIRD AVE
SUBDIVISION

PLANTATION

ROBIN AVE
GAP

SUBDIVISION

EMMA
SUBD

7008 DINA SUBDIVISION LOT 1

GUZMAN
FAMILY
SUBDIVISION

S SUBDIVISION

POB
NW Corner
of Lot 398

Lot 408
JOHN H. SHARY SUBDIVISION

North 10.0 Ac. of Lot 398
JOHN H. SHARY SUBDIVISION
(Instrument No 1963326)

JOHN H. SHARY SUBDIVISION
Vol. 1, Page 17, M/R

SEE NOTE 13

NOTES:

- MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
A- FRONT: -25 FT. OR GREATER FOR EASEMENT
B- REAR: -10 FT. OR GREATER FOR EASEMENT
C- CORNER: -10 FT. OR GREATER FOR EASEMENT
D- INTERIOR SIDES: -6 FT. OR GREATER FOR EASEMENT
E- GARAGE: - 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT CENTER OF LOT.
- THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0005 C, REVISED NOVEMBER 2, 1982.
- A 6' OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 4.0' WIDE (MINIMUM) SIDEWALK IS REQUIRED ALONG N. 48TH ST. AND BOTH SIDES OF ALL INTERIOR STREET.
- NO ACCESS, CURB CUTS, OR LOT FRONTAGE PERMITTED ALONG N. 48TH ST.
- 25' x 25' TRIANGULAR SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT.
- STORM WATER DETENTION OF 2.13 AC-FT SHALL BE REQUIRED FOR THIS SUBDIVISION. STORAGE REQUIREMENT FULLFILLED IN PHASE I
- BENCHMARK- STATION NAME: MC 52 SET BY ARANDA & ASSOC. LOCATED AT NORTHEAST CORNER OF TAYLOR RD. AND MILE 4 RD. ELEV.- 132.94 FT (NAVD88)
- 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.

A 7.97 ACRE TRACT OF LAND OUT OF LOT 398, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS;

BEGINNING at a point on the West line of Lot 398, South 08 Deg. 41 Min. 10 Sec. West, 296.13 feet from the Northwest corner of Lot 398, for the Northwest corner of the following described tract of land;

THENCE, parallel to the North line of Lot 398, South 81 Deg. 18 Min. 50 Sec. East, 690.0 feet to a point for the Northeast corner hereof;

THENCE, parallel to the West line of Lot 398, South 08 Deg. 41 Min. 10 Sec. West, 503.41 feet to a point for the southeast corner hereof;

THENCE, parallel to the North line of Lot 398, North 81 Deg. 18 Min. 50 Sec. West, 690.0 feet to a point on the West line of Lot 398, for the the Southwest corner hereof;

THENCE, with the West line of Lot 398, North 08 Deg. 41 Min. 10 Sec. East, 503.41 feet to the POINT OF BEGINNING, containing 7.97 acres of land, more or less.

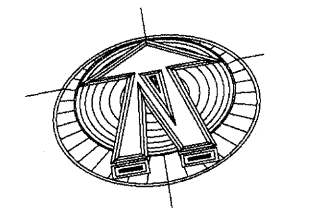
SHARYLAND WATER SUPPLY CORPORATION

I, SHERLYN DAHLBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE BENTSEN OAKS PHASE I SUBDIVISION LOCATED AT 3/4 MILE N. BENTSEN RD. IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

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

SHARYLAND WATER SUPPLY CORPORATION
SHERLYN DAHLBERG

METES & BOUNDS



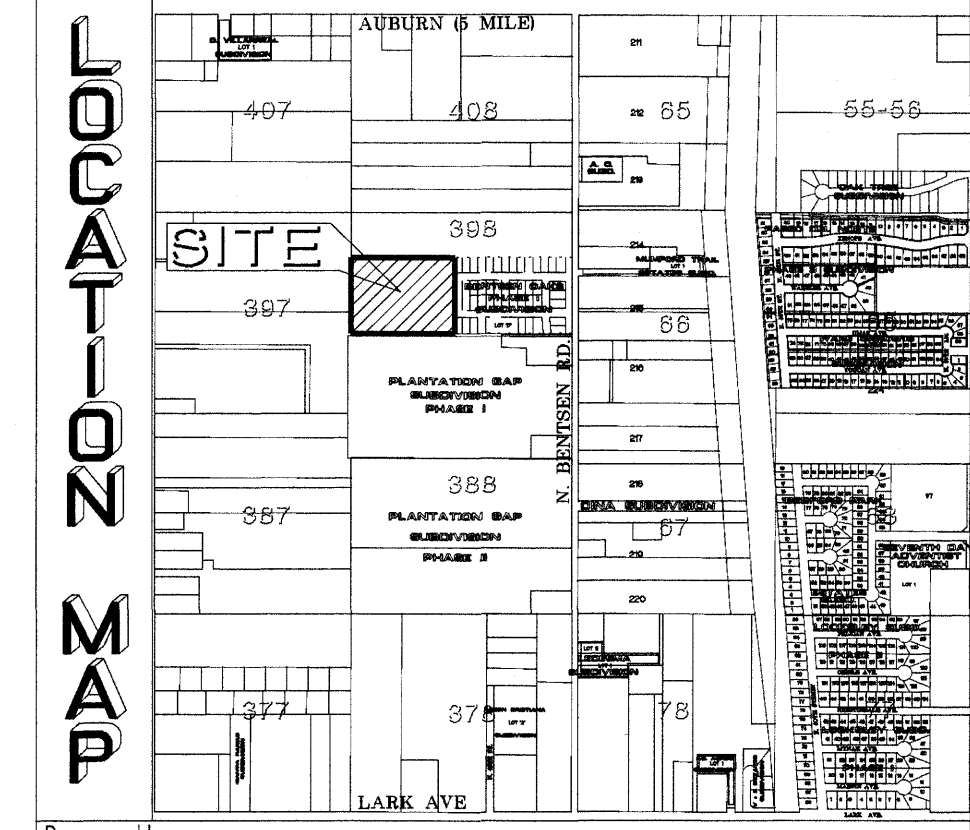
April 04 2023
Scale: 1"=100'

MAP

**BENTSEN OAKS
PHASE II
SUBDIVISION**

McAllen, Texas

Being a Subdivision of a 7.97 Acre Tract of Land Out of Lot 398, John H. Shary Subdivision, Hidalgo County, Texas, according to plat record in Vol. 1, Pg.17, Map Records, Hidalgo County, Texas.



Prepared by:
Spoor Engineering Consultants, Inc.
Consulting Engineers - Civil Land Planning
FIRM # F-6003
202 South 4th, Street McALLEN, TEXAS 78501
Scale: 1"=1250' SEC@spooeng.com (956) 683 1000

STATE OF TEXAS;
COUNTY OF HIDALGO:

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

By: Sergio Guzman
4713 Ebony Ave.
McAllen, Texas 78501

STATE OF TEXAS;
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SERGIO GUZMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2023.

NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION AND ZONING COMMISSION

STATE OF TEXAS;
COUNTY OF HIDALGO:

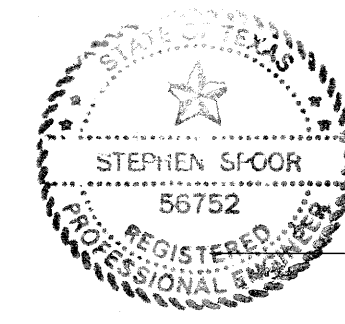
I, REYNALDO ROBLES, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR #4032 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE, AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES, P.L.S. # 4032
ROBLES AND ASSOCIATE, PLLC
107 W. HUSACHE ST.
WESLACO, TEXAS 78596
TPELS FIRM No. 10096700

DATE _____

STATE OF TEXAS;
COUNTY OF HIDALGO:

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



Stephen Spoor 12-18-24
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

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

MAYOR, CITY OF McALLEN DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.216(a) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DATE

By: RAUL E. SESIN, P.E., CFM.
GENERAL MANAGER

DATE _____



Reviewed On: 1/2/2025

SUBDIVISION NAME: BENTSEN OAKS PHASE II	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>North 48th Street: 30 ft. dedication for 30 ft. from centerline for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both Sides Revisions needed: - Connection and extension of N. 48th Street to existing ROW on the north and south side is required. Clarify and show the legal description and document number of the 12.54 ft. ROW owned by the City on the south side, as applicable, prior to final. **Monies must be escrowed if improvements are not built prior to recording. ***Must label centerline to verify if any additional ROW dedication is required prior to final.</p>	Non-compliance
<p>Interior streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both Sides Revisions needed: - Streets names are subject to change 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>* 1,200 ft. Block Length Revised plat for for 781 ft. east of the original Verdin Heights Subdivision was submitted as Bentsen Oaks Phase I and the west 690 ft. as Bentsen Oaks Phase II on August 22, 2023, and September 1, 2023. **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: 25 ft. or greater for easements. **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Interior Sides: 6 ft. or greater for easements. **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Corner: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356</p>	Applied

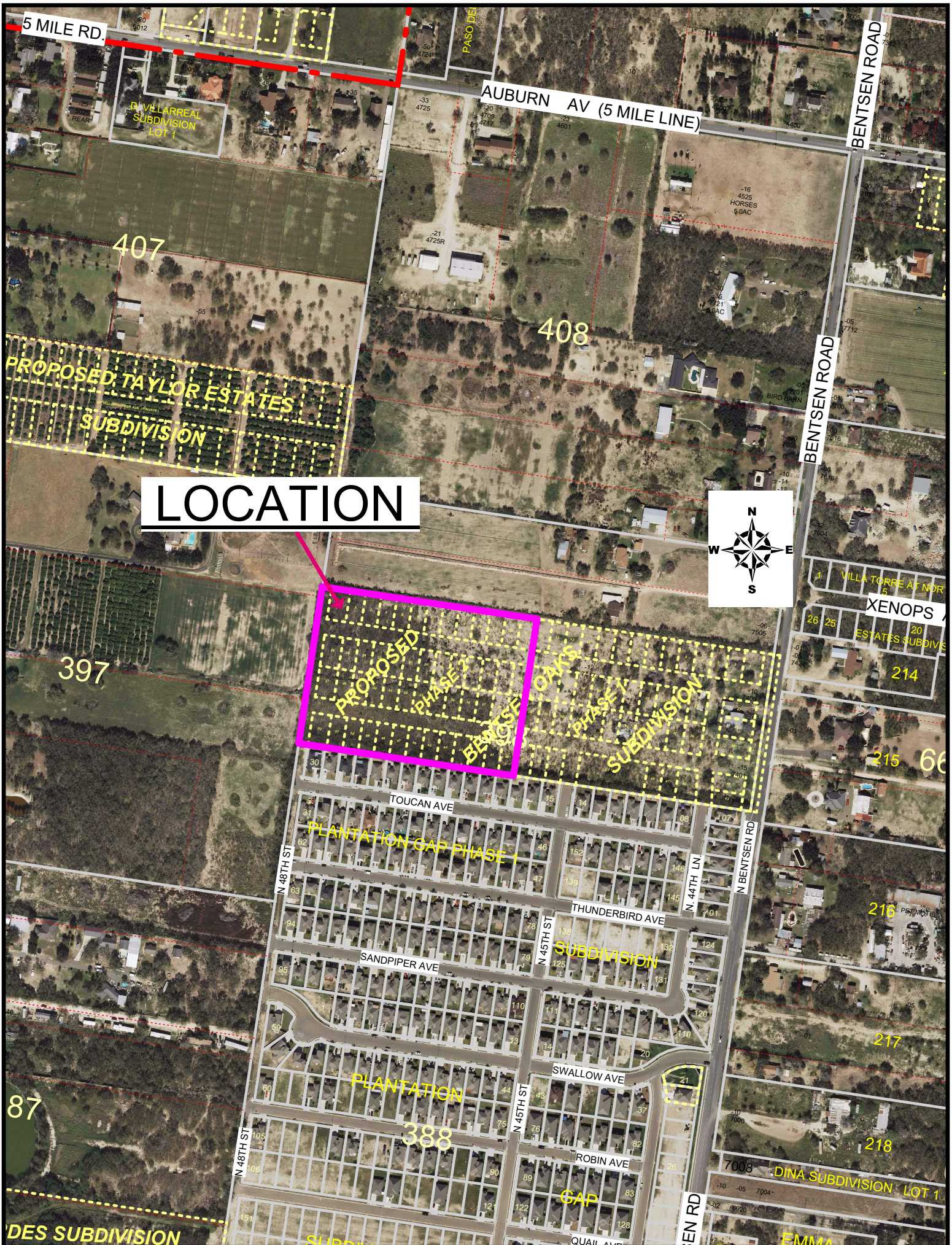
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. 48th Street and both sides of all interior streets. * The Engineering Department may require 5 ft. sidewalk prior to final. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. 48th Street. - Revise the plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along N. 48th Street. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Clarify if the subdivision is public or private to finalize the plat note wording prior to final.	Non-compliance
* 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. - Clarify if the subdivision is public or private prior to final. - A plat note referencing the correct Section of the ordinance (public or private) is required prior to final. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Non-compliance
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Clarify if the subdivision is public or private prior to final. - A plat note to cross reference the HOA document is required prior to final - Submit the draft HOA document for staff review prior to final. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	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: 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. The Subdivision application submitted on September 1, 2023, mentions 40 single-family lots; however, the submitted plat shows 52 lots. Revise the application to show the correct number of lots. As per the Park Department, a Park Fee of \$700 per dwelling unit must be paid prior to recording.</p>	<p>Applied</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The Subdivision application submitted on September 1, 2023, mentions 40 single-family lots; however, the submitted plat shows 52 lots. Revise the application to show the correct number of lots. As per the Park Department, a Park Fee of \$700 per dwelling unit must be paid prior to recording.</p>	<p>Required</p>
<p>* Pending review by the City Manager's Office. The Subdivision application submitted on September 1, 2023, mentions 40 single-family lots; however, the submitted plat shows 52 lots. Revise the application to show the correct number of lots. As per the Park Department, a Park Fee of \$700 per dwelling unit must be paid prior to recording.</p>	<p>Required</p>
<p>TRAFFIC</p>	
<p>* As per Traffic Department, Master Trip Generation required to determine if TIA is required, prior to final plat.</p>	<p>Required</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>TBD</p>
<p>COMMENTS</p>	
<p>Comments: - Revise the application to reflect the correct number of lots, etc. prior to final. - A revised survey for the revise layout boundary is required prior to final, as applicable, - Connection and extension of N. 48th Street to the south side is required. Clarify and show the legal description and document number of the 12.54 ft. ROW owned by the City, as applicable, prior to final. - Signature blocks must comply with Sec. 134-61 of the Subdivision ordinance. - Provide a master layout for both phases prior to final. - Bentsen Oaks Phase II may not be recorded before Bentsen Oaks Phase I, since access to N. Bentsen Road is pending the ROW dedication and improvements for Bentsen Oaks Phase I. *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 REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITES APPROVAL.</p>	<p>Applied</p>

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



LOCATION



City of McAllen

Subap23-0009

Planning Department


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

SUBDIVISION PLAT REVIEW APPLICATION

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

 KF

FEB 03 2023

BY: 

Proposed Plat Submittal

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

PLAT TO SHOW:

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

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

Minimum Developer's Requirements Submitted with Application

Owners Signature

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

Signature  Date 02.03.2023

Print Name Mario A. Reyna, P.E.

Owner

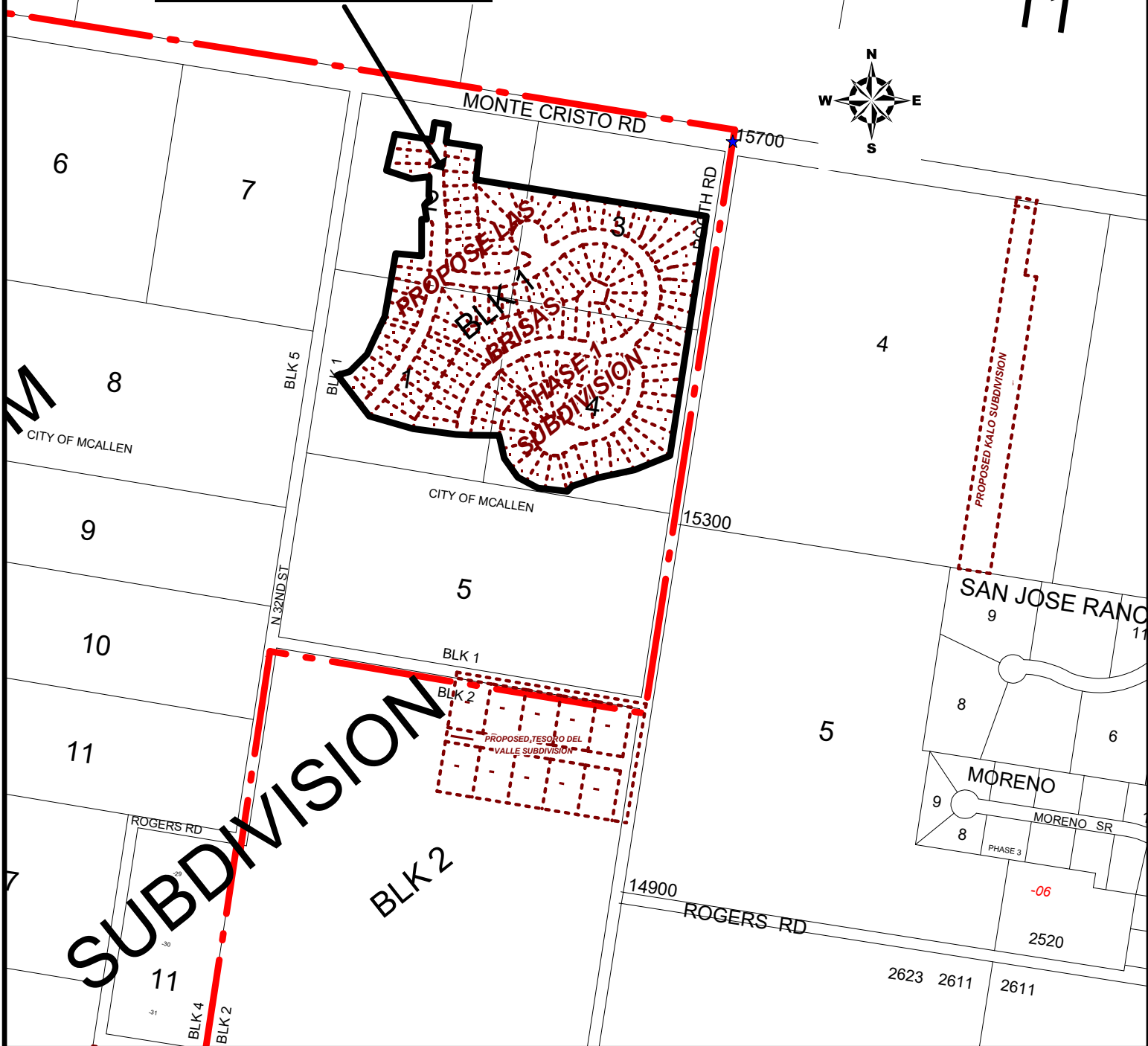
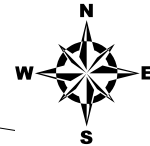
Authorized Agent

07

09
LOCATION

12

11



M
CITY OF MCALLEN

SUBDIVISION

PROPOSED KALO SUBDIVISION

PROPOSED TESORO DEL VALLE SUBDIVISION

PROPOSED LAS BRISAS PHASE 1 SUBDIVISION

SAN JOSE RANCHO

MORENO

MORENO SR

PHASE 3

-06

2520

2623 2611 2611

14900

ROGERS RD

15300

SOUTH RD

15700

MONTE CRISTO RD

N 32ND ST

ROGERS RD

BLK 5

BLK 1

BLK 1

BLK 2

BLK 2

BLK 4
BLK 2

6

7

8

9

10

11

11

4

CITY OF MCALLEN

9

8

11

6

5

9

8

2520

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 23.363 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 1, 2, 3 AND 4, BLOCK 1, M AND M SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 20, HIDALGO COUNTY MAP RECORDS, SAID 23.363 ACRES BEING OUT OF A CERTAIN TRACT CONVEYED TO M.L. RHODES, LTD. BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2770269, HIDALGO COUNTY OFFICIAL RECORDS, SAID 23.363 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE SOUTHEAST CORNER OF LOT 5, OF SAID BLOCK 1:

THENCE, N 08° 40' 10" E ALONG THE EAST LINE OF SAID LOT 5, BLOCK 1, A DISTANCE OF 869.60 FEET;

THENCE, N 81° 19' 50" W A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 68° 00' 00" W A DISTANCE OF 164.29 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
2. THENCE, S 81° 00' 00" W A DISTANCE OF 100.64 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, S 72° 00' 00" W A DISTANCE OF 95.15 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, S 41° 58' 50" W A DISTANCE OF 23.85 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, N 84° 00' 00" W A DISTANCE OF 102.14 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, N 64° 00' 00" W A DISTANCE OF 81.54 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, N 35° 30' 00" W A DISTANCE OF 81.68 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
8. THENCE, N 13° 00' 00" W A DISTANCE OF 81.63 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
9. THENCE, N 89° 30' 00" W A DISTANCE OF 100.28 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
10. THENCE, N 86° 44' 13" W A DISTANCE OF 50.06 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
11. THENCE, N 82° 25' 40" W A DISTANCE OF 151.34 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
12. THENCE, N 73° 53' 58" W A DISTANCE OF 159.47 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
13. THENCE, N 41° 25' 11" W A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
14. THENCE, N 36° 23' 58" W A DISTANCE OF 130.94 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
15. THENCE, N 73° 36' 02" E A DISTANCE OF 44.42 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
16. THENCE, N 45° 06' 02" E A DISTANCE OF 85.80 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
17. THENCE, N 29° 06' 02" E A DISTANCE OF 144.95 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
18. THENCE, N 09° 53' 15" E A DISTANCE OF 223.74 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
19. THENCE, S 84° 53' 58" E A DISTANCE OF 91.29 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
20. THENCE, N 00° 06' 02" E A DISTANCE OF 128.01 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
21. THENCE, IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 03° 02' 37", A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 17.26 FEET, A TANGENT OF 8.63 FEET, AND A CHORD THAT BEARS N 88° 59' 22" E A DISTANCE OF 17.26 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
22. THENCE, N 09° 04' 48" W A DISTANCE OF 50.39 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
23. THENCE, IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 93° 18' 52", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 32.57 FEET, A TANGENT OF 21.19 FEET, AND A CHORD THAT BEARS N 42° 00' 28" E A DISTANCE OF 29.09 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
24. THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 04° 47' 34", A RADIUS OF 925.00 FEET, AN ARC LENGTH OF 77.38 FEET, A TANGENT OF 38.71 FEET, AND A CHORD THAT BEARS N 02° 15' 12" W A DISTANCE OF 77.35 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
25. THENCE, S 83° 06' 02" W A DISTANCE OF 61.27 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
26. THENCE, N 71° 53' 58" W A DISTANCE OF 92.78 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
27. THENCE, N 13° 06' 02" E A DISTANCE OF 131.37 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
28. THENCE, S 80° 56' 50" E A DISTANCE OF 130.22 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
29. THENCE, IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 00° 53' 47", A RADIUS OF 925.00 FEET, AN ARC LENGTH OF 14.47 FEET, A TANGENT OF 7.24 FEET, AND A CHORD THAT BEARS N 08° 58' 17" E A DISTANCE OF 14.47 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
30. THENCE, N 09° 03' 10" E A DISTANCE OF 37.64 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
31. THENCE, S 81° 53' 59" E A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
32. THENCE, S 09° 03' 10" W A DISTANCE OF 37.60 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
33. THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 00° 56' 52", A RADIUS OF 975.00 FEET, AN ARC LENGTH OF 14.47 FEET, A TANGENT OF 7.24 FEET, AND A CHORD THAT BEARS S 08° 34' 44" W A DISTANCE OF 14.47 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
34. THENCE, S 80° 56' 50" E A DISTANCE OF 118.49 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
35. THENCE, S 06° 06' 02" W A DISTANCE OF 113.49 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
36. THENCE, S 81° 01' 04" E A DISTANCE OF 815.59 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
37. THENCE, S 08° 40' 10" W A DISTANCE OF 848.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.363 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THIS SUBDIVISION IS LOCATED IN ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN . COMMUNITY PANEL NUMBER 480334 0325 D, MAP REVISED: JUNE 06, 2000;
2. MINIMUM FINISH FLOOR NOTE : MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL BE :

FRONT : 20 FEET MINIMUM OR GREATER FOR EASEMENTS.

REAR : 10 FEET, OR GREATER FOR EASEMENTS.

INTERIOR SIDES : 5 FEET, OR GREATER FOR EASEMENTS.

SIDE CORNER : 10 FEET OR GREATER FOR EASEMENTS.

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

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED MASTER DRAINAGE REPORT SHALL BE 786.520 C.F. (18,286 AC.-FT.) AND FOR PHASE 1 BASED ON (0.190 Ac. Fl. Per ac.). STORM WATER RUNOFF GENERATED SHALL BE 193,362 C.F. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES. DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.

5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.

6. CITY OF McALLEN BENCHMARK: NUMBER MC24. TOP OF 30" ALUMINUM PIPE WITH A 3-14" BRASS MONUMENT CAP TOP LOCATED AT NORTHWEST CORNER OF THE INTERSECTION OF Rooth Road and FM 1925. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16652113.3155, 1072415.84758, ELEV.=118.08

7. NO BUILDING ALLOWED OVER ANY EASEMENT.

8. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND LONG MONTE CRISTO ROAD AND 29TH STREET (ROOTH ROAD).

9. 8' MASONRY WALL WILL BE REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/ USES.

10. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT"). THE TECHNOLOGY EASEMENT SHALL BE AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.

11. TERMS AND CONDITIONS AND RESERVATION OF TECHNOLOGY EASEMENTS DATED AUGUST 13, 2015, FILED NOVEMBER 26, 2015, BETWEEN HIDALGO COUNTY TEXAS CORPORATION, INC. TO M.L. RHODES LTD. A TEXAS LIMITED PARTNERSHIP RECORDED UNDER CLERK'S FILE NO. 2865226, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENT IS INCOMPLETE. EASEMENT PERTAINS TO AND IS FOR THE BENEFIT OF THE OWNER/RESERVIST. NO WIDTH SPECIFIED FOR EASEMENT. THE ACTUAL EASEMENT BOUNDARY IS NOT DESCRIBED, BUT IS WITHIN THE EASEMENT PROPERTY WHICH IS INCOMPLETE. EASEMENT MAY BE REVOKED OR AMENDED BY OWNER/ RESERVER AND IS EXCLUSIVE.

12. DEVELOPER / TRES LAGOS (PID) PUBLIC IMPROVEMENT DISTRICT / OWNER/HOA, 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.

13. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF McALLEN FOR ANY STRUCTURE BUILT ON A LOT IDENTIFIED ON THIS PLAT UNTIL ALL INFRASTRUCTURE REQUIRED TO SERVE THE LOT HAS BEEN INSTALLED, INSPECTED, AND APPROVED BY THE APPROPRIATE AUTHORITY.

14. A 25 FOOT x 25 FOOT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

15. * DENOTES CURVED SETBACK.

16. CITY OF McALLEN ACTING BY AND THROUGH THE LAS BRISAS PUBLIC IMPROVEMENT DISTRICT (PID) DEDICATES A WALL EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REMOVAL, REPLACEMENT, AND OPERATION OF MASONRY WALLS PROVIDING ACCESS CONTROL AND SOUND BUFFERING WITHIN THE PID.

17. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON MONTE CRISTO ROAD AND N.29TH STREET (ROOTH ROAD).

18. NOTE FOR MAINTENANCE UNDER SECTION 110-72 & 134-168 CITY OF McALLEN CODE OF ORDINANCES:

THE CITY OF McALLEN SHALL ONLY BE RESPONSIBLE FOR MAINTAINING THOSE IMPROVEMENTS WHICH HAVE BEEN SPECIFICALLY DEDICATED TO AND ACCEPTED BY THE CITY FOR MAINTENANCE. SUCH MAINTENANCE SHALL BE PERFORMED BY AND BE THE SOLE RESPONSIBILITY OF THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT FOR THOSE IMPROVEMENTS OR RIGHT-OF-WAYS DEDICATED TO THE CITY ACTING BY AND THROUGH SUCH DISTRICT. PURSUANT TO SECTION 110-72 OF THE CITY OF McALLEN CODE OF ORDINANCES MAINTENANCE OF AREAS WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE CITY SUCH AS UNDEDICATED COMMON AREAS, AREAS NOT INCLUDED IN SPECIFIC LOTS, AND THOSE AREAS ADJACENT TO THE SUBDIVISION AND THAT ARE UNIMPROVED AND LIE BETWEEN THE SUBDIVISION AND ADJACENT PAVED PUBLIC STREETS (THE "UNDEDICATED COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LAS BRISAS PHASE I SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____ AND THE MASTER DECLARATION OF COVENANTS AND CONDITIONS FOR TRES LAGOS RESIDENTIAL DEVELOPMENT RECORDED AS DOCUMENT NUMBER 2821589, HIDALGO COUNTY, DEED RECORDS (COLLECTIVELY THE "DECLARATIONS"), PURSUANT TO SECTION 134-168 OF THE CITY OF McALLEN CODE OF ORDINANCES MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE STREET LIGHTING, PRIVATE TRAFFIC CONTROL DEVICES AND PRIVATE SIDEWALKS AND PRIVATE COMMON AREAS OF THE SUBDIVISION WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (THE "PRIVATE COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER/DEVELOPER/OWNER OR THE HOMEOWNER'S ASSOCIATION PURSUANT TO THE REQUIREMENTS OF SECTION 134-168, AS APPLICABLE. THE CITY OF McALLEN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID UNDEDICATED COMMON AREAS OR PRIVATE COMMON AREAS. ANY AMENDMENT TO THE DECLARATIONS THAT CONFLICTS WITH THE REQUIREMENTS OF SAID SECTION 110-72 OR SECTION 134-168 SHALL BE NULL AND VOID.

19. ALL INTERIOR LOT CORNERS WILL HAVE A NO 4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.

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

22. NO CURB CUT, ACCESS , OR LOT FRONTAGE PERMITTED ALONG MONTE CRISTO ROAD AND N. 29TH STREET (ROOTH ROAD)

23. COMMON AREAS, ANY PRIVATE STREETS/ DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS / PID AND NOT THE CITY OF McALLEN.

24. PUBLIC IMPROVEMENT DISTRICT (PID) OR HOMEOWNER'S ASSOCIATION COVENANTS UST BE RECORDED AND SUBMITTED WITH DOCUMENT NUMBER ON THE PLAT, PRIOR TO RECORDING.

25. COMMON AREAS 125,126,127,128 AND 129 WILL BE MAINTAINED BY LOT OWNERS/ HOA/PID AND NOT THE CITY OF McALLEN.

26. LOTS 126 & 127 WILL BE USED AS EMERGENCY ACCESS FOR FIRE DEPARTMENT AND EMERGENCY SERVICES. THIS LOT WILL BE OWNER/MAINTAINED BY THE LOT OWNERS / HOA/PID AND NOT CITY OF McALLEN.

SUBDIVISION MAP OF LAS BRISAS PHASE I SUBDIVISION

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

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

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

CARLOS LIMA _____ DATE _____
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1 ON THIS THE _____ DAY OF _____, 20____
HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

PRESIDENT _____ SECRETARY _____

**STATE OF TEXAS
COUNTY OF HIDALGO**

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

RHODES DEVELOPMENT, INC. _____ DATE: _____
NICK RHODES, PRESIDENT
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

**STATE OF TEXAS
COUNTY OF HIDALGO**

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

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

TRES LAGOS PUBLIC IMPROVEMENT DISTRICT HEREBY CERTIFIES AND APPROVES THIS PLAT AND ACCEPTS RESPONSIBILITIES AND NOTES INDICATED HEREIN.

MIKE RHODES _____
CHAIRMAN OF PUBLIC IMPROVEMENT DISTRICT
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

**STATE OF TEXAS
COUNTY OF HIDALGO**

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

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

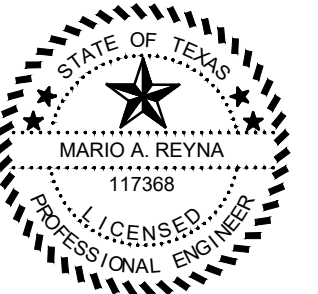
**STATE OF TEXAS
COUNTY OF HIDALGO**

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

DATED THIS THE _____ DAY OF _____, 20____.

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 05/02/24
ENGINEERING JOB # 22097.0

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



**STATE OF TEXAS
COUNTY OF HIDALGO**

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

DATED THIS THE _____ DAY OF _____, 20____.

ROBERT N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS
DATE SURVEYED: 05/05/2022
SURVEY JOB # 22096.08



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

MAYOR, CITY OF McALLEN _____

ATTESTED BY:

CITY SECRETARY _____ DATE _____

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

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____



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

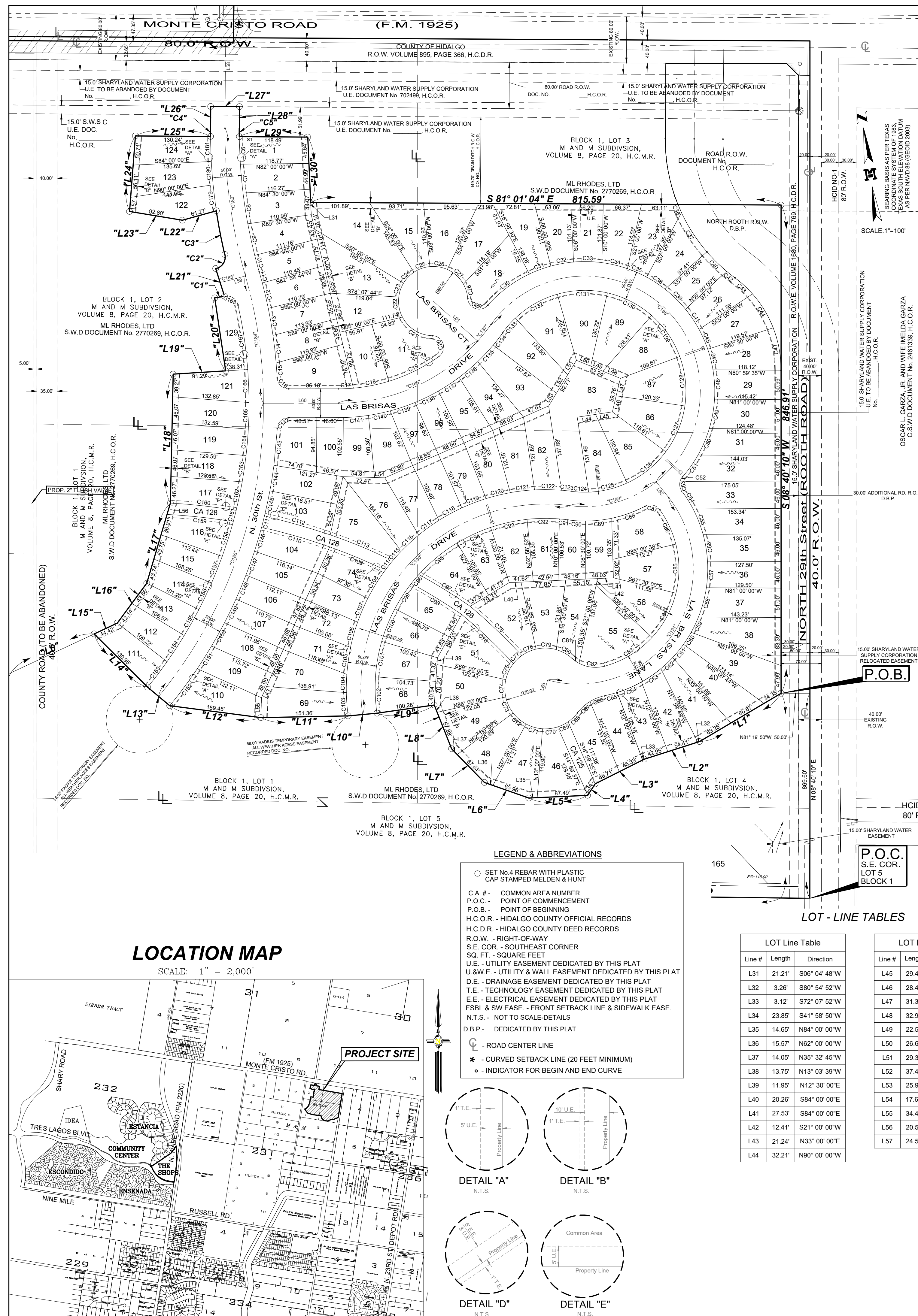
BY: _____ DEPUTY

DRAWN BY: HRNJ/R.D.J. DATE 05-02-24
SURVEYED, CHECKED J.L.G. DATE _____
FINAL CHECK _____ DATE _____

TBPE FIRM # F-1435



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**SUBDIVISION MAP OF
LAS BRISAS PHASE I
SUBDIVISION**
23.363 ACRES OUT OF LOTS 1, 23 AND 4, BLOCK 1,
M AND M SUBDIVISION,
VOLUME 8, PAGE 20, H.C.M.R.,
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

BOUNDARY - CURVE TABLES

LOT Line Table			LOT Line Table			LOT Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	164.29'	S88° 00' 00"W	L11	151.34'	N82° 25' 40"W	L21	50.39'	N09° 04' 48"W
L2	100.64'	S81° 00' 00"W	L12	159.47'	N73° 53' 58"W	L22	61.27'	S83° 06' 02"W
L3	95.15'	S72° 00' 00"W	L13	50.00'	N41° 25' 11"W	L23	92.78'	N71° 53' 58"W
L4	23.85'	S41° 58' 50"W	L14	130.94'	N36° 23' 58"W	L24	131.37'	N13° 06' 02"E
L5	102.14'	N84° 00' 00"W	L15	44.42'	N73° 36' 02"E	L25	130.22'	S80° 56' 50"E
L6	81.54'	N62° 00' 00"W	L16	85.80'	N45° 06' 02"E	L26	37.64'	N09° 03' 10"E
L7	81.68'	N35° 30' 00"W	L17	144.95'	N25° 06' 02"E	L27	50.00'	S80° 53' 59"E
L8	81.63'	N13° 00' 00"W	L18	223.74'	N09° 53' 15"E	L28	37.60'	S09° 03' 10"W
L9	100.28'	N89° 30' 00"W	L19	91.29'	S84° 53' 58"E	L29	118.49'	S80° 56' 50"E
L10	50.06'	N86° 44' 13"W	L20	128.01'	N00° 06' 02"E	L30	113.49'	S06° 06' 02"W

BOUNDARY - CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	17.26'	325.00'	003° 02' 37"	N88° 59' 22"E	17.26'	8.63
C2	32.57'	200.00'	093° 18' 52"	N42° 00' 28"E	29.09'	21.19
C3	77.38'	925.00'	004° 47' 34"	N2° 15' 12"W	77.35'	38.71
C4	14.47'	925.00'	000° 53' 47"	N8° 36' 17"E	14.47'	7.24
C5	14.47'	875.00'	000° 56' 52"	S8° 34' 44"W	14.47'	7.24

LOT AREA TABLES

Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	AC.	Lot #	SQ. FT.	AC.	Lot #	SQ. FT.	AC.
1	5,548.76	0.127	44	6,143.63	0.141	87	6,765.45	0.155
2	5,599.27	0.129	45	5,963.84	0.137	88	6,889.04	0.158
3	5,573.13	0.128	46	6,828.76	0.157	89	7,117.05	0.163
4	5,545.85	0.127	47	6,595.68	0.151	90	7,038.55	0.162
5	5,417.64	0.124	48	6,783.01	0.156	91	7,002.87	0.161
6	5,187.60	0.119	49	6,774.05	0.156	92	6,801.92	0.152
7	5,227.68	0.120	50	6,905.65	0.159	93	7,408.06	0.170
8	5,446.92	0.125	51	7,924.77	0.182	94	5,744.96	0.132
9	7,606.75	0.175	52	7,420.59	0.170	95	5,072.88	0.116
10	6,099.83	0.140	53	6,638.63	0.152	96	6,468.39	0.147
11	8,178.68	0.188	54	6,529.39	0.150	97	4,694.44	0.108
12	5,877.44	0.135	55	9,738.15	0.224	98	5,803.33	0.133
13	8,678.67	0.199	56	7,199.70	0.165	99	5,155.64	0.118
14	12,215.76	0.280	57	6,670.29	0.153	100	4,540.38	0.104
15	7,159.48	0.164	58	7,181.13	0.165	101	6,187.02	0.142
16	7,108.95	0.163	59	4,728.95	0.109	102	5,616.79	0.129
17	7,289.59	0.167	60	4,821.94	0.111	103	5,735.70	0.132
18	7,055.44	0.162	61	5,360.33	0.123	104	5,704.10	0.131
19	6,636.01	0.152	62	5,580.99	0.128	105	5,367.85	0.123
20	5,395.99	0.124	63	5,490.64	0.126	106	5,169.93	0.119
21	5,296.35	0.122	64	6,309.12	0.145	107	5,132.07	0.118
22	5,949.82	0.137	65	5,149.99	0.118	108	5,226.98	0.120
23	6,777.49	0.156	66	5,312.84	0.122	109	5,460.00	0.125
24	6,145.37	0.141	67	5,343.60	0.123	110	7,449.49	0.171
25	4,667.94	0.107	68	6,358.63	0.163	111	5,783.89	0.133
26	5,263.44	0.121	69	6,969.08	0.120	112	5,213.81	0.120
27	6,178.91	0.142	70	6,349.29	0.146	113	4,934.59	0.113
28	6,899.38	0.154	71	5,114.69	0.117	114	4,974.77	0.114
29	5,904.75	0.136	72	4,743.28	0.109	115	5,142.67	0.118
30	6,065.84	0.139	73	4,620.28	0.106	116	5,801.53	0.133
31	6,129.60	0.141	74	5,479.04	0.126	117	5,657.27	0.130
32	7,332.92	0.168	75	7,860.49	0.178	118	5,841.23	0.134
33	7,699.46	0.176	76	6,863.69	0.158	119	6,041.48	0.139
34	6,588.16	0.151	77	5,258.97	0.121	120	6,116.60	0.140
35	6,001.38	0.138	78	4,824.87	0.111	121	6,340.96	0.146
36	5,874.58	0.135	79	4,787.29	0.110	122	6,315.47	0.145
37	6,899.91	0.158	80	5,230.41	0.120	123	6,899.36	0.154
38	8,389.65	0.193	81	5,916.02	0.136	124	6,230.61	0.143
39	8,783.67	0.202	82	6,319.08	0.145	125	2,459.63	0.056
40	7,537.50	0.173	83	14,324.32	0.329	126	4,562.18	0.105
41	6,887.26	0.158	84	6,672.58	0.153	127	4,634.17	0.106
42	6,357.69	0.146	85	6,994.14	0.161	128	2,303.30	0.053
43	5,806.13	0.133	86	6,843.68	0.157			

LOT - LINE TABLES

LOT Line Table			LOT Line Table		
Line #	Length	Direction	Line #	Length	Direction
L31	21.21'	S06° 04' 48"W	L45	29.49'	N90° 00' 00"W
L32	3.26'	S80° 54' 52"W	L46	28.46'	S22° 00' 00"W
L33	3.12'	S72° 07' 52"W	L47	31.30'	S22° 00' 00"W
L34	23.85'	S41° 58' 50"W	L48	32.97'	S59° 00' 00"E
L35	14.65'	N84° 00' 00"W	L49	22.59'	S59° 00' 00"E
L36	15.57'	N62° 00' 00"W	L50	26.68'	S59° 00' 00"E
L37	14.05'	N35° 32' 45"W	L51	29.32'	N40° 00' 00"E
L38	13.75'	N13° 03' 39"W	L52	37.45'	N40° 00' 00"E
L39	11.95'	N12° 30' 00"E	L53	25.94'	N40° 00' 00"E
L40	20.26'	S84° 00' 00"E	L54	17.66'	S79° 47' 51"E
L41	27.53'	S84° 00' 00"E	L55	34.47'	N10° 03' 32"E
L42	12.41'	S21° 00' 00"W	L56	20.56'	N25° 06' 02"E
L43	21.24'	N33° 00' 00"E	L57	24.54'	N13° 08' 14"E
L44	32.21'	N80° 00' 00"W			

CENTERLINE - LINE TABLES

Line #	Direction	Length
L58	S 09° 03' 00" W	149.16'
L59	S 82° 31' 57" W	16.62'
L60	S 81° 23' 36" E	129.89'
L61	N 39° 22' 14" W	103.63'
L62	N 29° 32' 48" W	34.42'
L63	N 89° 59' 54" W	15.11'

CENTERLINE - CURVE TABLES

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent
C182	16° 30' 12"	900.00'	259.23'	S0° 48' 04"W	258.34'	130.52'
C184	16° 03' 26"	800.00'	224.20'	N0° 34' 41"E	223.47'	112.84'
C185	39° 27' 02"	800.00'	550.84'	N28° 19' 55"E	540.02'	286.84'
C186	47° 59' 38"	325.00'	272.24'	N74° 36' 35"E	264.35'	144.68'
C188	196° 20' 44"	200.00'	685.38'	N37° 43' 10"W	395.94'	1,392.59'
C189	45° 48' 45"	200.00'	159.92'	N83° 21' 35"E	155.69'	84.51'
C190	105° 43' 24"	320.00'	590.47'	S53° 24' 15"W	510.20'	422.53'
C191	143° 28' 42"	200.00'	500.83'	N42° 11' 33"E	379.86'	606.13'

LOT - CURVE TABLES

Curve Table							Curve Table						
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent	Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent
C6	3° 04' 10"	892.56'	47.81'	N6° 31' 15"E	47.81'	23.91'	C93	12° 23' 42"	299.80'	64.86'	N86° 12' 51"E	64.73'	32.56'
C7	3° 28' 30"	827.85'	50.21'	N3° 19' 49"E	50.20'	25.11'	C94	12° 07' 34"	302.93'	64.11'	N73° 41' 20"E	63.99'	32.18'
C8	3° 33' 33"	869.33'	54.00'	N0° 04' 54"W	54.00'	27.01'	C95	16° 24' 43"	300.71'	86.13'	N59° 05' 47"E	85.84'	43.36'
C9	3° 18' 12"	972.39'	56.06'	N3° 41' 07"W	56.06'	28.04'	C96	3° 57' 44"	295.00'	20.40'	N48° 44' 58"E	20.40'	10.20'
C10	2° 08' 55"	785.72'	29.46'	N6° 27' 22"W	29.46'	14.73'	C97	5° 55' 15"	1,009.87'	104.36'	S49° 29' 35"E	104.31'	52.22'
C11	0° 57' 39"	1,207.69'	20.25'	N6° 47' 25"W	20.25'	10.13'	C98	5° 55' 36"	989.87'	102.39'	N49° 43' 10"W	102.35'	51.24'
C12	3° 10' 42"	812.27'	45.06'	N4° 28' 47"W	45.05'	22.53'	C99	10° 09' 53"	295.00'	52.34'	N41° 41' 09"E	52.27'	26.24'
C13	3° 21' 58"	812.68'	47.75'	N1° 15' 26"W	47.74'	23.88'	C100	11° 52' 33"	295.00'	61.15'	N30° 39' 56"E	61.04'	30.68'
C14	3° 39' 43"	754.90'	48.25'	N2° 04' 34"E	48.24'	24.13'	C101	12° 06' 48"	295.00'	62.54'	N18° 39' 15"E	62.42'	31.39'
C15	1° 50' 14"	809.34'	25.95'	N4° 41' 14"E	25.95'	12.98'	C102	12° 16' 09"	295.00'	63.17'	N6° 27' 38"E	63.05'	31.71'
C16	86° 56' 50"	20.00'	30.35'	N37° 55' 11"W	27.52'	18.96'	C103	7° 17' 43"	319.04'	40.62'	S4° 06' 46"W	40.60'	20.34'
C17	4° 57' 58"	300.00'	26.00'	N83° 52' 24"W	25.99'	13.01'	C104	5° 00' 01"	362.07'	31.60'	S10° 06' 34"W	31.59'	15.81'
C18	11° 56' 32"	300.00'	62.53'	S87° 40' 08"W	62.42'	31.38'	C105	7° 40' 46"	352.98'	47.31'	S16° 39' 43"W	47.28'	23.69'
C19	18° 32' 01"	300.00'	97.04'	S72° 25' 52"W	96.62'	48.95'	C106	7° 33' 10"	345.00'	45.48'	S24° 22' 01"W	45.44'	22.77'
C20	143° 01' 50"	20.00'	49.93'	S8° 21' 01"E	37.94'	59.83'	C107	7° 19' 56"	295.00'	44.75'	S31° 51' 35"W	44.72'	22.41'
C21	61° 11' 56"	60.00'	64.09'	S49° 15' 58"E	61.08'	35.48'	C108	9° 46' 34"	338.57'	57.77'	S40° 22' 22"W	57.70'	28.95'
C22	34° 10' 51"	60.00'	35.79'	S1° 32' 59"E	35.27'	18.45'	C109	6° 16' 06"	967.26'	104.72'	S58° 39' 56"E	104.67'	52.41'
C23	24° 07' 38"	60.00'	25.27'	S27° 34' 50"W	25.08'	12.82'	C110	6° 54' 17"	1,019.71'	122.89'	N65° 14' 38"E	122.81'	61.52'
C24	25° 22' 48"	60.00'	26.58'	S52° 18' 52"W	26.36'	13.51'	C111	1° 23' 23"	824.84'	20.01'	N22° 58' 54"E	20.01'	10.00'
C25	27° 57' 47"	60.00'	29.28'	S79° 01' 10"W	28.99'	14.94'	C112	5° 55' 38"	1,146.69'	118.62'	S65° 24' 05"E	118.57'	59.36'
C26	29° 41' 21"	60.00'	31.09'	N72° 10' 20"W	30.74'	15.90'	C113	6° 12' 32"	901.54'	117.40'	S58°		



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/2/2025

SUBDIVISION NAME: LAS BRISAS PHASE I SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Monte Cristo Road: Dedication as needed for 75 ft. from the centerline for 150 ft. total ROW.
Paving: 65 ft. to 105 ft. Curb & gutter: both sides

Revisions needed:

- Dedication must be finalized once centerline is established.
 - Show and label R.O.W. from centerline after the dedication.
 - Submit a copy of the referenced documents on the plat.
 - Clarify 80 ft. additional R.O.W. by separate document; 160 ft. R.O.W.
 - Need to clarify any issues for R.O.W. overlapping easements so that no issues exist.
 - All comments referencing ""future"" must be changed to ""(by this plat)"" or reference the document number.
 - Sharyland easement may not overlap the street ROW. Any abandonment must be done by separate document and referenced on plat.
 - Clarify if Monte Cristo Road is a State road to determine improvement requirements prior to Recording.
 - Please finalize R.O.W requirements once centerline is established prior to Recording.
- **Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to Recording.
**COM Thoroughfare Plan

Required

North 29th Street (N. Rooth Road): Dedication as needed for 50 ft. from centerline for 100 ft. total ROW. Additional R.O.W. for the alignment of 29th street and Monte Cristo to be provided by a separate Document.

Paving: 65 ft. Curb & gutter: on both sides

Revisions Needed:

- Dedication must be finalized once centerline is established.
 - Please show and label R.O.W. from centerline after the dedication.
 - Please submit a copy of the referenced documents on the plat.
 - All comments referencing ""future"" must be changed to ""(by this plat)"" or reference the document number.
 - Sharyland easement may not overlap the street ROW. Any abandonment must be done by separate document and referenced on plat.
 - Please finalize R.O.W requirements prior to final once centerline is established prior to Recording
- **Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

Required

Interior Streets: 50 ft. ROW

Paving: 32 ft. Curb & gutter: both sides

Revisions required:

- Temporary paved turnarounds are required at the end of streets not continuing at this time by plat or separate document prior to recording.
- **Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

Required

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

<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	<p>NA</p>
<p>* 1,200 ft. Block Length: Common areas and access walks/drives provided per agreement. **Subdivision Ordinance: Section 134-118</p>	<p>Required</p>
<p>** 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118"</p>	<p>NA</p>
<p>* 600 ft. Maximum Cul-de-Sac: Cul-de-sac street length does not apply provided that the development uses the "coving method" and emergency access walks/drives are provided, per agreement. Revisions needed: -Please provide dimensions of Cul-de-Sacs. -Please clarify if islands are proposed and provide paving dimensions around all islands to determine compliance prior to final. -Provide Cul-De-Sac details, as per Fire Department, paving must be 96 ft. in diameter face to face with 10 ft. of ROW back of curb. They recommend if proposed removal of any islands, but if it remains, island must meet 36 ft. Back-to-Back paving all around and must be fire lane striped, finalize prior to final **Subdivision Ordinance: Section 134-105</p>	<p>Required</p>
<p>ALLEYS</p>	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106</p>	<p>NA</p>
<p>SETBACKS</p>	
<p>* Front: 20 ft. minimum or greater for easements **The proposed subdivision complies with minimum setback requirements, as per the agreement.</p>	<p>Applied</p>
<p>* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Sides: 5 ft. or greater for easements, as per agreement **Zoning Ordinance: Section 138-356 **The proposed subdivision complies with minimum setback requirements, as per the agreement.</p>	<p>Applied</p>
<p>* Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p>SIDEWALKS</p>	
<p>* 4 ft. wide minimum sidewalk required on Monte Cristo Road and N. 29th Street. Sidewalk may increase to 5 ft. as per Engineering. Sidewalk for interior streets: Sidewalk design plan must be submitted. City ordinance will not apply, provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. **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 Monte Cristo Road and N. 29th Street (Rooth Road) Revisions needed: - Revise the plat note as shown above prior to Final. **Landscaping Ordinance: Section 110-46</p>	<p>Required</p>
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions required: - Please correct plat note 9 to read as follows: ""8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses."" **Landscaping Ordinance: Section 110-46</p>	<p>Required</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 Monte Cristo Road and N. 29th Street (Rooth 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.</p>	<p>NA</p>
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners/PID and not the City of McAllen.</p>	<p>Applied</p>
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>NA</p>
<p>Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Vegetation Ordinance, including but not limited to common areas. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>Applied</p>
<p>Public Improvement District (PID) or Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **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 streets: Access to subdivision from Monte Cristo Road. **The proposed subdivision must comply with minimum access points, as per agreement. **Subdivision Ordinance: Section 134-1</p>	<p>Required</p>
<p>* Minimum lot width and lot area: Project engineer to verify that all lots comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, and 5,000 sq. ft. minimum lot size, or in compliance per Agreement. **Zoning Ordinance: Section 138-356</p>	<p>Required</p>

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

ZONING/CUP		
* Existing: R-1 (Single-Family Residential) District. Proposed: R-1 (Single-Family Residential) District ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied	
	NA	
PARKS		
* Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. * Pending review by City Manager's Office. As per Parks Department, In this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.	Applied	
	Applied	
	Applied	
TRAFFIC		
* As per Traffic Department, Trip Generation approved, no TIA required. * Traffic Department, no TIA required.	Applied	
	Applied	
COMMENTS		
Comments: - Please use a wider/bold line for the subdivision boundary on all sides. * Need to include document numbers for easements, R.O.W.'s etc. shown on plat. * Any abandonment must be done by separate document and referenced on plat. * Must comply with City's Access Management Policy. * Must comply with the Agreement and Public Improvement District (PID) conditions. * Must comply with other requirements, as may be applicable, prior to final.	Applied	
RECOMMENDATION		
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED 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

08

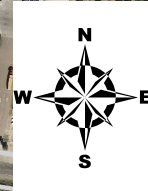
07

09

LOCATION

12

11



MONTE CRISTO RD

15700

POC TH RD

6
5
8
9
10
11
7

CITY OF MCALLEN

BLK 5

BLK 4

PROPOSED LAS
BALISAS
SUBDIVISION

PROPOSED VALLE SUBDIVISION

4

15300

N 32ND ST

CITY OF MCALLEN

BLK 1

BLK 2

PROPOSED TESORO DEL
VALLE SUBDIVISION

SAN JOSE RA

9

8

9

8

MORENO

MORENO SR

SUBDIVISION

ROGERS RD

BLK 2

14900

ROGERS RD

2520

Subarea-0133

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 District Subdivision Phase II</u> Location <u>880 feet west of the corner of North 10th Street and Auburn Avenue <u>WISCONSIN RD</u></u> City Address or Block Number <u>1201 WISCONSIN RD</u> Number of Lots <u>1</u> Gross Acres <u>7.589</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing Zoning <u>R-3A</u> Proposed Zoning <u>R-3A</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>10.22.2021</u> Existing Land Use <u>Vacant</u> Proposed Land Use <small>Multi-family</small> <u>Apartment</u> Irrigation District # <u>2</u> Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential <u>X</u> Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <small>1 189867 TAXES DUE \$57.59</small> <small>2 189869 NO TAXES DUE</small> <small>3 792230 NO TAXES DUE</small> Parcel # _____ Tax Dept. Review _____ Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____ Legal Description <u>A tract of land containing 7.589 acres situated in the County of Hidalgo, Texas, being a part or portion out of Lot 11, Section 13,</u> <u>Hidalgo Canal Company Subdivision, according to the plat thereof recorded in Volume "Q", Page 177, Hidalgo County Deed Records.</u>
Owner	Name <u>View attached owners sheet</u> Phone <u>c/o (956) 381-0981</u> Address _____ E-mail <u>c/o mario@meldenandhunt.com</u> City _____ State _____ Zip _____
Developer	Name <u>Auriel Investments</u> Phone <u>(956) 661-8888</u> Address <u>100 East Nolana Avenue, Suite 130</u> E-mail <u>shavi@aurielinvestments.com</u> City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u> Contact Person <u>Shavi Mahtani</u>
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u> Address <u>115 West McIntyre Street</u> E-mail <u>(956) 381-1839</u> City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u> Contact Person <u>Mario A. Reyna, P.E.</u>
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u> Address <u>115 West McIntyre Street</u> E-mail <u>(956) 381-1839</u> City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>

ENTERED

NOV 11 2021

Initial: AK

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owners Signature

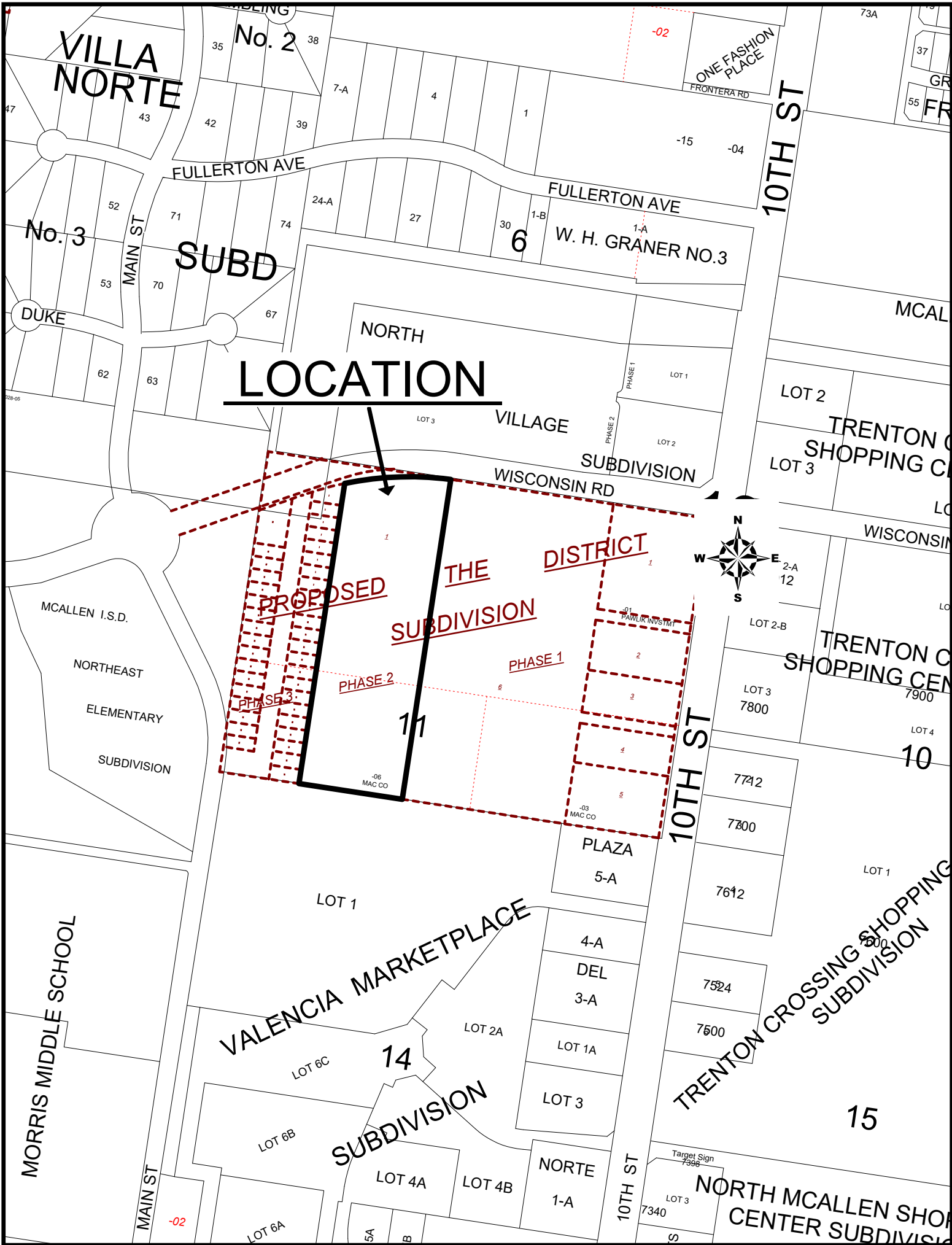
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date October 21, 2021

Print Name Mario A. Reyna, P.E.

Owner

Authorized Agent



VILLA NORTE

No. 2

ONE FASHION PLACE
FRONTERA RD

FULLERTON AVE

10TH ST

No. 3

SUBD

FULLERTON AVE

W. H. GRANER NO. 3

LOCATION

NORTH

VILLAGE SUBDIVISION

TRENTON SHOPPING CENTER

THE PROPOSED SUBDIVISION



MCALLEN I.S.D.
NORTHEAST ELEMENTARY SUBDIVISION

PHASE 2

PHASE 1

TRENTON SHOPPING CENTER

11

10TH ST

MORRIS MIDDLE SCHOOL

VALENCIA MARKETPLACE

PLAZA 5-A

TRENTON CROSSING SHOPPING SUBDIVISION

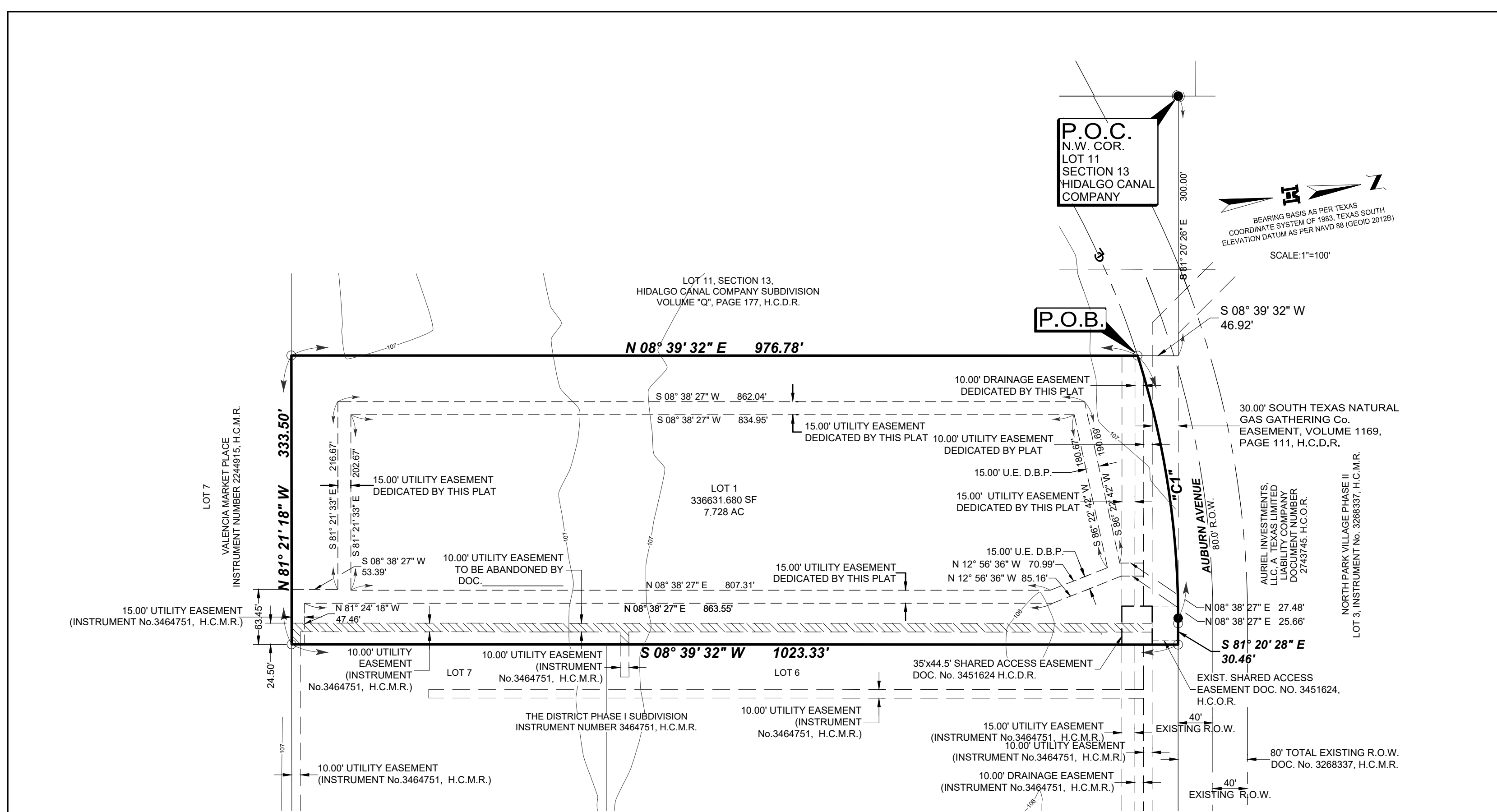
SUBDIVISION

14

15

NORTE SUBDIVISION

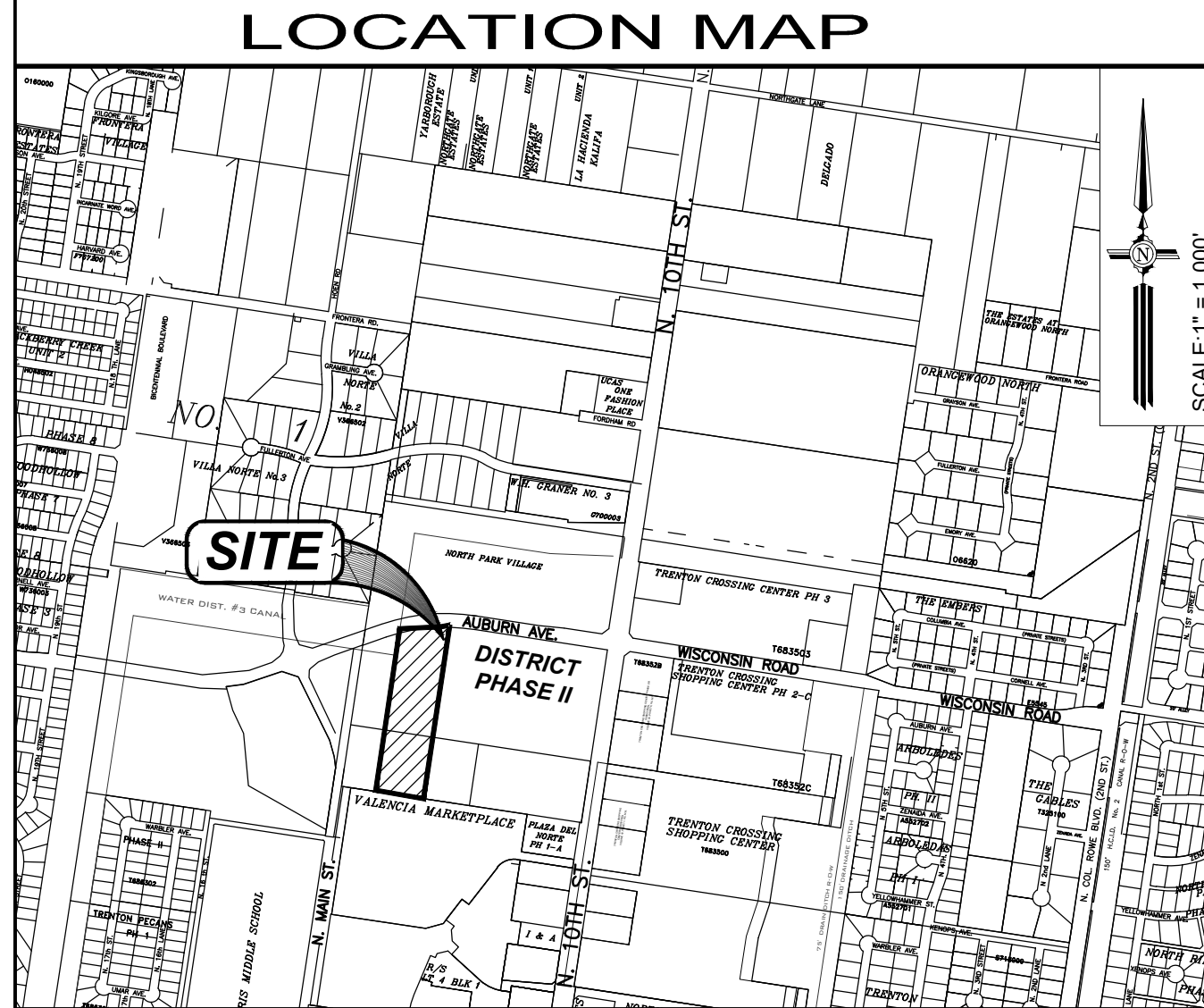
NORTH MCALLEN SHOPPING CENTER SUBDIVISION



Curve Table					
Curve #	Delta	Radius	Length	Tangent	Chord Length
"C1"	017° 36' 14"	1002.00'	307.86'	155.15'	306.65'

SUBDIVISION MAP OF EMRY APARTMENTS SUBDIVISION

BEING A SUBDIVISION OF 7.728 ACRES OUT OF
LOT 11, SECTION 13,
HIDALGO CANAL COMPANY SUBDIVISION, ACCORDING TO THE PLAT
THERE OF RECORDED IN VOLUME "Q", PAGE 177, H.C.D.R.
AND OUT OF LOTS 6 AND 7,
THE DISTRICT PHASE I SUBDIVISION, ACCORDING TO THE PLAT THEREOF
RECORDED IN INSTRUMENT NO. 3464751, H.C.M.R.
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS



- LEGEND**
- FOUND NO. 4 REBAR
 - FOUND PIPE
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - 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
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - N.W. COR. - NORTHWEST CORNER
 - CENTER LINE
 - D.B.P. - DEDICATED BY PLAT
 - U.E. - UTILITY EASEMENT
 - EXIST. - EXISTING

DRAWN BY:	C.P./EM	DATE	03/29/2024
REVISED BY:	A.G.P.	DATE	11/06/2024
SURVEYED, CHECKED:		DATE	
FINAL CHECK:		DATE	

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. MCINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 7.728 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 11, SECTION 13, HIDALGO CANAL COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "Q", PAGE 177, HIDALGO COUNTY DEED RECORDS, AND BEING A PART OR PORTION OUT OF LOTS 6 AND 7, THE DISTRICT PHASE I SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 3464751, HIDALGO COUNTY MAP RECORDS, WHICH SAID 7.728 ACRES BEING OUT OF A CERTAIN TRACT CONVEYED TO DOMAIN DEVELOPMENT CORP., A TEXAS CORPORATION, BY VIRTUE OF A SPECIAL WARRANTY DEED WITH VENDORS LIEN, RECORDED UNDER DOCUMENT NUMBER 3297479 AND DOCUMENT NUMBER 3297480, HIDALGO COUNTY OFFICIAL RECORDS, SAID 7.728 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE NORTHWEST CORNER OF LOT 11, SECTION 13:
- THENCE, S 81° 20' 28" E ALONG THE NORTH LINE OF SAID LOT 11, SECTION 13, AT A DISTANCE OF 194.73 FEET PASS A NO. 4 REBAR FOUND AT THE EXISTING NORTH RIGHT-OF-WAY LINE OF AUBURN AVENUE, CONTINUING A TOTAL DISTANCE OF 300.00 FEET;
- THENCE, S 08° 39' 32" W A DISTANCE OF 46.92 FEET TO A NO. 4 REBAR SET AT THE EXISTING SOUTH RIGHT-OF-WAY LINE OF AUBURN AVENUE, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;
- THENCE, IN A NORTHEASTERLY DIRECTION ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF AUBURN AVENUE, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 017° 36' 14", A RADIUS OF 1,002.00 FEET, AN ARC LENGTH OF 307.86 FEET, A TANGENT OF 155.15 FEET, AND A CHORD THAT BEARS N 89° 51' 25" E A DISTANCE OF 306.65 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF SAID LOT 11, SECTION 13, FOR AN ANGLE POINT OF THIS TRACT;
 - THENCE, S 81° 20' 28" E ALONG THE NORTH LINE OF SAID LOT 11, SECTION 13, AND THE NORTH LINE OF SAID LOT 6, AT A DISTANCE OF 5.96 FEET PASS THE NORTHWEST CORNER OF SAID LOT 6, CONTINUING A TOTAL DISTANCE OF 30.48 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
 - THENCE, S 08° 39' 32" W AT A DISTANCE OF 659.99 FEET PASS THE SOUTH LINE OF SAID LOT 6 AND THE NORTH LINE OF SAID LOT 7, CONTINUING A TOTAL DISTANCE OF 1,023.33 FEET TO A NO. 4 REBAR SET AT THE SOUTH LINE OF SAID LOT 7, AND THE NORTH LINE OF VALENCIA MARKETPLACE, ACCORDING TO THE PLAT THEREOF RECORDED UNDER INSTRUMENT NUMBER 2244915, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHEAST CORNER OF THIS TRACT;
 - THENCE, N 81° 24' 18" W ALONG THE SOUTH LINE OF SAID LOT 7, AND THE NORTH LINE OF SAID VALENCIA MARKETPLACE, AT A DISTANCE OF 24.50 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 7, CONTINUING A TOTAL DISTANCE OF 333.50 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
 - THENCE, N 08° 39' 32" E A DISTANCE OF 976.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.728 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

- THIS SUBDIVISION IS IN FLOOD ZONE "C" AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NUMBER: 489334 0425 C-MAP REVISED: NOVEMBER 16, 1982.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:

FRONT:	IN ACCORDANCE WITH THE ZONING ORDINANCE, APPROVED SITE PLAN OR EASEMENTS, WHICHEVER IS GREATER APPLIES.
REAR:	IN ACCORDANCE WITH THE ZONING ORDINANCE, APPROVED SITE PLAN, OR EASEMENTS, WHICHEVER IS GREATER APPLIES.
INTERIOR SIDES:	AS PER THE APPROVED VARIANCE REQUEST, 2 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS AND SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS.
GARAGE:	18 FEET, EXCEPT WHERE A GREATER SETBACK IS REQUIRED, WHICHEVER IS GREATER APPLIES.
- CITY OF McALLEN BENCHMARK: NUMBER MC 50, 1, TOP OF 30" ALUMINUM PIPE WITH A 3/4" BRASS MONUMENT CAP ON TOP AT THE WEST BOUND OF 10TH STREET. THE MONUMENT IS 189 FEET SOUTH OF THE CENTERLINE OF FULLERTON AVENUE AND 12.8 FEET WEST OF THE BACK OF CURB OF 10TH STREET. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16626260.81559, E=1076787.99709, ELEV = 106.511 FEET.
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 88.809 C.F. - 2.034 AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA DETENTION WILL BE PROVIDED ON THE DISTRICT PHASE III SUBDIVISION.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG THE SOUTH RIGHT-OF-WAY OF AUBURN AVENUE.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- PARKLAND DEDICATION VARIANCE WITH THE FOLLOWING CONDITIONS WAS APPROVED: FIFTY (50%) PERCENT OF PARK FEES TO BE PAID UP FRONT PRIOR TO PLAY RECORDING, THE REMAINING FIFTY (50%) PERCENT OF PARK FEES TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROCESS. TOTAL PARK FEES FOR THE DISTRICT PHASE II SUBDIVISION ARE \$154,000 BASED ON \$700 PER LOT/DWELLING UNIT FOR EACH OF THE PROPOSED 220 LOT/DWELLING UNITS. \$77,000 TO BE PAID BEFORE PLAY RECORDING. THEREFORE THE PARK FEE AT THE RATE OF \$350.00 PER LOT/DWELLING UNIT WILL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE UNTIL THE PARK FEES ARE PAID IN FULL. A VARIANCE OF "FEES IN LIEU OF LAND DEDICATED" WAS APPROVED ON MAY 30 2024, WITH THE CONDITIONS LISTED.
- SANITARY SEWER LINE SHALL BE PRIVATE AND MUST BE MAINTAINED BY THE DEVELOPER/HOMEOWNERS ASSOCIATION/ LOT OWNER(S), THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN.
- COMMON/DETENTION AREAS, ANY SERVICE DRIVE, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNER(S) AND NOT THE CITY OF McALLEN.
- MINIMUM 24 FT. PRIVATE SERVICE DRIVE EASEMENT FOR CITY SERVICES WILL BE PROVIDED AS PART OF THE SITE PLAN REVIEW FOR THIS PROPERTY AND MUST BE MAINTAINED BY THE LOT OWNER(S) AND NOT THE CITY OF McALLEN.
- ALL EASEMENTS DEDICATED BY PLAT UNLESS STATED OTHERWISE.
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED "MELDEN AND HUNT" ON ALL CORNERS.

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE DISTRICT PHASE II SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATERLINES, 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 IN THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

DOMAIN DEVELOPMENT, CORP., A TEXAS CORPORATION

SHAVI MAHTANI, PRESIDENT
1200 AUBURN STREET, SUITE 250
McALLEN, TX 78504

DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

GEORGE CARDENAS, EXECUTIVE VICE PRESIDENT
VANTAGE BANK OF TEXAS
1801 SOUTH 27TH STREET
McALLEN, TX 78503

DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

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

DATE PREPARED: 12/08/2023
DATE REVISED: 11/1/2024
ENGINEERING JOB # 23194.00

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO 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 BY ME OR UNDER MY SUPERVISION.

DATED THIS THE _____ DAY OF _____, 20____.

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

DATE SURVEYED: 07/29/2021
T-1127, PG. 58
SURVEYING JOB NO. 21726.08

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

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

BY: _____ DEPUTY



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 1/2/2025

SUBDIVISION NAME: THE DISTRICT PHASE II SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Auburn Avenue: 80-87 ft. ROW Paving: 52-57 ft. Curb & gutter: Both sides Revisions needed: - Any existing ROW dedication must be referenced with document number on plat. **Monies must be escrowed if any improvements are required prior to recording. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan	Required
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. - Plat Note #14 states "Minimum 24 ft. service drive easement for city services will be provided as part of the site plan review for this property and must be maintained by the lot owners and not the City of McAllen." - Revised plat note as shown above, prior to recording. *Alley/service drive easement required for commercial properties and multi-family properties. ***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	Required
SETBACKS	
* Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures. - Revise front setback as shown above, prior to recording. **Zoning Ordinance: Section 138-356	Required
* Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements. - Revise rear setback as shown above, prior to recording. **Zoning Ordinance: Section 138-356	Required

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

<p>* Interior sides: 2 ft. or greater for approved site plan or easements and subject to compliance with building code requirements. - Revise side setback as shown above, prior to recording. **Zoning Ordinance: Section 138-356</p> <p>***The project engineer submitted a variance application (VAR2024-0031) on behalf of the developer and requested 2 ft. side yard setback in lieu of 6 ft. as required by Section 138-356 of the Zoning Ordinance in order to accommodate for proposed carports and car garages. If the request is approved, the side setback note will be 2 ft. or greater for easements or approved site plan and subject to compliance with building code requirements. The variance request for the side setback for proposed carports and car garages were approved subject to compliance with building code requirements at the Planning and Zoning Commission special meeting of July 29, 2024.</p> <p>* Corner **Zoning Ordinance: Section 138-356</p> <p>* Garage: 18 ft. except where greater setback is required; greater setback applies ***Zoning Ordinance: 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Required</p> <hr/> <p>NA</p> <hr/> <p>Applied</p> <hr/> <p>Applied</p>
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on Auburn Avenue. Revisions Needed: - Revise plat note #7 as shown above, prior to recording. ****Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Required</p> <hr/> <p>Applied</p>
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Applied</p> <hr/> <p>Applied</p> <hr/> <p>Applied</p>
NOTES	
<p>* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy *** As per Traffic Department, please ensure access easement is updated to new property line location. Must provide document establishing shared access with adjacent property to the east and must show proper plat notes as needed, prior to recording</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 lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development.</p> <p>* Common Areas/detention areas, any private service drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>	<p>Required</p> <hr/> <p>Required</p> <hr/> <p>Applied</p>

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

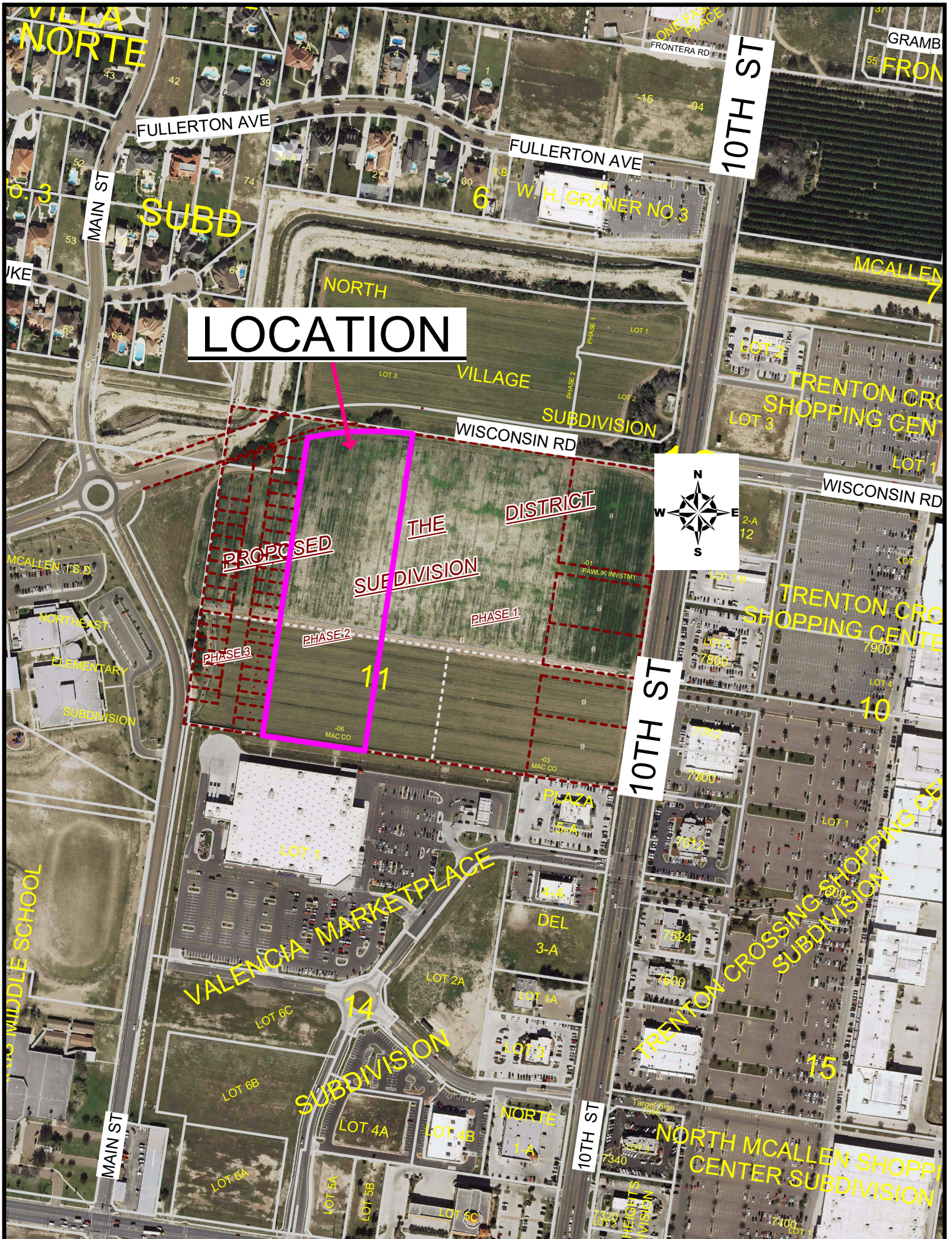
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p>	Applied
	NA
	NA
LOT REQUIREMENTS	
<p>* Minimum lot width and lot area</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied
<p>* Lots fronting public streets</p> <p>**Subdivision Ordinance: Section 134-1</p>	Applied
ZONING/CUP	
<p>* Existing: R-3A and C-3 Proposed: R-3A</p> <p>**Rezoning to R-3A for the remaining portion of the property zoned C-3 was approved by City Commission on January 10, 2022.</p> <p>***A rezoning application to rezone a 0.784 acres of the property from C-3 to R-3A was approved by the City Commission on April 22, 2024.</p> <p>****The project engineer must verify that all of the proposed subdivision boundary is within R-3A zone prior to recording.</p> <p>***Zoning Ordinance: Article V</p>	Required
<p>* Rezoning Needed Before Final Approval</p> <p>**Rezoning to R-3A for the remaining portion of the property zoned C-3 was approved by City Commission on January 10, 2022.</p> <p>***A rezoning application to rezone a 0.784 acres of the property from C-3 to R-3A was approved by the City Commission on April 22, 2024.</p> <p>****The project engineer must verify that all of the proposed subdivision boundary is within R-3A zone prior to recording.</p> <p>****Zoning Ordinance: Article V</p>	Required
PARKS	
<p>* Land dedication in lieu of fee.</p> <p>**As per Parks Department: Application for Subdivision was submitted on November 11, 2021. Proposed use is R-3A -- multifamily/apartments. Per previous conversation with Engineer's office plan is build 210 units. Site plan submitted on December 11, 2023 proposed 220 total units, clarify total number of dwelling units for this subdivision to determine park fees or land dedication. Engineer submitted a variance on land dedication on March 27, 2024 clarifying total amount of units to be 220 (\$700 x 220 = \$154,000). The request is for in lieu of park land dedication that \$700 dwelling unit fee be paid instead in which fifty percent of park fees (\$350 per dwelling unit) (\$77,000) be paid prior to recording and the remaining fifty percent (\$350 per dwelling unit) (\$77,000) be paid at building permit stage. The request was reviewed and approved by the City Manager on May 30, 2024.</p> <p>- If the number of dwelling units changes prior to recording, the park fee must be adjusted accordingly.</p> <p>- A plat note to reference the approved park fee variance must be finalized prior to recording.</p>	Required

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

<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording **As per Parks Department: Application for Subdivision was submitted on November 11, 2021. Proposed use is R-3A -- multifamily/apartments. Per previous conversation with Engineer's office plan is build 210 units. Site plan submitted on December 11, 2023 proposed 220 total units, clarify total number of dwelling units for this subdivision to determine park fees or land dedication. Engineer submitted a variance on land dedication on March 27, 2024 clarifying total amount of units to be 220 (\$700 x 220 = \$154,000). The request is for in lieu of park land dedication that \$700 dwelling unit fee be paid instead in which fifty percent of park fees (\$350 per dwelling unit) (\$77,000) be paid prior to recording and the remaining fifty percent (\$350 per dwelling unit) (\$77,000) be paid at building permit stage. The request was reviewed and approved by the City Manager on May 30, 2024. - If the number of dwelling units changes prior to recording, the park fee must be adjusted accordingly. - A plat note to reference the approved park fee variance must be finalized prior to recording.</p>	<p>Required</p>
<p>* Pending review by the City Manager's Office. **As per Parks Department: Application for Subdivision was submitted on November 11, 2021. Proposed use is R-3A -- multifamily/apartments. Per previous conversation with Engineer's office plan is build 210 units. Site plan submitted on December 11, 2023 proposed 220 total units, clarify total number of dwelling units for this subdivision to determine park fees or land dedication. Engineer submitted a variance on land dedication on March 27, 2024 clarifying total amount of units to be 220 (\$700 x 220 = \$154,000). The request is for in lieu of park land dedication that \$700 dwelling unit fee be paid instead in which fifty percent of park fees (\$350 per dwelling unit) (\$77,000) be paid prior to recording and the remaining fifty percent (\$350 per dwelling unit) (\$77,000) be paid at building permit stage. The request was reviewed and approved by the City Manager on May 30, 2024. - If the number of dwelling units changes prior to recording, the park fee must be adjusted accordingly. - A plat note to reference the approved park fee variance must be finalized prior to recording.</p>	<p>Required</p>
<p>TRAFFIC</p>	
<p>* As per Traffic Department, Master Trip Generation approved, Phase II Trip Generation not required.</p>	<p>Applied</p>
<p>* As per Traffic Department, Traffic Impact Analysis (TIA) has been waived.</p>	<p>Applied</p>
<p>COMMENTS</p>	
<p>Comments: - Submit paving layout to verify compliance with minimum paving widths requirements prior to final. 20 ft. face-to-face required on both sides of islands. - Any abandonments must be done by separate process, not by plat, prior to recording. - Must provide document establishing shared access with adjacent property to the east and must show proper plat notes as needed, prior to recording. - Subdivision application must be updated to reflect subdivision name change, prior to recording. *Must comply with City's Access Management Policy</p>	<p>Required</p>
<p>RECOMMENDATION</p>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM 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



SUB2023-0061

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 DISTRICT PHASE III SUBDIVISION</u>
	Location <u>SW Corner of North 10th Street and Auburn Avenue (rear)</u>
	City Address or Block Number <u>1301 AUBURN AVE</u>
	Number of Lots <u>24</u> Gross Acres <u>6.504</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No
	Existing Zoning <u>C3</u> Proposed Zoning <u>R3T</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>06.21.2023</u>
	Existing Land Use <u>Vacant</u> Proposed Land Use ^{Residential} <u>townhouses</u> Irrigation District # <u>3</u>
	Replat <input type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential _____
	Agricultural Exemption <input type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>\$35,446.01</u>
	Parcel # <u>189867</u> Tax Dept. Review <u>11PG 6/26/23</u>
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____
Legal Description <u>A tract of land containing 6.504 +/- acres, being part or portion of Lot 11, Section 13 Hidalgo Canal Company Subdivision, according to the plat thereof recorded in Volume "Q", Page 177. H.C.D.R.</u>	
Owner	Name <u>Domain Development Corp., a Texas corporation</u> Phone <u>(956) 661-8888</u>
	Address <u>100 East Nolana, Suite 130</u> E-mail <u>shavi@aurielinvestments.com</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u>
Developer	Name <u>Domain Development Corp., a Texas corporation</u> Phone <u>(956) 661-8888</u>
	Address <u>100 East Nolana, Suite 130</u> E-mail <u>shavi@aurielinvestments.com</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>
	Contact Person <u>Shavi Mahtani, President</u>
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u> mario@meldenandhunt.com
	Address <u>115 West McIntyre Street</u> E-mail <u>drobles@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>
	Contact Person <u>Mario A. Reyna, P.E. / Della Robles</u>
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>

KP

ENTERED

JUN 26 2023

Name: NM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owners Signature

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

Signature  Date 06.23.2023

Print Name Mario A. Reyna, P.E.

Owner

Authorized Agent

Lot #	SQ. FT.	Area
1	5381.96	0.124
2	5459.97	0.125
3	5459.96	0.125
4	5459.95	0.125
5	5459.94	0.125
6	5459.93	0.125
7	5459.92	0.125
8	5387.19	0.124
9	5874.74	0.135
10	8499.14	0.195
11	8234.71	0.189
12	9866.18	0.226
13	5883.11	0.135
14	4994.88	0.115
15	5490.25	0.125
16	5490.25	0.125
17	5490.25	0.125
18	5490.25	0.125
19	5490.25	0.125
20	5490.25	0.125
21	5490.25	0.125
22	5490.25	0.125
23	5466.30	0.125

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1*	187.97'	1,002.00'	010° 44' 55"	S75° 40' 51"W	187.70'	94.26'
C1	31.29'	530.00'	003° 22' 57"	N0° 48' 17"W	31.29'	15.65'
C2	47.55'	56.00'	048° 39' 02"	N47° 48' 40"E	46.13'	25.31'
C3	44.00'	56.00'	045° 01' 21"	N0° 58' 29"E	42.88'	23.21'
C4	44.07'	56.00'	045° 05' 18"	N44° 04' 51"W	42.94'	23.25'
C5	44.53'	56.00'	045° 33' 54"	N89° 24' 27"W	43.37'	23.52'
C6	43.16'	56.00'	044° 09' 47"	S45° 43' 43"W	42.10'	22.72'
C7	59.93'	56.00'	061° 18' 44"	S7° 00' 33"E	57.11'	33.19'
C8	16.78'	56.00'	017° 10' 08"	S46° 14' 59"E	16.72'	8.45'

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

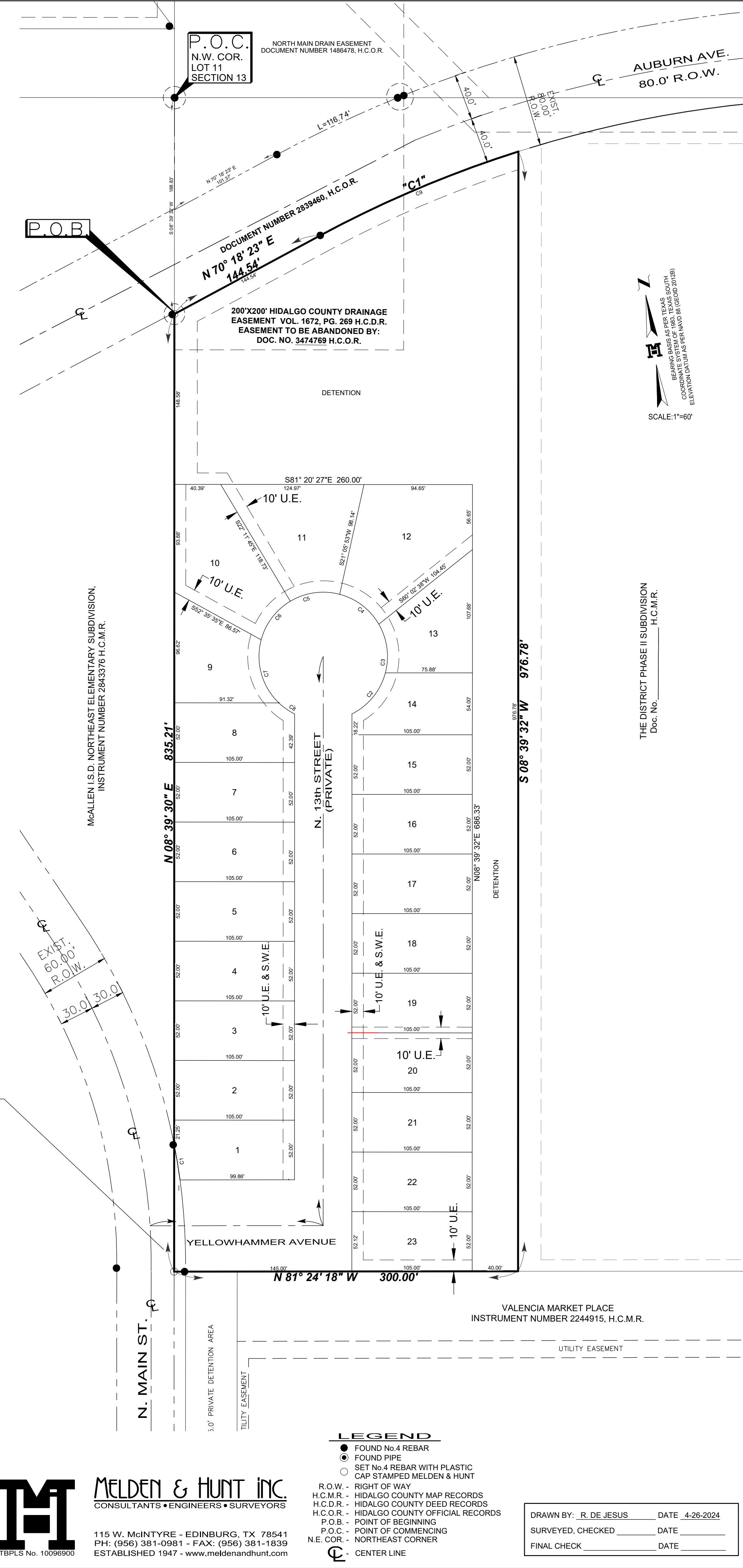
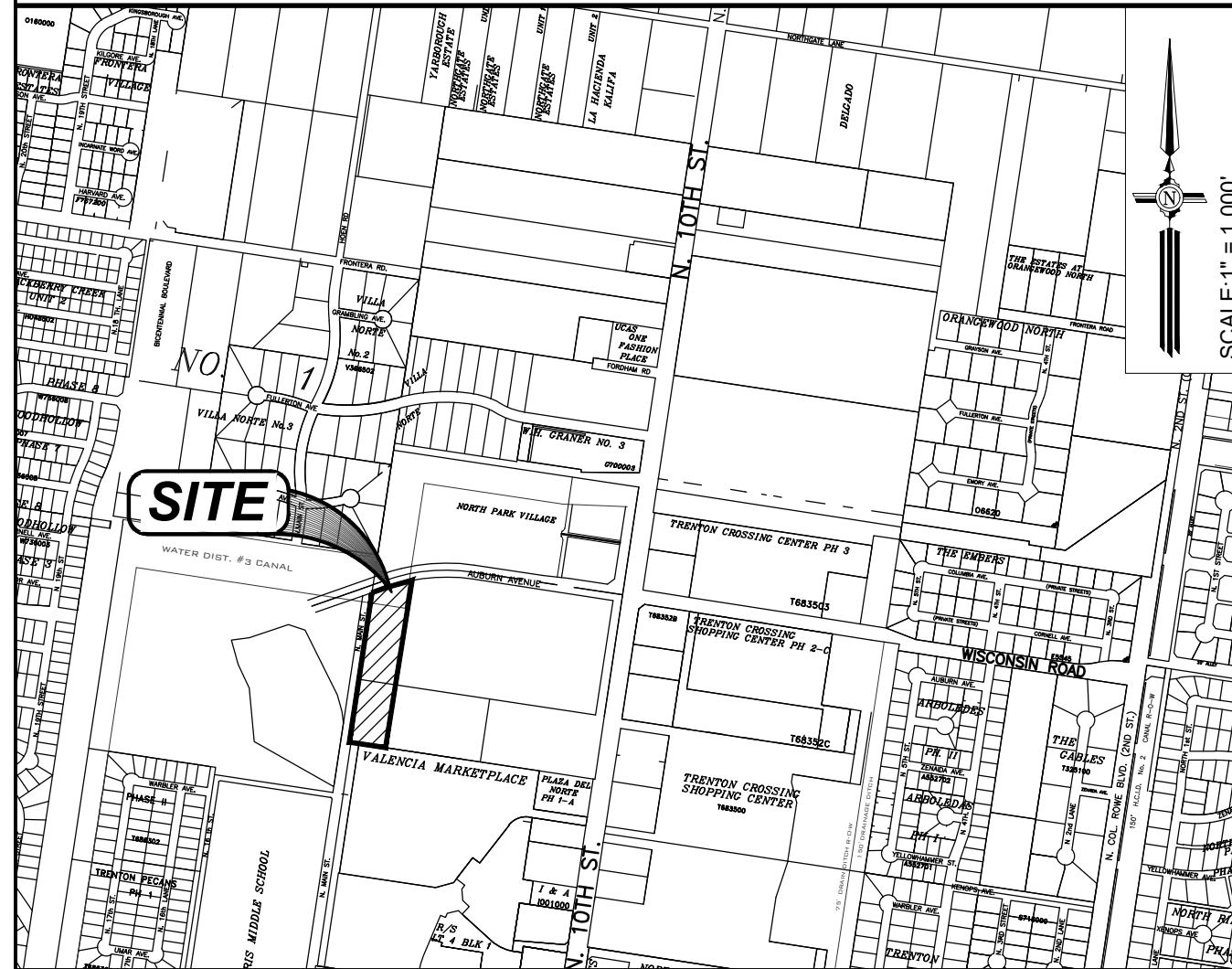
CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

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

MAYOR, CITY OF McALLEN _____ DATE _____

CITY SECRETARY _____ DATE _____

LOCATION MAP



SUBDIVISION MAP OF EMRY PLACE SUBDIVISION (PRIVATE)

BEING A SUBDIVISION OF 6.281 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 11, SECTION 13, HIDALGO CANAL COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "Q", PAGE 177, HIDALGO COUNTY DEED RECORDS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 6.281 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 11, SECTION 13, HIDALGO CANAL COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "Q", PAGE 177, HIDALGO COUNTY DEED RECORDS, SAID 6.281 ACRES BEING OUT OF A CERTAIN TRACT CONVEYED TO DOMAIN DEVELOPMENT CORP., A TEXAS CORPORATION, BY VIRTUE OF A SPECIAL WARRANTY DEED WITH VENDORS LIEN, RECORDED UNDER DOCUMENT NUMBER 329749 AND DOCUMENT NUMBER 329740, HIDALGO COUNTY OFFICIAL RECORDS, SAID 6.281 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 11, SECTION 13:

THENCE S 08° 39' 32" W ALONG THE WEST LINE OF SAID LOT 11, SECTION 13, AT A DISTANCE OF 97.93 FEET PASS A NO. 4 REBAR FOUND AT THE EXISTING SOUTH RIGHT-OF-WAY LINE OF AUBURN AVENUE, CONTINUING A TOTAL DISTANCE OF 188.83 FEET TO A NO. 4 REBAR SET AT THE EXISTING SOUTH RIGHT-OF-WAY LINE OF AUBURN AVENUE, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT:

- THENCE, N 70° 18' 23" E ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF AUBURN AVENUE, A DISTANCE OF 144.54 FEET TO A NO. 4 REBAR FOUND AT AN ANGLE POINT OF THIS TRACT;
- THENCE, IN A NORTHEASTERLY DIRECTION ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF AUBURN AVENUE, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 91° 04' 51", A RADIUS OF 1,002.00 FEET, AN ARC LENGTH OF 187.97 FEET, A TANGENT OF 94.26 FEET, AND A CHORD THAT BEARS N 75° 40' 51" E A DISTANCE OF 187.70 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 39' 32" W A DISTANCE OF 976.78 FEET TO A NO. 4 REBAR SET AT THE NORTH LINE OF LOT 1, BLOCK 1, VALENCIA MARKETPLACE, ACCORDING TO THE PLAT THEREOF RECORDED UNDER INSTRUMENT NUMBER 2244915, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 24' 18" W ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1, AT A DISTANCE OF 300.02 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 300.00 FEET TO A NO. 4 REBAR SET AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, AND THE EXISTING EAST RIGHT-OF-WAY LINE OF N. MAIN STREET, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 39' 32" E ALONG THE WEST LINE OF SAID LOT 11, SECTION 13, AT A DISTANCE OF 110.80 FEET PASS THE NORTH LINE OF N. MAIN STREET, CONTINUING A TOTAL DISTANCE OF 835.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.281 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

- THIS SUBDIVISION IS IN FLOOD ZONE "C" AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NUMBER: 480334 0425 C MAP REVISED: NOVEMBER 16, 1982.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE: FRONT AUBURN AVE.: 40 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS FRONT INTERIOR LOTS 1-23: 10 FT. OR GREATER FOR EASEMENT, APPROVED SITE PLAN OR EASEMENTS REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES. SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES. GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED GREATER SETBACK APPLIES. CORNER: 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
- CITY OF McALLEN BENCHMARK: NUMBER MC 50, TOP OF 3" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT THE WEST BOUND OF 10TH ST. IN BETWEEN TRENTON RD & FULLERTON AVE. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16626258.4143, E=1076796.43038, ELEV.=106.63 BENCHMARK: SQUARE CUT ON TOP OF CURB INLET ON THE EAST SIDE OF PROPERTY WITH AN ELEVATION OF: 106.88 REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 43,638 C.F. - 1,002 AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA DESIGNATED AS LOT 24.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 4" WIDE MINIMUM SIDEWALK REQUIRED ON NORTH MAIN STREET, AUBURN AVENUE, AND BOTH SIDES OF ALL INTERIOR STREETS.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONEUSES AND ALONG NORTH MAIN STREET.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONEUSES.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT. DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- 25 X 25 SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
- LOT 24 TO BE DESIGNATED AS DETENTION
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH MAIN STREET.
- LOT 24 (DETENTION), COMMON/DETENTION AREAS, ANY PRIVATE STREETS/ DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE DISTRICT PHASE III SUBDIVISION RECORDED UNDER DOCUMENT NUMBER: HIDALGO COUNTY OFFICIAL RECORDS. DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE OF INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-138 SHALL BE NULL & VOID.
- 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/DETENTION AREAS AND ITS PRIVATE STREETS.
- HOME OWNERS ASSOCIATION COVENANTS FOR THE DISTRICT PHASE III SUBDIVISION AS RECORDED UNDER AS RECORDED UNDER DOCUMENT NO. _____ H.C.D.R.
- LOT 24 FOR DETENTION PURPOSE ONLY, WILL BE PRIVATE AND MAINTAINED BY THE H.O.A./PROPERTY OWNERS AND NOT THE CITY OF McALLEN.

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 ON THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND WALLS) SHALL BE PLACED UPON HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 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, DIMENSION OR DESCRIPTION SHOWN ON THE PLAT.

O.E. BRAND JR., PRESIDENT _____ MARK FREELAND, SECRETARY _____

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE DISTRICT PHASE III SUBDIVISION, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN ACCESS UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREET(S), ALLEY(S), AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF AUBURN AVENUE AND N. MAIN STREET FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF McALLEN BY THIS PLAT.

SHAVI MAHTANI, PRESIDENT
DOMAIN DEVELOPMENT CORP., A TEXAS CORPORATION
100 EAST NOLANA AVENUE, SUITE 130
McALLEN, TEXAS 78503

DATE _____

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, ON THIS DAY PERSONALLY APPEARED GEORGE CARDENAS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

GEORGE CARDENAS, EXECUTIVE VICE PRESIDENT
VANTAGE BANK OF TEXAS
1502 SOUTH SUGAR RD,
EDINBURG, TEXAS, 78539

DATE _____

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

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

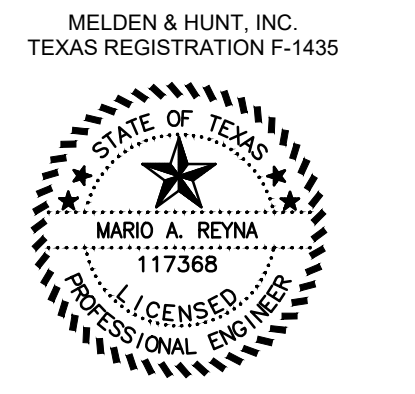
STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20____.

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

DATE PREPARED: 10/18/2023
ENGINEERING JOB # 23089.00



STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20____.

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

DATE SURVEYED: 07/30/2021
T-1127 PG. 58
SURVEY JOB # 21726.08



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

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. MAIN ST. - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

- ### LEGEND
- FOUND NO. 4 REBAR
 - FOUND PIPE
 - SET NO. 4 REBAR WITH PLASTIC
 - CAP STAMPED MELDEN & HUNT
 - 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
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - N.E. COR. - NORTHEAST CORNER
 - - CENTER LINE

DRAWN BY: R. DE JESUS DATE: 4-26-2024
SURVEYED, CHECKED DATE _____
FINAL CHECK DATE _____



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 1/3/2025

SUBDIVISION NAME: THE DISTRICT PHASE III SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>Auburn Avenue: 80 ft. min. ROW Paving: 52-57 ft. Curb & gutter: Both sides Revisions needed: - Show the boundary of 200 ft. x 200 ft. HCDD#1 and provide a copy of the abandonment document prior to final/recording. - The requested abandonment document has not been submitted yet. Submit the document to finalize the requirements prior to final/recording. - Revise the wording from "TO BE abandoned by Doc..." to "abandoned by Doc..." prior to final/recording. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.</p>	Required
<p>N. 13th Street: 60 ft. Total ROW***(See variance request) Paving: 40 ft. Curb & gutter: Both sides Revisions needed: - Finalize the access to the detention lot (Lot 24) prior to final/recording. The applicant requested access to detention lot (Lot 24) via Auburn Avenue. As per Traffic Department, the access must be finalized prior to final/recording. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.</p> <p>***A variance request (VAR2024-0022) was submitted by the engineer on 04/29/2024 which includes a variance for the interior ROW to provide 50 ft. ROW with 10 ft. Sidewalk and Utility Easement on both sides. If the request is approved, it is subject to 40 ft. of paving. ***Planning and Zoning Commission recommended approval for the requested variances on May 7, 2024, and City Commission approved them on May 28, 2024.</p>	Required
<p>N. Main Street: Min. 10 ft. dedication for 60 ft. ROW Paving: 40 ft. min. Curb & gutter: both sides - Provide a document number and a copy of the document for staff review for the existing ROW prior to final/recording. - Please provide existing ROW, and ROW dedication at multiple points to show compliance with ROW dedication requirement as mentioned above prior to final/recording. - Label the dashed line shown on N. Main Street on the south side of the subdivision prior to final/recording. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.</p>	Required
<p>Yellowhammer Ave. (Entry Street): proposing 80 ft. Total ROW Paving: Min 40 ft. Curb & gutter: Both sides - Add the street name and "(Private street)" label on the plat for entry street prior to recording. ** 80 ft. ROW has been proposed to comply with gate detail and requirements **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Required
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p>	NA

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

<p>* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118</p> <p>***A variance request (VAR2024-0022) was submitted by the engineer on 04/29/2024 which includes a variance for the block length requirement. Based on the submitted letter, the existing block length is 976.78 ft. in lieu of required 900 ft. ***Planning and Zoning Commission recommended approval for the requested variances on May 7, 2024, and City Commission approved them on May 28, 2024.</p> <p>* 600 ft. Maximum Cul-de-Sac . Revisions Needed: **Subdivision Ordinance: Section 134-105</p> <p>***A variance request (VAR2024-0022) was submitted by the engineer on 04/29/2024 which includes a variance for the Cul-de-Sac ROW. Based on the letter submitted by the engineer, 56 ft. radius for the Cul-de-Sac ROW is proposed which includes 96 ft. of paving and 8 ft. ROW back of curb. ***A variance request (VAR2024-0022) was submitted by the engineer on 04/29/2024 which includes a variance for the Cul-de-Sac length. Based on the letter submitted by the engineer, the existing Cul-de-Sac length is 618 ft. in lieu of 600 ft. maximum Cul-de-Sac length. ***Planning and Zoning Commission recommended approval for the requested variances on May 7, 2024, and City Commission approved them on May 28, 2024.</p>	<p>Applied</p>
	<p>Applied</p>
<p>ALLEYS</p>	
<p>ROW: 20 ft. Paving: 16ft. **As per Public Works Department, the subdivision is approved with Residential Trash Collection **Subdivision Ordinance: Section 134-106</p>	<p>Applied</p>
<p>SETBACKS</p>	
<p>* Front: Lots 1-23 :10 ft. or greater for easements, whichever is greater applies. Lot 24 (proposing): 40 ft. or greater for approved site plan or easements ***Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Rear: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. *****Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Sides :In accordance with the zoning ordinance or greater for easements, whichever is greater applies. *****Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Corner:10 ft. or greater for easements, whichever is greater applies. ***Zoning Ordinance: Section 138-35</p>	<p>Applied</p>
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies.</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 Main Street, Auburn Avenue, and both sides of all interior streets, including the entry street. ***Subdivision Ordinance: Section 134-120</p>	<p>Applied</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Required</p>

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

BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Main Street and Auburn Avenue as applicable. - Finalize the detention lot access requirement to finalize the plat note prior to final/recording. The applicant requested access to detention lot (Lot 24) via Auburn Avenue. As per Traffic Department, the access must be finalized prior to final/recording. **Landscaping Ordinance: Section 110-46</p>	Required
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
NOTES	
<p>* No curb cut, access, or lot frontage permitted along North Main Street and Auburn Avenue. - Finalize the detention lot access requirement to finalize the plat note prior to final/recording. The applicant requested access to detention lot (Lot 24) via Auburn Avenue. As per Traffic Department, the access must be finalized prior to final/recording. **Must comply with City Access Management Policy.</p>	Required
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. ***Zoning Ordinance: Section 138-210.</p>	Applied
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>	Applied
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	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. - Submit a draft HOA document prior to recording for staff review. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	Required
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	Required
LOT REQUIREMENTS	
<p>* Lots fronting public/private streets. **Subdivision Ordinance: Section 134-1</p>	Compliance
<p>* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356</p>	Compliance

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

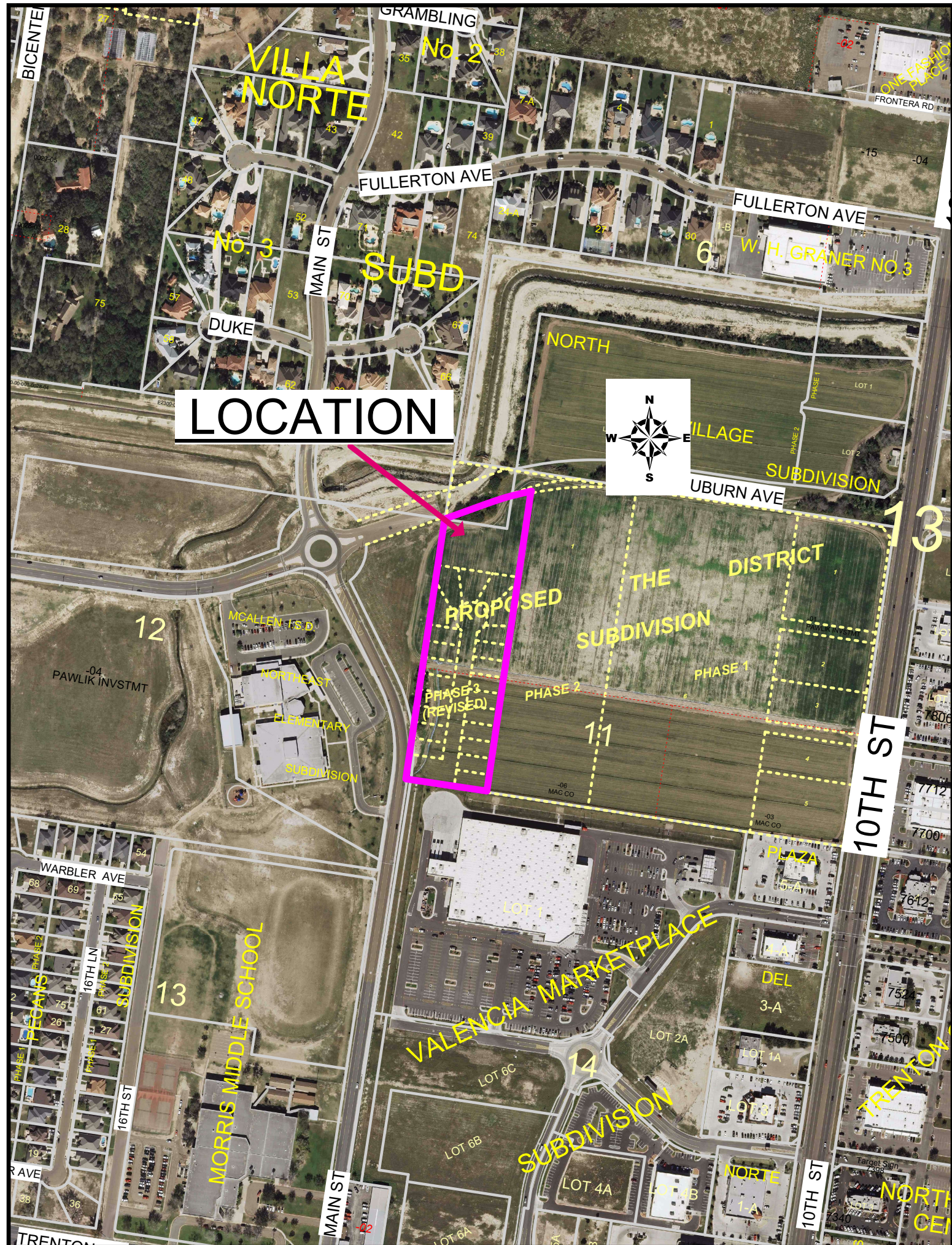
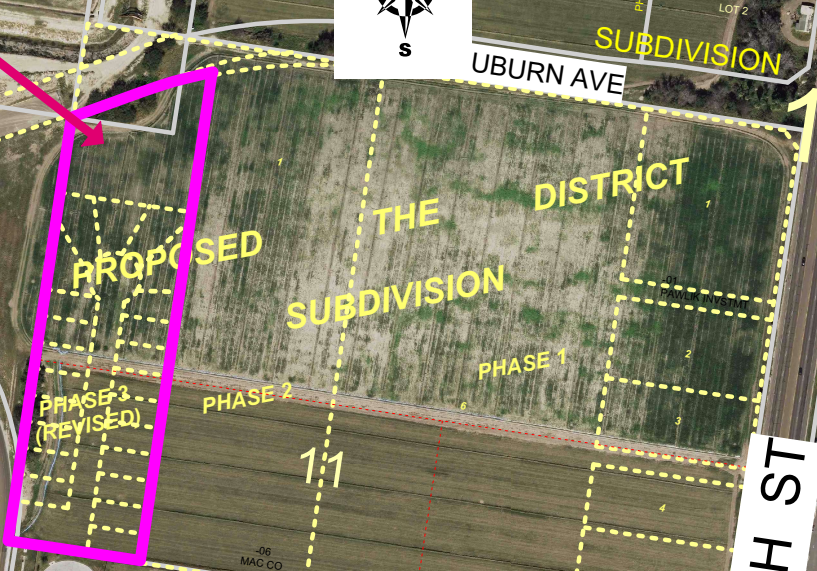
ZONING/CUP	
<ul style="list-style-type: none"> * Existing:C-3(General Business) District Proposed: R3-T(Townhouse residential) District ** A rezoning application (REZ2023-0039) to rezone the subject property to R-3T was approved by the City Commission on 08/28/2023. ***Zoning Ordinance: Article V 	Applied
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval ** A rezoning application (REZ2023-0039) to rezone the subject property to R-3T was approved by the City Commission on 08/28/2023. ** 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 	Applied
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per the latest plat submitted, a total of 24 lots proposed with 23 townhome lots and one detention lot. A park total fee of \$16,100 (\$700 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. 	Required
<ul style="list-style-type: none"> * Pending review by the Parkland Dedication Advisory Board and CC. 	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation is approved and no TIA is required. 	Applied
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) is not required as per the Traffic Department. 	Applied

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Labels shown on the adjacent property on the south side for a private detention area and easements seems to be incomplete. Review and revise as applicable prior to final/recording. - Remove plat note #17 prior to final/recording as it seems it is already included in plat note #15. - Legal description of all adjacent properties on all sides needed prior to recording. - The detail ROW seems to be too small to show any details. Review and revise as applicable prior to final/recording. - Use a bold line for the original subdivision boundary. Currently, the east boundary of the subdivision is not clear. - Add label and document number for all existing easements and either a plat note or "dedicated by this plat" for easements dedicated by this plat, prior to final/recording. - Clarify and label the dashed line on the north side of Auburn Ave. which ends in the middle of the road, prior to final/recording. - Subdivision application must be update to reflect subdivision name change, prior to recording. <p>*Must comply with City’s Access Management Policy. *Any abandonments must be done by separate process, not by plat.</p> <p>***A variance request (VAR2024-0022) was submitted by the engineer on 04/29/2024 which includes the following variances:</p> <ol style="list-style-type: none"> 1. A variance for the interior ROW to provide 50 ft. ROW with 10 ft. Sidewalk and Utility Easement on both sides. If the request is approved, it is subject to 40 ft. of paving. 2. A variance for the Cul-de-Sac ROW. Based on the letter submitted by the engineer, 56 ft. radius for the Cul-de-Sac ROW is proposed which includes 96 ft. of paving and 8 ft. ROW back of curb. 3. A variance for the block length requirement. Based on the submitted letter, the existing block length is 976.78 ft. in lieu of required 900 ft. 4. A variance for the Cul-de-Sac length. Based on the letter submitted by the engineer, the existing Cul-de-Sac length is 618 ft. in lieu of 600 ft. maximum Cul-de-Sac length. <p>***At the Planning and Zoning Commission meeting of May 7, 2024, the subdivision was approved in revised preliminary form, subject to the conditions noted, drainage, and utilities approval. The board also recommended approval for the requested variances, and City Commission approved them on May 28, 2024.</p>	<p>Required</p>
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED 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





PLANNING DEPARTMENT



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

2025 CALENDAR

Meetings:
 ● City Commission ■ Planning & Zoning Board
 ▲ Public Utility Board □ Zoning Board of Adjustment

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

HPC - Historic Pres Council * **Holiday** - Office is closed

JANUARY 2025

FEBRUARY 2025

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-2/19 & 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		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

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			
30	31												

MAY 2025

JUNE 2025

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



PLANNING DEPARTMENT

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



2025 CALENDAR

Meetings:
 ● City Commission □ Planning & Zoning Board
 ▲ Public Utility Board □ Zoning Board of Adjustment
 HPC - Historic Pres Council

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

* Holiday - Office is closed

JULY 2025

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

AUGUST 2025

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

SEPTEMBER 2025

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

OCTOBER 2025

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

NOVEMBER 2025

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

DECEMBER 2025

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