AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING WEDNESDAY, JULY 12, 2023 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

- 1) MINUTES:
 - a) Approval/Disapproval of the minutes for the June 20, 2023 meeting

2) PUBLIC HEARING

- a) CONDITIONAL USE PERMITS:
 - Request of George A. Garza for a Conditional Use Permit, for one year, and adoption of an ordinance for an event center (Windsor Event Center), at Lot 6, Citrus Grove Plaza Subdivision, Hidalgo County, Texas; 4101 Expressway 83. (CUP2023-0079)
 - 2. Request of Juan Angel Villanueva for a Conditional Use Permit, for one year, for a portable food concession stand, at Lot 5, Block 23, McAllen Addition Subdivision, Hidalgo County, Texas; 204 South 16th Street. (CUP2023-0081)
 - 3. Request of Jesus F. Davila for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar, at Lot 1, Block 1, Fairway North Subdivision, Hidalgo County, Texas; 2011 South 10th Street. (CUP2023-0082)
 - **4.** Request of Antonio E. De Lizardi for a Conditional Use Permit, for life of the use, and adoption of an ordinance for an institutional use (worship center), at 4.87 acre tract of land out of 19.49 acres out of Lot 317, John H. Shary Subdivision, Hidalgo County, Texas; 4124 North Taylor Road. **(CUP2023-0083)**
 - **5.** Request of Guggenheim Development Services, LLC on behalf of 4801 Ware, LLC for a Conditional Use Permit, for life of the use, and adoption of an ordinance for an

automotive service and repair shop (Jiffy Lube Automotive Service Center), at Lot 2, Ware Plaza Subdivision, Hidalgo County, Texas; 4713 North Ware Road. (CUP2023-0084)

b) REZONING:

- Rezone from R-1 (single family residential) District to R-3A (multi-family apartment residential) District: 26.88 acre tract of land out of Lots 7, 8, 13, and 14, Section 234, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 13202 North 38th Street (rear). (REZ2023-0027)
- 2. Rezone from R-2 (duplex-fourplex) District to R-3A (multi-family apartment residential) District: 1.389 acres of land out of Lot 69, McAllen Second Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 2342 Jordan Road. (REZ2023-0028)
- 3. Rezone from C-4 (commercial-industrial) District to R-3T (multi-family townhouse residential) District: Lots 1 thru 24, Block 1 inclusive, Lots 1 thru 4, Block 2 inclusive, the east part of Lots 5, 6, 7, 8, & 9, Block 2 together with all that part of abandoned 19th Street lying adjacent to Lots 1 thru 9, Blocks 1 & 2 & the east 15.7 feet of said abandoned 19th Street lying adjacent to Lots 10-24, Block 1, Guerra's Addition, Hidalgo County, Texas; 900 South Bicentennial Boulevard. (REZ2023-0029)
- 4. Rezone from A-O (agricultural-open space) District to C-1 (office building) District: 33.894 acres out of Lot 8, McAllen First Suburban Citrus Groves Subdivision and out of Lots 185 and 188, La Lomita Irrigation & Construction Company, Hidalgo County, Texas; 2800 South Ware Road. (REZ2023-0031)
- **5.** Rezone from A-O (agricultural-open space) District to I-1 (light industrial) District: all of 63.86 acres out of Lots 5 and 6, Block 1, Rio Bravo Plantation Company Subdivision, Hidalgo County, Texas; 3500 South Ware Road. **(REZ2023-0030)**

3) SITE PLAN:

a) Site Plan approval for LOT 16, Citrus Grove Plaza Lots 14, 15 & 16 Subdivision; 4201 Expressway 83 (SPR2022-0052).

4) CONSENT:

- **a)** Canarias Subdivision (previously Florencia Subdivision), 2700 South McColl Road, Patricia Lorenzo (SUB2023-0065) (FINAL) SEC
- b) La Quinta Lot 1B Subdivision, 1100 South 10th Street, CWE McAllen 1100, LLC (SUB2022-0148) (FINAL) M&H
- c) QQ 10th & Jay Subdivision, 6101 North 10th Street, QQRGV Investments, LLC (SUB2023-0039) (FINAL) M&H
- d) Sunset Valley Subdivision, 6000 North Bentsen Road, Garman Investments, LP (SUB2023-0041) (FINAL) M2E

e) Felix Subdivision, 3024 South 1st Street, Patricia Salazar (SUB2023-0058) (FINAL) SEA

5) SUBDIVISIONS:

- a) The Villas on Freddy Phase II Subdivision, 1500 Freddy Gonzalez Road, The Villas on Freddy, LLC (SUB2020-0039) (REVISED FINAL) M&H
- b) CEH Addition Subdivision, 6321 South 23rd Street, Circle K (SUB2023-0059) (PRELIMINARY) MAE
- c) Vacating Recreational Area of Monte Cristo Subdivision to the Replat of Recreational Area of Monte Cristo Lot 1A Subdivision, 4308 Vivian Street, Jose L. Palacios (SUB2023-0062) (PRELIMINARY) M&H
- d) Garden Rose Subdivision, 1200 East Yuma Avenue, Edgar Escobedo (SUB2023-0020)
 (REVISED PRELIMINARY) MAS
- e) Villas at Ware Subdivision, 4900 North Ware Road Rear, Rhodes Enterprises, Inc. (SUB2023-0063) (PRELIMINARY) M&H
- f) The District Phase III Subdivision, 1301 Auburn Avenue, Domain Development Corp., a Texas Corporation (SUB2023-0061) (PRELIMINARY) M&H
- g) Whispering Meadows Subdivision, 9228 North Bicentennial Boulevard, Tim Wilkins (SUB2023-0060) (PRELIMINARY) PCE

ADJOURNMENT:

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

STATE OF TEXAS COUNTY OF HIDALGO CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday June 20, 2023, at 3:33p.m. at the McAllen City Hall, 3rd Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

Present: Gabriel Kamel Vice Chairperson

Jose Saldana Member
Emilio Santos Jr. Member
Marco Suarez Member
Erica De la Garza Member
Aaron Rivera Member

Absent: Michael Fallek Chairperson

Staff Present: Austin Stevenson Assistant City Attorney III

Michelle Rivera Assistant City Manager Edgar Garcia Planning Director Luis Mora Deputy Director

Jose Humberto De la Garza Development Coordinator

Omar Sotelo
Rodrigo Sanchez
Senior Planner
Senior Planner
Senior Planner
Planner III
Planner II
Samuel Nunez
Adriana Solis
Planner II
Planner II
Planner II
Planner II

Eduardo Garza Planner I
Porfirio Hernandez Planner Technician II

Jessica Puga Planner Technician I
Bilkis Martinez Development Engineer
Magda Ramirez Administrative Assistant

CALL TO ORDER – Vice Chairperson Mr. Gabriel Kamel

PLEDGE OF ALLEGIANCE

INVOCATION-. Ms. Erica De La Garza

1) MINUTES:

a) Approval/disapproval of the minutes for the June 6, 2023 meeting.

The minutes for the regular meeting held on June 6, 2023 was approved as submitted by Mr. Emilio Santos Jr. Seconding the motion was Mr. Jose Saldana which carried unanimously with 6 members present and voting.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMITS:

 Request of Ricardo Ramos, on behalf of The Vineyard Wine Lounge, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Boutique Wine Shop at Lot 10, Block 3, Club Addition Amended Subdivision, Hidalgo County, Texas; 125 East Pecan Boulevard. (CUP2023-0062)

Mr. Eduardo Garza stated that the subject property is located on the north side of Pecan Boulevard approximately 293 feet east of North 1st Street. The property is zoned C-3L (light commercial) District. The adjacent zoning is R-1 (single-family residential) District to the north, C-2 (neighborhood commercial) District to the east, R-3A (multifamily residential) District and C-1 (office building) District to the south, and C-2 (neighborhood commercial) District and C-3L (light commercial) District to the west. Surrounding land uses include residential homes, Cathey Middle School, Watermill Express, Blue Robyn Tattoos, and vacant land. A boutique wine shop is permitted in a C-3L District with a conditional use permit and in compliance with requirements.

This is the first Conditional Use Permit request for this property. The Conditional Use Permit request application was submitted on May 04, 2023.

The applicant is proposing to operate a boutique wine shop with proposed hours of operation from 10 AM - 9 PM, Monday through Saturday, the business will also offer a weekly Wine Education Class. According to the submitted floor plan layout, there are five tables, five wine shelves, and two coolers.

Inspections from the Fire and Health Department are pending. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- The property line of the lot of the abovementioned business must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of a residential zone/use to the north and a school to the northeast:
- The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to Pecan Boulevard:
- 3) The abovementioned business must provide parking in accordance with the city offstreet parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on square footage of the suite, 9 parking spaces are required; 14 parking spaces are provided on site.
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.

- The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
- The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

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

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

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

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

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

2) Request of Rolando Limon, on behalf of Arbol de Fe Esperanza y Amor, for a Conditional Use Permit, for Life of the Use, and adoption of an ordinance, for an Institutional Use (church) at Lot 1, Town & Country Subdivision, Hidalgo County, Texas; 4300 North 2nd Street. (CUP2023-0064)

Mr. Eduardo Garza stated that the subject property is located along the north side of Quamasia Avenue approximately 150 feet west of North 2nd Street (Colonel Rowe Boulevard). The property is zoned C-3L (light commercial) District. The adjacent zoning is R-3T (multifamily residential townhouse) District to the north, R-3A (multifamily residential apartment) District to the east and west, C-3 (general business) to the south, and R-1 (single-family residential) District to the northwest. Surrounding land uses include residential homes, apartments, and Mr. Gatti's Pizza. An Institutional Use is permitted in a C-3L District with a Conditional Use Permit and in compliance with requirements.

This is the first Conditional Use Permit request for this property. The Conditional Use Permit request application was submitted on May 02, 2023.

There is an existing 12,948 sq. ft. (as per appraisal district) building which was previously the site for La Cabana Sinaloense. The applicant is proposing to operate a church with a main sanctuary

area and 3 areas that will be used as classrooms for the youth of different age groups. The days and hours of the services of the church will be on Sunday from 11:00 AM to 2:00 PM and Monday from 7:00 PM – 9:00 PM. Based on the 96 seats proposed in the sanctuary area, 24 parking spaces are required; 261 parking spaces are provided on site.

The Fire Department has been in contact with the applicant; however, a Fire Inspection is still pending. Should the Conditional Use Permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The church must comply with the Zoning Ordinance and specific requirements as follows:

- The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The business has frontage on Quamasia Avenue with access onto North 2nd Street, a principal arterial.
- The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the seating area of 96 seats in the sanctuary, 24 parking spaces are required; 261 parking spaces are provided on site.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits.
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities.
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas.
- 6) The numbers of persons within the building shall be restricted to the existing seating capacity for the building.
- 7) Sides adjacent to commercially and residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

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

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

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

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed conditional use permit request. There was one:

Citizen Mr. Michael Rabinowitz (1000 East Vermont Avenue, McAllen, Texas), representing JBWW Limited, stated his concerns are the proximity of the church property and how it may affect the businesses in serving alcohol. They do not want to lose tenants and they can continue to lease to business that do sale alcohol.

Vice Chairperson Mr. Gabriel Kamel stated that each case that is presented will be handled at the

time of request and with what the board and commission recommend and approve.

After a brief discussion, Mr. Suarez moved to approve. Mr. Emilio Santos Jr. seconded the motion, which was approved with six members present and voting.

3) Request of Miguel Carlos Macias Padilla, for a Conditional Use Permit, for one year, for an Institutional Use (beauty school), at Lots 11 & 12, Block 1, South Main Street Subdivision, Hidalgo County, Texas; 1912 & 1916 South Main Street. (CUP2023-0066)

Mr. Eduardo Garza stated that the subject property is located on the northwest corner of South Main Street and Toronto Avenue. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north, east, and south and R-1 (single family residential) District to the west. Surrounding land uses include residential homes, Regency Jewelers, Prestige, and La Plaza Mall. An Institutional Use (beauty school) is permitted in a C-3 District with a Conditional Use Permit.

This is the first Conditional Use Permit request for this property. The Conditional Use Permit request application was submitted on May 02, 2023.

The applicant is proposing to operate a beauty school out of two adjacent two-story suites. The first suite with 2,312 square feet of floor area will consist of a classroom, a restroom, and two storage areas on the first floor and 3 storage rooms on the second floor. The second suite with 2,314 square feet of floor area will consist of a reception area and a workstation hall on the first floor and 2 storage rooms on the second floor. As per Zoning Ordinance Section 138-195 (4) the parking requirements are (5) parking spaces per classroom area and (1.5) parking spaces for each administrative office (reception area), 12 parking spaces are required; 26 parking spaces are provided on site. The parking spaces are provided as part of shared parking for the existing commercial development.

The Fire Department inspection is still pending. Should the Conditional Use Permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The 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 fronts South Main Street and Toronto Avenue.
- The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking especially in residential areas. As per the proposed floor plan, 12 parking spaces are required; 26 parking spaces are provided on site. The parking spaces are provided as part of shared parking for the existing commercial development.
- 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 building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;
- 7) Sides adjacent to a residentially zoned or used property shall be screened by a 6 ft. opaque fence.

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

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

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

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

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

4) Request of Maria D. Acuna, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an outdoor commercial recreation (soccer fields), at 1.405 acre tract (deed) out of Lot 151, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 501 South Bentsen Road. (CUP2023-0067)

Mr. Eduardo Garza stated that the property is located at the southeast corner of Erie Avenue and South Bentsen Road and is zoned R-1 (single-family residential) District. The adjacent zoning is A-O (agricultural and open space) District to the north and west, R-1 (single-family residential) District to the north, east, and south, and R-3A (multifamily residential apartment) District to the west across Bentsen Road. Surrounding land uses include single-family residences and vacant land. Currently there are two soccer fields on this property. This facility was originally established in an A-O Zoning District. In 2014 the subject property underwent rezoning through the city initiated A-O rezoning project and was approved for R-1 District.

The initial conditional use permit for this use was approved for one year, on October 10, 2011 by the City Commission with variances and restrictions as follows: A variance to the distance requirement from a residence; allowing only the construction of restrooms on site without subdividing the property, no concession stand or other construction; allowing the usage of the large field and one small soccer field; hours of operation to conclude at 11:00 p.m. during the week; comply with landscaping; allow the use with a Conditional Use Permit in an R-1 zone; and other Zoning Ordinance standards.

On November 5, 2013 the Planning and Zoning Commission disapproved the request, but with a favorable recommendation to grant the variance to the distance requirements subject to the gate being closed when not in operation, security on site, no one allowed in the soccer fields after 11:00 p.m., parking lot lights off when not in operation, and no trespassing to adjacent properties. The City Commission approved the request for one year, on November 25, 2013 with the variances to

the distance requirement and conditions as noted. The permit had been renewed annually until 2017.

The Conditional Use Permit was disapproved in City Commission on February 27, 2017. A surrounding neighbor had been in opposition to the soccer fields for several years, claiming that people would go into her property to get soccer balls that would go over the fence, and that the applicant was not able to address the issues discussed in previous Planning and Zoning Commission and City Commission meetings.

On April 8, 2019, the City Commission approved the CUP for one year with variance to distance requirement, subject to the following conditions required on previous permits: variance to distance from a residence, no new construction without the benefit of a subdivision, use of the large field and one small field only, hours of operation from 4:00 p.m. to 8:00 p.m. for youth, 8:00 p.m. to 10:00 p.m. for adults, special events and tournaments from 9:00 a.m. to 5:00 p.m. on Saturday and Sunday, close and secure gates when not in operation, security on site, and lights to be turned off when not in operation. The CUP expired in 2020 and was not renewed until May 2022 due to the COVID-19 pandemic.

The applicant, Maria Acuna, on behalf of the property owner, Leticia Alvarez, is proposing to continue operation of the outdoor commercial recreation use for the existing soccer fields on the property. The soccer fields' proposed hours of operation will be Monday through Sunday 3:00 PM – 10:00 PM. There is a "security" office stand on the parking lot, before the entrance to the fields.

The establishment must comply with the Zoning Ordinance and requirements in the application as follows:

- 1) No form of pollution shall emanate beyond the immediate property line of the permitted use. This includes lighting, littering and noise which may include sound systems or PA speakers;
- 2) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use;
- 3) The proposed use shall not be located within 300 ft. of residential uses. This property is located within 300 feet of a residentially use to the east, and south;
- 4) Sides adjacent to a residentially zone or use property shall be screened by a 6 ft. opaque fence. A 6 ft. opaque fence is provided along most of the property perimeter.
- The proposed use shall comply with the Off-street Parking and loading Ordinance and make provisions to prevent the use of street parking especially in residential areas. In the past, parking requirements to accommodate game personnel have been 30 parking spaces for the main soccer field, and 14 parking spaces for the smaller soccer field. (This includes parking for players, coaches and referees). The applicant states the number of proposed seats as 80 fixed and 30 removable ones for a total of 110 seats. A total of 22 parking spaces are required for the seating area. In the past, the proposed hours of use for each field have not overlapped. A total of 52

parking spaces are required and the site plan shows 52 parking spaces are provided. The establishment complies with the parking requirement. The parking lot has to be maintained free of potholes and must be clearly striped;

- 6) The proposed use shall comply with the City of McAllen Health Ordinances regulating food preparation and public lavatories. The soccer facility has on-site bathroom facilities. The facility will not have on-site food preparation.
- 7) Lighting shall be shielded from residentially zoned or use property.

Staff recommends disapproval of the request based on noncompliance with requirement #3 (distance to residential use).

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

Being no discussion, Mr. Marco Suarez moved to disapprove with favorable recommendation. Mr. Emilio Santos Jr. seconded the motion, which was disapproved with favorable recommendation with six members present and voting.

Request of Moises Martinez De La Cruz, for a Conditional Use Permit, for one year, and adoption of an ordinance for an automotive service and repair shop (mechanic shop), at Lot 5, Block 13, Young's Subdivision, Hidalgo County, Texas; 218 South 23rd Street. (CUP2023-0072)

Mr. Samuel Nunez stated that the property is located on the west side of South 23rd Street, approximately 50 feet north of Chicago Avenue. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north, south, and east across South 23rd Street, with R-2 (duplex-fourplex) District to the west across an existing alley. The surrounding land uses are commercial and residential. An automotive service and repair shop is permitted as a primary use within a C-3 District with a Conditional Use Permit and in compliance with all other requirements.

A non-compliance notice was issued on May 12, 2023 for no permit on file for a change of occupancy. A commercial building permit was submitted that same day for the existing mechanic shop. The building permit was later disapproved since the use required a Conditional Use Permit for an automotive service and repair shop as a primary use.

A review of Planning Department records revealed a Conditional Use Permit for an automotive service and repair shop that was approved for this property for a tire shop by City Commission in August 2017. At the time, the subject property included the west half of Lot 6, which amounted to 10,000 square feet of property area. The use was later changed in 2020 to a car wash, however no permit was found on record for any use changes after 2020.

The applicant is proposing to continue the mechanic shop use. According to the submitted floor plan, the shop includes two bay areas and one office building that is used to create new appointments and payment processing. The hours of operation for the business are Monday through Friday from 8:00 AM to 6:00 PM, and Saturdays from 8:00 AM to 3:00 PM. Based on the total square footage of the existing office building (306 square feet), 5 parking spaces are required; 7 parking spaces are provided on site (excluding bay area).

The Fire Department inspection is pending for the property. The mechanic shop must comply with the following special conditions set forth for automotive repair as a primary use in Section 138-281 of the Zoning Ordinance:

- 1) A minimum lot size of 10,000 square feet is required. According to Hidalgo County Appraisal District records, the subject property's total lot size is 7,000 square feet.
- 2) All service, repair, maintenance, painting, and other work shall take place within an enclosed area. The work is performed under unenclosed carport structures. A building permit for the existing carport structures was not found on file.
- Outside storage of materials is prohibited. Storage area for certain mechanic shop tools are within the unenclosed carport structures. According to the applicant, electrical equipment are stored within an enclosed area (closet) that is between the bay areas.
- 4) The building where the proposed work is to take place shall be at least 100 feet from the nearest residence. There are at least five single-family dwellings within 100 feet to the west across the alley and southeast across South 23rd Street.
- 5) A 6-foot opaque fence to buffer the proposed use from any residential use or residentially zoned area is required. No opaque fence would be required since the lot's property lines are not adjacent to any residential uses or zones.
- 6) New buildings and all conversions of existing buildings to such uses shall meet current Building Code and Fire Code requirements in terms of separation of high hazard uses from other occupancy use classifications, etc.

If approval is granted, the auto shop must comply with all other Zoning Ordinance, Building Code, and Fire Department requirements that will be requested during the building permitting process.

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

Staff recommends disapproval of the request based on noncompliance with requirements #1 (minimum lot size), #2 (work area), #3 (storage of materials), and #4 (distance from nearest residence) of Section 138-281 of the Zoning Ordinance.

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

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

Request of Jessica Aguilar, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (The Bearded Lady), at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite Q. (CUP2023-0073)

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

The initial Conditional Use Permit application for this establishment was submitted on December 18, 2020 and was disapproved with a favorable recommendation at the Planning and Zoning Commission meeting of January 19, 2021. The City Commission later approved the request for one year on February 8, 2021. The establishment has renewed their permit every year since, without issue. This Conditional Use Permit application was submitted on May 17, 2023.

The applicant is proposing to continue to operate a bar (The Bearded Lady) from the existing 1,940 square feet of leased space. The proposed hours of operation will be daily from 12:00 PM to 2:00 AM.

Inspections from the Fire and Health Departments are pending. A current police activity report for service calls for the past year was requested and is included in the agenda packet documents.

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

- 1) The property line of those businesses having late hours (after 10:00 PM) must be at least 400 feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 feet of residential zones and uses to the north and east, and a water tower to the west.
- The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street need to be closed as required from other Conditional Use Permits in this commercial plaza;
- The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Currently there is a multi-tenant commercial building on the property. The shopping center is a mixture of office, retail, vacant suites, restaurants, a children's event center, and bars. 729 parking spaces are provided on the common parking area in the front and rear of the building. For the 729 parking spaces of the common parking area, 15 accessible parking spaces are required and are provided on site. Based on

the square footage of the building, 20 parking spaces are required. Parking spaces are provided on site during the applicable hours of operation for this business:

- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The occupancy load for this establishment will be established by the Building Department as part of the building permitting review.

If approval is granted, the establishment must comply with all other zoning ordinance, building code, and Fire Department requirements.

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

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

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

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

7) Request of Jessica Aguilar, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Suerte Bar & Grill Uptown), at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suites N1-N2. (CUP2023-0074)

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

use permit and in compliance with requirements.

The initial Conditional Use Permit application was submitted on December 18, 2019, which was disapproved by the Planning and Zoning board on January 21, 2020 with a "favorable recommendation to the distance requirement". The City Commission later approved the Conditional Use Permit request on February 10, 2020 for one year. The establishment has renewed their permit every year in the same way ever since, without issue. This Conditional Use Permit application was submitted on May 17, 2023.

The 4,080 square feet two-floor building will consist of a dining area, three restrooms, conference room, kitchen, server area room, two storage rooms, two offices, and a main bar as shown on the submitted floor plan. The proposed hours of operation for Suerte Bar and Grill are daily from 12:00 PM to 2:00 AM. As per the zoning ordinance, Section 138-395 (14), the business requires 41 parking spaces, and 729 spaces are provided, which complies with the parking requirement.

Inspections from the Health Department have been completed and no violations were found. The Fire Department inspection is pending. A current police activity report for service calls for the past year was requested and is included in the agenda packet documents.

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

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

- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The occupancy load for this establishment will be established by the Building Department as part of the building permitting review.

If approval is granted, the establishment must comply with all other zoning ordinance, building code, and Fire Department requirements.

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

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

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

Being no discussion, Mr. Jose Saldana moved to disapprove with favorable recommendation. Ms. Erica De la Garza seconded the motion, which was disapproved with favorable recommendation with six members present and voting.

8) Request of Jessica Aguilar, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Love Buzz), at the north 20 feet of Lot 1 & all of Lot 2 excluding the northwest 225 feet by 240 feet of Lot 2, Plaza Del Norte Subdivision, Hidalgo County, Texas; 3424 North 10th Street. (CUP2023-0075)

Mr. Samuel Nunez stated that the property is located on the east side of North 10th Street, approximately 200 ft. south of Jonquil Avenue. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north, south and west, R-3T (multifamily-townhouses) District to the east and R-1 (single-family) District to the northeast. Surrounding land uses include retail stores, restaurants, multifamily residences, and single-family residences. A bar is allowed in a C-3 district with a Conditional Use Permit and in compliance with requirements.

The initial bar Conditional Use Permit requested was submitted on March 31, 2021 and was approved by City Commission on My 24, 2021. The establishment has renewed their permit every year since, without issue. This Conditional Use Permit request was submitted on May 17, 2023.

The applicant is proposing to continue operating a bar (Love Buzz) from an existing 3,850 SF building. The proposed days and hours of operation are, Monday through Sunday from 12:00 PM to 2:00 AM.

The Fire and Health Departments have inspected the bar and the property is in compliance. The police activity report for service calls from February 2021 to present is attached. The Planning Department has received no complaints regarding the present use as a bar. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must comply with requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the above mentioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 PM. The establishment is less than 400 feet of a residential zone/use, to the northeast and east of the subject property
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has access from north 10th Street.
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. The bar requires 39 parking spaces based on SF of building and additional 3 parking spaces for the existing outside seating area (3 benches) for a total of 41 parking spaces
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

If approval is granted, the establishment must comply with all other zoning ordinance, building code, and Fire Department requirements.

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

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

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

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

9) Request of Carlos Maldonado, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop, at Lots 4 and 5, McAllen Northwest Industrial Subdivision No. 2, Hidalgo County, Texas; 5000 North 23rd Street, Suite F. (CUP2023-0068)

Ms. Adriana Solis stated that the property is located along the east side of North 23rd Street between Industrial Avenue and Brand Drive, and is zoned I-1 (light industrial) District. The proposed use is to be located as part of Texas Plaza. The adjacent zoning is C-3 (general business) District to the northwest and southwest, R-3A (multifamily residential apartments) District to the west, and I-1 District to the north, east and south. Surrounding land uses include commercial businesses, offices, restaurants, and multifamily residences, vacant land, and a water tower. A smoke shop is allowed in an I-1 District with a Conditional Use Permit and in compliance with requirements.

This is the initial request by the applicant for a Conditional Use Permit for a bar and a vape shop at this location.

The applicant is proposing to operate a smoke shop under the name of "Goodtimes" to operate from the existing 2,125 sq. ft. lease space within the retail center. The proposed hours of operation are from 10:00 a.m. to 12:00 a.m. (midnight), Monday thru Saturday and 12:00 p.m. to 8:00 p.m. on Sundays.

The Fire Department conducted an inspection of the establishment and determined to be in compliance. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- a) The property line of the lot of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zones and uses;
- b) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to North 23rd Street;
- c) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent

residential areas, by providing additional onsite parking. Currently there is a multi-tenant commercial building on the property. The shopping center consists of various uses, retail, vacant suites, and restaurants. The proposed 2,125 sq. ft. smoke shop hall requires 6 parking spaces; parking spaces are provided as part of a common parking area in the front and rear of the building. For the parking spaces of the common parking area, 1 accessible parking space is required and provided on site, as per section 138-400(a) of the Off-Street Parking and Loading requirements, all off-street parking must be clearly striped and free of potholes;

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

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

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

Being no discussion, Mr. Jose Saldana moved to approve. Mr. Emilio Santos Jr. seconded the motion, which was approved with six members present and voting.

10) Request of David A. Lisauckis, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite H1. (CUP2023-0076)

Ms. Adriana Solis stated that the subject property is located north of Nolana Avenue and east of North 6th Street. The subject property is zoned C-3 (general business) District. The adjacent zoning is C-1 (office building) District to the north, C-3 District and A-O (agricultural and open space) District to the west, C-3 District to the south, R-1 (single family residential) District to the east.

Surrounding land uses include commercial plazas, restaurants, a water tower and single-family residences. A bar is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The Conditional Use Permit for this establishment was approved by the City Commission on July 11, 2022. The applicant is renewing their Conditional Use Permit.

The applicant is proposing to continue operating a bar, The Rockwell Taphouse & Grill, from an existing 4,814 sq. ft. suite. The hours of operation will be from Monday thru Sunday 3:00 PM to 2:00 AM.

The Fire Department and Health Department has inspected the establishment, and the property is in compliance. Attached is the police report from May 31, 2022 to May 31, 2023. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- a) The property line of the lot of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school or publicly owned property, and must be designed of prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 PM. The proposed establishment is within 400 ft. of residential zones and uses, and publicly owned property;
- b) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets or allow such traffic to exist into and disrupt residential areas. The property has direct access to Nolana Avenue and North 6th Street. The existing gates on North 4th Street need to be closed as required from other Conditional Use Permits issued in this commercial plaza;
- c) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. There is an existing commercial building on the property. The commercial plaza is composed of restaurants and other bars. The current bar requires 49 parking spaces; 729 parking spaces are provided on site, both in the front and rear of the building.
- d) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses of residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- e) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street:

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

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

Staff recommends disapproval of the request based on noncompliance with requirement #1 distance to a residential use or a residential zoned property and publicly owned land of Section 138-118(4) of the Zoning Ordinance.

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

Being no discussion, Ms. Erica De la Garza moved to disapprove with a favorable recommendation. Mr. Aaron Rivera seconded the motion, which was disapproved with a favorable recommendation with six members present and voting.

11) Request of David A. Lisauckis, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar at Lots 9, 10 & 11, Block 2, Eltus Subdivision, Hidalgo County, Texas; 1116 Pecan Boulevard. (CUP2023-0077)

Ms. Adriana Solis stated that the subject property is located north of Pecan Boulevard and west of North 11th Street. The subject property is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the west, north, east and south. Surrounding land uses include restaurants and commercial plazas. A bar is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

A Conditional Use Permit for this subject property was approved by the City Commission on July 11, 2022. A renewal for the Conditional Use Permit was submitted May 17, 2023.

The applicant is proposing to continue operating a bar from the existing 4,260 square foot building and outdoor patio. The proposed hours of operation are Monday thru Sunday 1:00 PM to 2:00 AM.

The Fire Department and Health Department has completed their inspection and has allowed the CUP process to continue. The establishment must comply with the requirements set forth in Section 138-118a (4) of the Zoning Ordinance and specific requirements as follows:

a) The property line of those businesses having late hours (after 10:00 PM) must be at least 400 ft. from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 ft. of residential zones and uses;

- b) The property must be as close as possible to a major arterial and shall not generate traffic onto residential-sized streets. The establishment has direct access to north Pecan Boulevard and North 11th Street and does not generate traffic into residential areas:
- c) The business must provide parking in accordance with the McAllen Off-Street Parking
 Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the floor area of 4,260 square feet, 43 parking s paces are required; 40 parking spaces are provided on site. Applicant has also obtained a parking agreement with Armstrong McCall Professional Beauty Supply for the use of their parking area of 35 spaces.
- d) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- e) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street to discourage vandalism and criminal activities;
- f) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- g) The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance after taking into account the recommendations of the Fire Marshal, Building Official, and Planning Director. The occupancy load for this establishment will be established by the Building Inspections Department as part of the building permit review process.

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

Staff recommends disapproval of the request based on non-compliance with requirement #1 distance from nearest residence or residentially owned property of Section 138-118a(4)a of the Zoning Ordinance.

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

Being no discussion, Mr. Marco Suarez moved to disapprove with a favorable recommendation. Mr. Emilio Santos Jr. seconded the motion, which was disapproved with a favorable recommendation with six members present and voting

12) Request of Tomas Flores Martinez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar at Lots 10, 9 & 8, 21st Place Subdivision, Hidalgo County, Texas; 2005 Nolana Avenue. (CUP2023-0078)

Ms. Adriana Solis stated that the subject property is located south of Nolana Avenue and west of

Bicentennial Boulevard. The subject property is zoned C-3 (general business) District. The adjacent zoning is C-3 District and R-3A (apartments) District to the southwest corner. Surrounding land uses include commercial plazas, restaurants, bars and apartments. A bar is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

This subject property does have a history of approved Conditional Use Permits. A Conditional Use Permit was last approved for this location on September 27, 2021. A Conditional Use Permit request was submitted on May 17, 2023.

The applicant is proposing to operate a bar, Cobras Bar & Grill, within a 7,500 sq. ft. suite. The hours of operation are Monday thru Sunday from 6:00 PM to 2:00 AM.

The Fire Department and Health Department has inspected the establishment, and has allowed the CUP process to continue. Attached is the police report from May 31, 2022 to May 31, 2023. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- a) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of publicly owned property and R-3A District to the southwest of the property;
- b) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The location fronts Nolana Avenue and does not generate traffic into residential areas;
- c) The abovementioned businesses must provide parking in accordance with the city off street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. The proposed bar requires 75 parking spaces, which are provided on the common parking area in the front of building. All 75 parking spaces must comply with Section 138-400 of the Ordinance and must be clearly striped and pavement surface shall be maintained free of litter, debris, loose gravel, cracks and potholes before CUP issuance.
- d) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.;
- e) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and

perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;

- f) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- g) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. The occupancy load for this establishment will be established by the Building Inspections Department as part of the building permit review process.

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

Staff recommends disapproval of the request based on noncompliance with requirement #1 distance to a residential use or a residential zoned property and publicly owned land of Section 138-118(4) of the Zoning Ordinance.

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

Being no discussion, Mr. Jose Saldana moved to disapprove with a favorable recommendation. Mr. Emilio Santos Jr. seconded the motion, which was disapproved with a favorable recommendation with six members present and voting.

b) REZONING:

1) Rezone from R-1 (single-family residential) District to R-3A (multi-family apartment residential) District: An 8.11 acre tract out of Lot 9, E.M. Card Survey No.1, Hidalgo County, Texas; 9228 North Bicentennial Boulevard. (REZ2023-0021)(TABLED ON 6/6/2023)

Ms. Katia Sanchez requested on the applicants behalf to remove from table. Mr. Marco Suarez motioned to remove. Mr. Jose Saldana seconded the motion with six members present and voting.

Ms. Katia Sanchez stated that the subject property is located east of North Bicentennial Boulevard, approximately 740 feet north of Northgate Avenue. The lot has 215.70 feet of frontage and 1,382.05 feet of depth as per the submitted survey.

The applicant is requesting to rezone the property from R-1 (single-family residential) District to R-3A (multi-family apartment residential) District. A feasibility plan has been submitted to the Planning Department, the applicant is proposing to construct multifamily residences in a proposed 20-lot subdivision.

The subject property is zoned R-1 District, and is zoned R-1 in all directions. There is R-3T (townhouse residential) District to the north.

The property is currently vacant. Surrounding land uses include townhomes and single-family residences.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Suburban Residential, which is comparable to R-1 District. The proposed rezoning of the property does not follow the Foresight McAllen Comprehensive Plan.

The development trend for this section along North Bicentennial Road is primarily single-family residential use. Directly to the south of the subject property, there are single-family residences. There are townhomes to the north of the subject property.

The property was initially zoned R-1 District upon annexation on August 05, 1985. There have been no rezoning requests since then.

The adjacent property to the east was zoned from A-O (agricultural-open space) District to R-1 District in 2015 during the City initiated rezoning project in 2015.

The requested zoning does not conform to the Suburban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. The development trend for this section along North Bicentennial Road is primarily single-family land use. The proposed rezoning request is not compatible with the surrounding zoning and development trend in this area. There are upcoming single-family residential developments that are currently undergoing subdivision process to the north and west of the subject property. Bicentennial Boulevard is designated as a hi-speed arterial with 150 feet of right-of way and is currently constructed with four travel lanes.

The permitted uses within the proposed zoning district are all uses listed as permitted uses in the R-2 duplex-fourplex residential district, apartment buildings with five or more units, and storage buildings not used for living quarters and accessory to the residential use. Approval of the rezoning request will allow multi-family residential development of the vacant lot.

The proposed development is approximately 8.11 acres (353,271.6 square feet), based on the maximum density per gross acres in the R-3 multifamily residential district: 353-one bedroom units, 282-two bedroom units, and 235-three bedroom units will be allowed. Seven thousand square feet represents the minimum lot area for any R-3 multifamily residential district, exclusive of townhouse. Max allowable density per acre will be defined on site plan approval, once a final subdivision plat is recorded.

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

At the Planning and Zoning meeting held on June 06, 2023, citizens spoke in opposition of the rezoning request as citizens had concerns with potential drainage and traffic issues that the possible rezoning may cause. Staff has received a petition from citizens in opposition of the rezoning request with concerns regarding increase traffic, decrease property values, and overdevelopment due to multifamily development in the mainly single-family residential area. Due to the total percentage of opposition received, it has triggered super majority.

Staff recommends disapproval of the rezoning request since it does not follow the development trend for this section along North Bicentennial Road, and since there is potential for up to 353 units with only one exit on Bicentennial Boulevard.

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed rezoning request. There were two present:

Citizen Laura Garcia (1325 Ozark Avenue) stated her concerns were as follows: Only one access to enter/exit, drainage, high density volume of residence, and would like to preserve the current development trend (R1).

Citizen Jaime Gonzalez (1500 Northgate Lane), stated he agrees with Ms. Laura Garcia and echoes her concerns.

Applicant Mr. Timothy Wilkins (113 Eagle Avenue) stated he is requesting an R3A to have duplex apartments with garage units and is not requesting a 400 apartment density of development. His plan is to develop 88(22 space lots) high end 4plex apartments.

Mr. Marco Suarez suggested to Mr. Wilkins to speak with the citizens in the neighborhood and explain his development plan. He respectfully declined and explained he felt it would not be effective. Mr. Marco Suarez and Mr. Emilio Santos Jr. also suggested they table this item and give Mr. Wilkins time to speak to citizens. Mr. Wilkins also declined tableing the item.

Vice Chairperson Mr. Gabriel Kamel stated they need a proper zoning request in order to approve the applicant's request.

After a lengthy discussion, Mr. Emilio Santos Jr. moved to disapprove. Ms. Erica De la Garza seconded the motion. Mr. Marco Suarez voted nay to disapprove which item was disapproved with six members present and voting.

2) Rezone from C-1 (office building) District to C-2 (neighborhood commercial) District: South 161.6 feet of the West 212.0 feet of the East 10.04 acres of the West 20.04 acres of Lot 6, Block 2, C.E. Hammond's Subdivision, Hidalgo County, Texas; 4200 Pecan Boulevard. (REZ2023-0024)

Ms. Katia Sanchez stated that the subject property is located on the northwest corner of Pecan Boulevard and North 42nd Street. The lot has 161.6 feet of frontage and 212 feet of depth, for a total lot area of 0.79 acre as per the submitted survey.

The applicant is requesting to rezone the property from C-1 (office building) District to C-2 (neighborhood commercial) District. A feasibility plan has not been submitted to the Planning Department, the applicant is proposing to operate a plant nursery at the subject property.

The subject property is zoned C-1 District. There is R-1 (single-family residential) District to the north and west. There is C-3 (general business) District to the east and south.

The property currently has an office. Surrounding land uses single-family residences, Wise Choice Insurance, and Mancha Screen Painting and Embroidery.

The future land use plan designated for this area is classified as a mixed-used node. Nodes are central areas of commercial or mixed-use development.

The development trend for this section along Pecan Boulevard is primarily commercial use.

The property was zoned A-O during comprehensive zoning in May 1979. On April 14, 1997, City Commission approved to rezone the property from A-O District to C-1 District. There have not been any rezoning requests since that time. Prior to the proposed use (plant nursery) there used to be a daycare at the property.

The requested zoning does conform to the future land use plan. The development trend for this section along Pecan Boulevard is primarily commercial use. The proposed rezoning request is compatible with the surrounding zoning and development trend in this area.

Pecan Boulevard is designated as a principal arterial with 120 feet of right-of-way and is currently constructed with four travel lanes.

Some of the permitted uses within the proposed zoning district are as follows: convenience stores, neighborhood meat or produce markets, bakeries, florists and gift stores, medical offices. The C-2 District must provide sufficient space and off-street parking in appropriate locations in proximity to residential areas, for commercial development catering to the convenience shopping and service needs of the occupants of nearby residences.

A recorded subdivision plat would be required should the development be expanded or should the existing building require repairs that exceed 10 percent of its replacement cost. An approved site plan must comply with all Zoning, landscaping, buffer, parking, and maneuvering requirements should the proposed facility be expanded. Currently, the applicant is proposing to operate the business from the existing building on site.

Staff has not received any calls or emails in opposition of the rezoning request.

Staff recommends approval of the rezoning request since it does follow the development trend for this section along Pecan Boulevard, and conforms to the mixed use node classification on the future land use plan.

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Mr. Marco Suarez moved to approve. Ms. Erica De la Garza seconded the motion, which was approved with six members present and voting.

3) Rezone from R-1 (single-family residential) District to R-3A (multifamily apartment residential) District: 2.025 acres, consisting of 1.493 acres out of a part or portion out of Lot 202, and 0.532 acre out of a part or portion out of Lot 205, Pride O' Texas Subdivision, Hidalgo County, Texas; 9212 North 36th Street. (REZ2023-0025)

Ms. Katia Sanchez stated that the subject property is located at the south of Oxford Avenue, east of North 36th Street. The tract is irregular; it is comprised of 2.025 acres as per the submitted

survey.

The applicant is requesting to rezone the property from R-1 (single-family residential) District to R-3A (multi-family apartment residential) District. A feasibility plan has been submitted to the Planning Department, the applicant is proposing to construct multifamily residences in a proposed one-lot subdivision.

The subject property is property is zoned R-1 District. It is also zoned R-1 District to the north, east, and west. There is R-4 (mobile home and modular home) District to the south of the subject property.

The property currently has a 950 square-foot house. Surrounding land uses include single-family residences and mobile homes.

The future land use plan designated for this area is classified as complete communities. Complete communities include single-family homes, townhomes, and small multi-family (duplex).

The development trend for this section along North 36th Street and Oxford Avenue is primarily single-family residential land use. Directly to the south there are mobile homes. Saddle Creek Subdivision developments are located to the north and east. North Ware Road Estates Subdivision is located to the south. Oxford Square Subdivision is located to the west.

The tract was initially zoned R-1 District upon annexation in 2008. There have been no other rezoning requests since that time.

The development trend for this area is primarily single-family land use. The proposed rezoning request is not compatible with the surrounding zoning and development trend in this area.

Oxford Avenue and North 36th Street are designated on the Thoroughfare Plan as collectors and are constructed as two lane rural roadways with greater pavement width adjacent to subdivision developments. There are no curb and gutter or sidewalk adjacent to the subject tract. North 36th Street has a posted speed limit of 30 miles per hour down to 20 miles per hour as it curves to connect with Oxford Avenue.

The permitted uses within the proposed zoning district are all uses listed as permitted uses in the R-2 duplex-fourplex residential district, apartment buildings with five or more units, and storage buildings not used for living quarters and accessory to the residential use. Approval of the rezoning request will allow multi-family residential development of the vacant lot.

The proposed development is approximately 2.025 acres (88,209 square feet), based on the maximum density per gross acres in the R-3 multifamily residential district: 89-one bedroom units, 71-two bedroom units, and 59-three bedroom units will be allowed. Seven thousand square feet represents the minimum lot area for any R-3 multifamily residential district, exclusive of townhouse. Max allowable density per acre will be defined on site plan approval, once a final subdivision plat is recorded.

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

Required parkland dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

Staff has not received any emails nor phone calls in opposition of the rezoning request.

Staff recommends disapproval of rezoning request since not follow development trend in this area (primarily single-family residences and mobile homes), and since there is potential for up to 89 units with an access to a collector road (North 36th Street).

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Applicant, Mr. Rafael Mendoza (3613 Nortre Dame) stated that the plan is to add 16 town home high end units and are following the zoning trend.

After a short discussion, Mr. Jose Saldana moved to approve. Mr. Emilio Santos Jr. seconded the motion and Ms. Erica De la Garza voted nay which was approved with six members present and voting.

4) Rezone from C-1 (office building) District to C-2 (neighborhood commercial) District: 0.32 of acre tract of land being a portion of Lot 57, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 7612 North Ware Road. (REZ2023-0026)

Ms. Katia Sanchez stated that the subject property is located on the east side of North Ware Road (FM 2220), approximately 900 feet south of Trenton Road. The lot has 100 feet of frontage and 140 feet of depth, for a total lot area of 32 gross acre as per the submitted survey.

The applicant is requesting to rezone the property from C-1 (office building) District to C-2 (neighborhood commercial) District. A feasibility plan has been submitted to the Planning Department, the applicant is proposing to operate a water retail and office facility at the subject property. The applicant has also submitted a business plan regarding the proposed facility.

The subject property is zoned C-1 District, there is also C-1 District to the south. There is C-3 (general business) District to the north. There is A-O (agricultural and open space) District to the east and west. There is also R-1 (single-family residential) District to the east.

The property currently has a vacant one story metal building. Surrounding land uses include single-family residences, Michael E. Fossum Middle School, and 5 Star Embroidery, Printing, and Signs.

The future land use plan designated for this area is classified as mixed used corridors. Corridors are linear commercial or mixed-use development that happen along roadways.

The development trend for this section along North Ware Road is light commercial.

The property was zoned A-O District upon annexation in 1989. On October 12, 2015, the subject property was rezoned to C-1 District during the City initiated A-O rezoning project. There have not been any rezoning requests since that time.

The development trend for this section along North Ware Road is that of light commercial use. Ware Road is designated as a high-speed arterial with 150 feet of right-of-way.

Some of the permitted uses within the proposed zoning district are as follows: convenience stores, neighborhood meat or produce markets, bakeries, florists and gift stores, medical offices. The C-2 District must provide sufficient space and off-street parking in appropriate locations in proximity to residential areas, for commercial development catering to the convenience shopping and service needs of the occupants of nearby residences.

The approved site plan must comply with all Zoning, landscaping, buffer, parking and maneuvering, and other requirements set forth by the Development Team.

Staff has not received any phone calls or emails in opposition of the rezoning request.

Staff recommends approval of the rezoning request since it does follow the development trend for this section along North Ware Road of light commercial use.

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Ms. Erica De la Garza moved to approve. Mr. Aaron Rivera seconded the motion, which was approved with six members present and voting.

3) CONSENT:

- a) Plaza Las Fuentes Fortis Subdivision, 5800 North 10th Street, Fortis Land Holdings, LLC and El Pistalon, LLP (SUB2022-0093) (REVISED FINAL) RDE
- b) Balderas Ranch Lots 1A and 1B Subdivision, 18500 North Moorefield Road, Leandro Balderas (SUB2022-0101) (REVISED FINAL) REGA

Being no discussion, Mr. Emilio Santos Jr. moved to approve subdivision in consent form for Items 3a & 3b. Ms. Erica De la Garza seconded the motion, which was approved with six members present and voting.

4) SUBDIVISIONS:

a) Olive Grove Estates Subdivision, 3900 Lark Avenue, Mouayad Development, LLC (SUB2023-0013) (REVISED FINAL) JHE

Mr. Kaveh Forghanparast stated Lark Avenue (4 Mile Line): 30 ft. ROW dedication for 50 ft. from centerline for 100 ft. ROW Paving: 53.9 ft. Curb & gutter: Both Sides Revisions Needed: Provide Document number regarding existing ROW dedication on both sides of centerline prior recording. Engineer/developer submitted a variance application on May 1st, 2023 requesting that the additional ROW requirement be reduced from 30 ft. to 20 ft., by this plat for 40 ft. from centerline for a future total ROW width of 80ft. Development staff has reviewed the request and recommended disapproval of the request. Engineer submitted a variance request in reference to the required 65 ft. paving width, and at the City Commission meeting of February 27th,2023 a variance to paving

width was approved for a paving width of 53.9 ft. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan Monies must be escrowed if improvements are not constructed prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front: 45 ft. or in line with average setbacks of existing structures or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Revisions Needed: Include note as shown above prior to recording. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along Lark Avenue. Revisions Needed: Revise note#7 as shown above, prior to recording. Proposing: A 5 foot wide sidewalk required along the south side of Lark Avenue as part of the building permit. Sidewalk requirement may be increased to 5 ft. per Engineering Department, finalize note wording prior to recording. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Park Fee of \$1,400 (\$700 per lot/dwelling unit) to be paid prior to recording. As per Traffic Department, Trip Generation for 2 lot single family residence is waived. Must comply with City's Access Management Policy. License agreement request and requirements as applicable must be finalized prior to recording. At the Planning and Zoning Commission meeting of March 7th,2023, the subdivision was approved in Final form subject to conditions noted in the Planning Department review.

Staff recommends approval of the subdivision in revised final form subject to conditions noted and clarification of the requested variance for Lark Avenue.

After a brief discussion, Mr. Marco Suarez moved to approve in revised final form subject to conditions noted and voted to disapprove for the variance request. Mr. Jose Saldana seconded the motion, which was approved (subdivision in revised final form) and disapproved (variance request) with six members present and voting.

b) Brier Village Phase II Subdivision, 3925 North Bentsen Road, Garman Investments, LP (SUB2023-0055) (PRELIMINARY) M&H

Mr. Kaveh Forghanparast stated Nolana Avenue: Dedication as needed for 60 ft. from centerline for 120 ft. of total ROW Paving: 65 ft. Curb & gutter: Both sides Revisions Needed: Label range of dedications, existing ROW, Etc., at various points as ROW varies, prior to final. Label centerline to determine final ROW dedication requirements prior to final. Review ROW requirements as noted above and revise plat as applicable, prior to final. Label existing ROW dedications, from centerline, total, etc. Clarify referenced dedication along Nolana Avenue by document number and provide copy of reference of recorded document prior to final. Label total ROW after accounting for dedication prior final. For lot new line along Nolana Avenue provide for solid line but not as bold as original lot line, prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare

Plan. Monies must be escrowed if improvements are not constructed prior to recording. North Bentsen Road: Proposing 10 ft. dedication for 50 ft. from centerline for 100 ft. of total ROW Paving: 65 ft. Curb & gutter: Both sides Revisions Needed: ROW requirements are under review for 100 ft. Total ROW and alignment to the North, ROW requirements must be finalized prior to final. Label total ROW after accounting for dedication from center line prior to final. Label total ROW after accounting for dedication from Existing ROW line across Bentsen Road, prior to final. For lot new line along Bentsen Road provide for solid line but not as bold as original lot line, prior to final. As per plat submitted subdivision to be private, please submit gate details, ROW and paving are subject to increase for gate areas, ROW and details for gate areas must be finalized prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. Subdivision Ordinance: Section 134-106. Front: 40 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions needed: Revise note as shown above prior to final. Proposing Front: 20 feet or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions needed: Revise note as shown above prior to final. Proposing Rear: In accordance with the zoning ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Interior sides: 6 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions needed: Revise note as shown above prior to final. Proposing:10 feet or greater for easements or approved site plan in accordance with the zoning ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Corner: Proposing: 10 feet or greater for easements or approved site plan in accordance with the zoning ordinance or greater for easements or approved site plan. Revisions needed: Note to be established once subdivision layout has been finalized, finalize note wording prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on North Bentsen Road and Nolana Avenue. Revisions Needed: Revise note as shown above prior to final. Proposing:5ft. wide minimum sidewalk required along the south side west Nolana avenue, and 5ft. wide minimum sidewalk required along west side of north Bentsen. 5 ft. sidewalk might be required by Engineering Dept. prior to final. Finalize note wording requirements prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: Include note as shown above prior to final. Note to be subject to change once subdivision layout has been finalized; may be required along N. Bentsen Road and Nolana Avenue prior to final. Finalize note prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: Include note as shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Nolana Avenue. Revisions needed: Revise note as shown above prior to final. Proposing: No curb cut, access, or lot frontage permitted along West Nolana Avenue. Note to be subject to change once subdivision layout has been established, finalize note wording prior to final. Must comply with City Access Management Policy. As per Traffic Department, As per McAllen Access Management Policy, spacing requirement along Bentsen Road is 250 ft. and 360 ft. for Nolana, however, no access through Nolana Avenue will be granted. Site plan must be approved by the Planning and Development Departments prior to building permit issuance.

Revisions Needed: Remove note#9 as it is a requirement not a required plat note, prior to final. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions needed: Include note as shown above prior to final. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing:R-1(Single Family Residential) District Proposed: R-3A (Apartment Residential) District. Rezoning process must be finalized before final plat approval. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Please provide number of dwelling units prior to final to establish parkland dedication requirements. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide number of dwelling units prior to final to establish parkland dedication requirements. Pending review by the City Manager's Office. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. abandonments must be done by separate process, not by plat. Rezoning process must be finalized before final plat approval. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. As per plat submitted subdivision to be private, please submit gate details, ROW and paving are subject to increase for gate areas, ROW and details for gate areas must be finalized prior to final. For private subdivision gate details must be approved by development staff.

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

Being no discussion, Mr. Aaron Rivera moved to approve in preliminary form subject to conditions noted, drainage and utilities approvals. Mr. Jose Saldana seconded the motion, which was approved with six members present and voting.

c) McAllen South Industrial Park Phase II Subdivision, 1401 Military Highway, MSIP Affiliates LTD (SUB2023-0052) (PRELIMINARY) SEC

Mr. Kaveh Forghanparast stated Military Highway (F.M. 1016):Dedication as needed for 75 feet from centerline for 150 feet total ROW. Paving: 65-105 ft. Curb & gutter: Both sides Revisions Needed: Provide for dedication as noted above on plat prior to final. Label Centerline, existing ROW dedications, from centerline, total, etc. on both sides. prior to final. Revise all street name references as shown above prior to final. Please provide how existing ROW was dedicated on plat prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. South 10th Street: Dedication as needed for75 ft. from centerline for 150 ft. total ROW Paving: By the state Curb & gutter: By the State Revisions Needed: Current subdivision layout does not provide ROW details. Label existing ROW dedications, from centerline, total, etc. on both sides. Show ROW for South 10th Street to establish ROW dedication requirements prior to final. Revise all street name

references as shown above prior to final. Please provide how existing ROW was dedicated on plat prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. South16th Street: 70 ft. ROW Paving: Min 40 ft. Curb & gutter: both sides Pending Items: Provide a copy of referenced document for dedication by separate instrument, prior to final, additional ROW requirements may be applied once submitted documents have been reviewed, finalize prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Durango Avenue: 70 ft. ROW Paving: Min 40 ft. Curb & gutter: both sides Pending Items: Provide a copy of referenced document for dedication by separate instrument, prior to final, additional ROW requirements may be applied once submitted documents have been reviewed, finalize prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan Monies must be escrowed if improvements are not constructed prior to recording. South Main Street: 70 ft. ROW Paving: Min 40 ft. Curb & gutter: both sides Pending Items: Provide a copy of referenced document for dedication by separate instrument, prior to final, additional ROW requirements may be applied once submitted documents have been reviewed, finalize prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1,200 ft. Block Length. Revision needed: Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 1200 ft. maximum block length requirement. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial, industrial, and multi-family properties. Revisions Needed: If proposing a note deferring service drive in lieu of alley to site plan stage note wording. Please provide plat note "A minimum 24 ft. private service drive easement will be established as part of the site plan and will be maintained by the lot owners and not the city of McAllen." Finalize Private Service Drive Easement requirements prior to final. Private Access Service Drive Easement must be minimum 24 ft. with 24 ft. of paving and in compliance with Fire and Public Works Department requirements. Proposing note: Paved, private service drive easement will be established at time of site plan reviews. Finalize note wording prior to final. Subdivision Ordinance: Section 134-106. Front Proposing: S. Main Street: 35 feet or greater for approved site plan or easement. Revisions needed: Clarify front setback requirements for lots fronting Durango and S.16th Street, front setbacks for all lots will need to be established prior to final. Finalize setbacks prior to final, Once finalized plat note should include or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-Rear Proposing: S.16th Street-35 feet or greater for approved site plan or easement. Revisions needed: Clarify proposed setback prior to final as it being applied to the rear setback requirements however references a street, finalize prior to final. Rear setbacks for all lots will need to be established prior to final. Finalize setbacks prior to final, Once finalized plat note should include or greater for easements or approved site plan whichever is greater applies. Zoning Ordinance: Section 138-356. Sides Proposing: Military Highway:60 feet or greater for approved site plan or easement. Durango Avenue:45feet or greater for approved site plan or easement. Other Sides: In accordance with the zoning ordinance or greater for easement or approved site plan. Revisions needed: Clarify proposed setback prior to final as it is only referencing to two streets however other side setbacks remain to be established, finalize prior to final. Proposed side setbacks(Military Highway) may be applied for corner setback requirements finalize prior to final. Side setbacks for all lots will need to be established prior to final. Finalize setbacks prior to final, Once finalized plat note should include or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Corner: Proposing: Sides Military Highway: 60 feet or greater for approved site plan or easement. Durango Avenue: 45 feet or greater for approved site plan or easement. Revisions needed: Clarify proposed setback prior to final as it

is only referencing to two streets however other corner side setbacks remain to be established, finalize prior to final. Proposed side setbacks may be applied for corner setback requirements finalize prior to final. Corner setbacks will need to be established prior to final. Finalize setbacks prior to final, Once finalized plat note should include or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. ft. wide minimum sidewalk required on Military Highway (F.M.1016) and South 10th Street. Revisions Needed: Revise plat as noted above. 5 ft. sidewalk required on Military Highway as per Engineering Department. For McAllen South Industrial Park Phase I the Planning and Zoning Board approved a variance to not provide sidewalks along South 16th Street and Durango Avenue subject to prohibit street parking on both sides of the streets at their April 6, 2021 meeting. City Commission approved variance on the April 26, 2021 meeting subject to the conditions recommended by Planning and Zoning Board. Subsequently a revised plat was submitted on February 8th,2022; with a variance submittal regarding the required sidewalk requirements for South Main Street(not part of original request) proposing to not include sidewalks along interior streets. At the Planning and Zoning Commission meeting of April 19, 2022, the Board recommended approval of the variance request to the sidewalk requirement for interior streets and City Commission approved the variance request on June 27, 2022. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and as may be required by ordinance. Revisions Needed: Finalize note wording as may be required prior to final. A buffer shall be provided to screen refuse areas (including refuse dumpsters, compactors and contained compactors), outdoor storage areas and loading docks from public streets. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Military Highway(F.M.1016) and South 10th Street. Revisions Needed: Revise note #12 as shown above prior to final. Proposing: No curb cut, access, or lot frontage permitted on or to Military Highway. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Revisions needed: Remove plat note #11 as it is a requirement not a required plat note, prior to final. Proposing: Common Areas, any private streets, service drives, etc. must be maintained by the lot owners and not the City of McAllen. Revision needed: In reference to service drive include "Private", finalize prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording prior to Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Revisions needed: Provide dimension of lot frontage of Lot 11 along South Main Street, prior to final. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Revisions needed: Provide dimension of lot frontage of Lot 11 along South Main Street, prior to final. Zoning Ordinance: Section 138-356. Existing: I-1(Light Industrial) District Proposed: I-1(Light Industrial) District. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City□s Access Management Policy. Any abandonments must be done by separate process, not by plat.

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

Being no discussion, Mr. Jose Saldana moved to approve in preliminary form subject to conditions noted drainage and utilities approvals. Ms. Erica De la Garza seconded the motion, which was

approved with six members present and voting.

d) Silverado Moon Subdivision, 8100 North Taylor Road, Fortis Land Company, LLC (SUB2023-0053) (PRELIMINARY) RDE

Mr. Kaveh Forghanparast stated North Taylor Road: Proposing 10 ft. of dedication for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides Revisions Needed: Provide existing dedications from centerline along subdivision boundary prior to final. Label total ROW after accounting for dedication from center line prior to final. Label total ROW after accounting for dedication from Existing ROW line across Bentsen. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Auburn Avenue (5 Mile Line Road): Proposing 40 ft. of dedication for 60 ft. from centerline for 120 ft. total ROW. Paving: 65 ft. Curb & gutter: Both sides Revision Needed: Centerline should be a continuous line, review and revise prior to final. Revise street name as shown above where applicable prior to final. Label total ROW after accounting for dedication from center line prior to final Label total ROW after accounting for dedication from Existing ROW line across Bentsen Road, prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Interior Street: Dedication as needed for 50 ft. total ROW. Paving: 32 ft. Curb & gutter: Both Sides. Revisions Needed: Subdivision layout currently exhibits stub outs, clarify stub outs along lots 90 and 91 and lots 108 and 109, subdivision layout will have to be revised to provide for "Knuckle" design as dead end street are not permitted as this is a private subdivision, review and revise prior to final. Street names will be established prior to final and plat will need to revised accordingly. As per plat submitted on June 2nd,2023 subdivision proposed to be private and for single family use, gate details are required. Submit gate details and ROW are subject to increase for gate areas, finalize prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. E/W Quarter Mile Collector (northern boundary): Dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both sides Pending Items: Please provide ownership map to verify that no landlocked properties exist or will be created, prior to final. Street alignment ,R.O.W, and dedication requirements being reviewed by staff and plat would need to be revised accordingly. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1,200 ft. Block Length. Subdivision layout subject to change to comply with subdivision requirements, verify compliance with block length requirements as noted above prior to final. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac Revisions Needed: Provide "Cul-De Sac" and "Knuckle" details prior to final. Auto Turn Study may be required to verify compliance with maneuvering space needed at "Cul-De Sac" and "Knuckle's", prior to final. ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to final. As per Fire Department requirements, 96 ft. of paving face to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. Subdivision Ordinance: Section 134-105. Front: 25 ft. or greater for easements. Revisions Needed: Engineer must clarify or revise proposed setback as shown above prior to final, please see setback requirements as it may require a variance submittal. Proposing:20 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear:10 ft. or greater for easements. Revisions needed: -Revise setback note as shown above prior to final. Proposing: In accordance with the Zoning Ordinance, or greater for easements, except 25 ft. for double fronting lots. Zoning Ordinance: Section 138-356. Interior sides: 6 ft. or greater for easements. Revisions Needed: Engineer must clarify or revise proposed setback as shown above prior to final, please see setback requirements as it may require a variance submittal. Proposing: 5 ft. or greater for

easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along Auburn Avenue (5 Mile Line Road), North Taylor Road, and both sides of all interior streets. Revisions needed: Revise note#8 as shown above prior to final. Sidewalks required on both sides of all interior streets, including entrance streets. Proposing: Minimum 4 ft. wide sidewalk required on both sides of all interior streets, except sidewalks are not required on lots 88,89,2 and 3, 5 ft, wide sidewalk required on Auburn Avenue. 5 ft. sidewalk might be required by Engineering Dept. prior to final. Finalize note wording requirements prior to final.*Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Auburn Avenue (5 Mile Line Road) and North Taylor Road. Revision Needed: Revise note#11 as shown above prior to final. Proposing: 6 ft. opaque buffer required from adjacent/between multifamily residential and commercial, and industrial zones/uses and along Auburn Ave (Mile 5 North). Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Auburn Avenue (5 Mile Line Road) and North Taylor Road. Revisions Needed: -Revise note#9 as shown above prior to final. Proposing: No curb cut, access, or lot frontage permitted along Auburn Avenue (Mile 5 North) and North Taylor Road. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: section 134-168. Lots fronting public streets. Private Subdivision proposed as per plat submitted on June 2nd, 2023. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: (Extraterritorial jurisdiction) Proposed: (Extraterritorial jurisdiction). As per application dated June 2nd, 2023 proposed land use is single-family. Pending Items: Engineer must clarify annexation status as zoning requirements must be finalized prior to final. Subdivision requirements subject to change once zoning requirements are finalized. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval Pending Items: Engineer must clarify annexation status as zoning requirements must be finalized prior to final. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, per application dated June 2nd,2023 proposed 121 lot single-family subdivision is not within City limits, (ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, per application dated June 2nd,2023 proposed 121 lot single-family subdivision is not within city limits,(ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status prior to final. Pending review by City Manager's Office. As per Parks Department, per application dated June 2nd,2023 proposed 121 lot single-family subdivision is not within City limits, (ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status prior to final. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final

plat. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. As per plat submitted on June 2nd,2023 subdivision proposed to be private and for single family use, gate details are required. Submit gate details and ROW are subject to increase for gate areas, finalize prior to final. Engineer must clarify annexation status as zoning requirements must be finalized prior to final. Subdivision requirements subject to change once zoning requirements are finalized.

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

Being no discussion, Mr. Jose Saldana moved to approve in preliminary form subject to conditions noted, drainage and utilities approvals. Mr. Aaron Rivera seconded the motion, which was approved with six members present and voting.

e) McAllen Oaks North Subdivision, 2701 State Highway 107, Mark Wilkins and Noe Gonzalez (SUB2023-0015) (REVISED PRELIMINARY) MDCE

Mr. Kaveh Forghanparast stated State Highway 107: 150 ft. ROW Paving: By the state Curb & gutter: By the state Revisions needed: Please provide how existing ROW was dedicated on plat prior to final. Label existing ROW on both sides of the centerline and total existing ROW. Please provide copy of the document where ROW was dedicated to verify if any additional ROW dedication is required prior to final. Show and label ROW dedication from the property line, centerline, and total ROW after dedication to determine any dedication requirements, prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Interior Streets: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides Revisions Required: Interior dedications range from 50-60 ft. of ROW, please see ROW requirements above, revise as applicable prior to final. Knuckles are required at the interior street intersection. Please revise the ROW to show knuckles for the south east/west street (if it's not a quarter mile collector) prior to final. Street names will be established prior to final and plat will need to be revised accordingly. ROW is subject to increase for gate areas after the required revision is submitted, finalize prior to final. Gate details are required prior to final to determine if ROW width meets the paving, sidewalk, curb and gutter, island, etc. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan Monies must be escrowed if improvements are not constructed prior to recording. E/W Quarter Mile Collector (south boundary): Dedication as needed 60 ft. ROW Paving:40 ft. Curb & gutter: Both sides Pending Items: Please provide ownership map to verify that no landlocked properties exist or will be created. Street alignment and R.O.W being reviewed and plat would need to be revised accordingly prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1,200 ft. Block Length. Revisions Needed: Subdivision layout does not comply with block length requirement, finalize block length requirements prior to final. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. As per Public Works Department service drive or alley required to provide waste collection service. Finalize alley/service drive requirements prior to final. Alley/service drive easement required for commercial and multi-family properties. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for approved site plan or easements Proposed: In accordance with the zoning ordinance or greater for easements or approved site plan. Pending Items: The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to be 62 multifamily lots. Please revise the application prior to final. Approved rezoning is required prior to final. Setbacks to be established once zoning requirements have been finalized. The

proposed setback is for commercial properties. Please clarify/revise plat note #2 as shown above prior to final. Note wording subject to change once zoning requirements have been finalized. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements or approved site plan. Proposed: In accordance with the zoning ordinance or greater for easements or site plan. Pending Items: The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to be 62 multifamily lots. Please revise the application prior to final. Approved rezoning is required prior to final. Setbacks to be established once zoning requirements have been finalized. The proposed setback is for commercial properties. Please clarify/revise plat note #2 as shown above prior to final. Note wording subject to change once zoning requirements have been finalized. Zoning Ordinance: Section 138-356. Interior Sides: 6 ft. or greater for easements or approved site plan Proposed: In accordance with the zoning ordinance or greater for easements or site plan. Pending Items: The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to be 62 multifamily lots. Please revise the application prior to final. Approved rezoning is required prior to final. Setbacks to be established once zoning requirements have been finalized. The proposed setback is for commercial properties. Please clarify/revise plat note #2 as shown above prior to final. Note wording subject to change once zoning requirements have been finalized. Zoning Ordinance: Section 138-356. Proposed: Side Corner: 10 ft. or greater for easements or site plan. Side (Hwy 107): 30 ft. or greater for easement or site plan Pending Items: The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to be 62 multifamily lots. Please revise the application prior to final. Setbacks to be established once zoning requirements have been finalized. Please clarify corner setback prior to final. Note wording subject to change once zoning requirements have been finalized. Zoning Ordinance: Section 138-356. Garage: 18 ft. except wherever greater setback is required, greater setback applies. Revisions Needed: Add note as shown above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on State Highway 107, collector street, and both sides of all interior streets. Revisions Needed: Sidewalk wording for note #9 will be finalized prior to final based on the collector street requirement, finalize note wording prior to final. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, along State Highway 107, and along the collector street, if applicable. Revisions Needed: The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to be 62 multifamily lots. Please revise the application prior to final. Approved rezoning is required prior to final. Buffer requirements to be established once zoning requirements have been finalized. Buffer requirements will be finalized prior to final based on the collector street, if applicable, and zoning requirements. finalize note wording prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along State Highway 107 and quarter mile collector as required. The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to be 62 multifamily lots. Please revise the application prior to final. Approved rezoning is required prior to final. Setbacks to be established once zoning requirements have been finalized. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance for 5 or more dwelling units on each lot if applicable. The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to

be 62 multifamily lots. Please revise the application prior to final. Approved rezoning is required prior to final. Setbacks to be established once zoning requirements have been finalized. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add a plat note as shown above prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, 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. Add a plat note as shown above prior to final. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1Compliance. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1(single-family Residential) District & C-3 (general business) District Proposed: R-3A (apartment residential) District/C-3 (commercial) General Business District. The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to be 62 multifamily lots. Please revise the application prior to final. Approved rezoning is required prior to final. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning process must be finalized before final plat approval. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Please provide number of dwelling units prior to final. The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to be 62 multifamily lots. Please revise the application and clarify the total number of units prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide number of dwelling units prior to final. The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to be 62 multifamily lots. Please revise the application and clarify the total number of units prior to final. Pending review by City Managers Office. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. As per Traffic Department, Trip Generation is approved and TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat.- Rezoning process must be finalized before final plat approval. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. Clarify if subdivision is proposed to be public or private, as there is a gate plan submitted, but the owner's. Gate detail must be approved by Traffic department. ROW and lot requirements for the north lots will be finalized after the gate specifications are approved by Traffic Department. acknowledgement references public subdivisions. Additional requirements may be triggered for private subdivision. At the Planning and Zoning Commission meeting of February 21. 2022, the board voted to approve the subdivision in preliminary form subject to conditions noted, drainage and utility approvals.

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

Being no discussion, Mr. Marco Suarez moved to approve in revised preliminary form subject to conditions noted, drainage and utilities approvals. Mr. Aaron Rivera seconded the motion, which was approved with six members present and voting.

f) Limas Subdivision, 418 Frontera Road, Flor Aurora Limas (SUB2023-0051) (PRELIMINARY) CHLH

Mr. Kaveh Forghanparast stated Frontera Avenue: dedication as needed for 30 ft. from centerline for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: Please provide a copy of the document referenced for the existing ROW for staff review prior to final. Please show and label the existing ROW on both sides of the centerline prior to final. Please show the existing ROW on the west side of the property, reference the document number. and provide a copy for staff review prior to final. ROW dedication is required on the east side of the property to match the existing ROW, if more than 60 ft. prior to final. It seems that ROW on the west side of the property offsets to the north. Please add ROW dimension on the west side for staff review. Additional ROW and a transition to align ROW with the property to the west is under review by staff and must be finalized prior to final. The existing ROW on the south side of Frontera Road, on the west side of the property, does not seem to match the plat of Spanish Oaks @ Frontera Subdivision. Please revise/clarify prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan N/S Collector Street (west boundary): Dedication as required for 35 ft. for total 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides Revisions as needed: Show the ROW dedication as required for quarter mile collector prior to final. The name of the collector street will be finalized prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front: 45 ft. or greater for easements, or in line with existing, whichever is greater applies. Proposed: In Accordance with the Zoning Ordinance, greater for approved site plan, on in line with existing structures, whichever is greater. The proposed setback is for commercial properties. The subject property is proposed to be residential. Please clarify/revise plat note #4 as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Proposed: In Accordance with the Zoning Ordinance, or greater for easements or approved site plan. The proposed setback is for commercial properties. The subject property is proposed to be residential. Please clarify/revise plat note #4 as shown above prior to final. Zoning Ordinance: Section 138-356. Interior Sides: 6 ft. or greater for easements. Proposed: In Accordance with the Zoning Ordinance, or greater for approved site plan or easement. The proposed setback is for commercial properties. The subject property is proposed to be residential. Please clarify/revise plat note #4 as shown above prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Proposed: 10 ft. or greater for easements, or approved site plan, whichever is greater. The proposed setback is for commercial properties. The subject property is proposed to be residential. Please clarify/revise plat note #4 as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft., except where greater setback is required, greater setback applies. Add a plat note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Frontera Road and along the N/S collector street if applicable. Proposed: 5 ft. wide minimum sidewalk required on Frontera Road.

Clarify the note prior to final. Sidewalk requirement will be finalized based on the N/S collector's requirement prior to final. Sidewalk requirement may increase to 5 ft. as per the Engineering Department prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along the N/A collector street on the west boundary. Buffer requirement will be finalized after the N/S collector requirements are established prior to final. Landscaping Ordinance: Section 110-46. ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Based on the application and plat submitted on May 30, 2023, the proposed development is for one single-family residential lot. A park fee of \$700 is required to be paid prior to recording, as per Parks Department. As per Traffic Department, Trip Generation is waived for one single-family lot subdivision. Please add the legal description of the properties on all sides. including south side of Frontera Avenue, on the plat prior to final. Please submit an ownership map for the adjacent properties on the north side to make sure no properties will be landlocked, prior to final. Must comply with City's Access Management Policy.

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

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

g) McCollbak Subdivision, 2100 South McColl Road, Bakke Development (SUB2023-0057) (PRELIMINARY) HA

Mr. Kaveh Forghanparast stated S. McColl Road: dedication as required for 50 ft. from centerline for 100 ft. total ROW Paving: by the State Curb & gutter: by the State Revisions needed: If 100 ft. is existing ROW, please label accordingly, include the document number for the existing ROW on the plat, and provide a copy for staff review, prior to final. Show and label existing ROW on both sides of centerline to determine if any additional ROW dedication requirement, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. S. "D" Street: dedication as needed for 30 ft. from centerline for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: If 60 ft. is existing ROW, please label accordingly, include the document number on the plat for the existing ROW, and provide a copy for staff review, prior to final. Show and label existing ROW on both sides of centerline to determine if any additional ROW dedication requirement, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Plat note No. 14 indicates, "Minimum 26 ft. wide private service drive easement for City services will be provided as part of the site plan review for this property." Subdivision Ordinance: Section 134-106. S. McColl Road: 50 ft. or greater per approved site plan

or easement Proposed Front: In accordance with Zoning Ordinance, or greater for easements or approved site plan, on in line with average setback, whichever is greater applies. The subdivision is proposed as a replat of 1.944 acres out of Lot 1, Palmridge Park Subdivision. Vacating of lot 1, Palmridge Park Subdivision is not proposed; therefore, Palmridge Park Subdivision plat notes apply. Clarify/revise plat note #4 as shown above prior to final. Zoning Ordinance: Section 138-356. South "D" Street: 30 ft. or greater per approved site plan Proposed Rear: In accordance with the Zoning Ordinance, or greater for easements or site plan, whichever is greater applies. The subdivision is proposed as a replat of 1.944 acres out of Lot 1. Palmridge Park Subdivision. Vacating of lot 1, Palmridge Park Subdivision is not proposed; therefore, Palmridge Park Subdivision plat notes apply. Clarify/revise plat note #4 as shown above prior to final. Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on S. McColl Road and S. "D" Street. Engineering Department may require 5 ft. sidewalk prior to final Plat note # 10 proposes 5 ft. sidewalk on S. McColl Road and S. "D" Street. Please clarify/revise plat note prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Additional buffer might be required at the time of site plan review to screen refuse areas, outdoor storage areas, and loading docks from public streets. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. The subdivision is proposed as a replat of 1.944 acres out of Lot 1, Palmridge Park Subdivision. Vacating of lot 1, Palmridge Park Subdivision is not proposed; therefore, Palmridge Park Subdivision plat notes apply. Clarify/add a plat note as shown above prior to final. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access.setbacks, landscaping, etc. Lots fronting public streets, Subdivision Ordinance; Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation is approved, no TIA required. The subdivision is proposed as a replat of 1.944 acres out of Lot 1, Palmridge Park Subdivision. Vacating of lot 1, Palmridge Park Subdivision is not proposed. All notes and restrictions of the original subdivision apply. Since the application is a replat, please revise the name of the subdivision to "Palmridge Park Lot 1A Subdivision" prior to final. Discuss with staff if needed. Since the application is a replat, please revise the lot number to 1A, prior to final. Please add lot number for Medcath Subdivision shown on the plat on the west side of South "D" Street. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Jose Saldana moved to approve in preliminary form subject to conditions noted, drainage and utilities approval. Mr. Aaron Rivera seconded the motion, which was approved with six members present and voting.

h) Sycamore Terrace Subdivision, 1107 Tamarack Avenue, Samuel F. Vale (SUB2023-0056) (PRELIMINARY) SEC

Mr. Kaveh Forghanparast stated Sycamore Ave. 50 ft. ROW existing Paving: 32 ft. Curb & gutter: both sides. Show centerline and ROW on both sides of centerline to determine if any additional ROW required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Tamarack Ave. - 50 ft. ROW existing Paving: 32 ft. Curb & gutter: both sides. Show centerline and ROW on both sides of centerline to determine if any additional ROW required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Existing alley along the west and southeast portion of the property - clarify existing condition/pavement prior to final. Subdivision Ordinance: Section 134-106. Front: 25 ft. or greater for easement or in line with average setbacks of existing structures, whichever is greater applies. Clarify which street will be front of lot. Wording for plat note will be established once frontage is clarified. Initial plat submittal proposes 25 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: 25 ft. or greater for easement or in line with average setbacks of existing structures, whichever is greater applies. Clarify which street will be rear of lot. Wording for plat note will be established once frontage is clarified. Initial plat submittal proposes. 25 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Initial plat submittal proposes 10 or greater for easements. Wording for plat note will be established once clarified. Zoning Ordinance: Section 138-356. Alley side: Proposing 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setbacks required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Tamarack Ave. and Sycamore Ave. Width to be finalized as applicable, per Engineering prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses - also along rear of lot once lot frontage is established prior to final. Wording for plat note will be established once frontage is clarified. Landscaping Ordinance: Section 110-46 and 110 49. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access. or lot frontage permitted along rear street once lot frontage is established. Wording for plat note will be established once street frontage is clarified. Must comply with City Access Management Policy. Landscape Ordinance Section 110-49. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets: Need to clarify what street lot will front to establish requirements, prior to final. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area: Lots must have minimum 50 ft. frontage; 54 ft. for a corner lot for R-1 lots. (5,000 sq. ft. minimum). Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Required if zoning/use other than existing R-1 proposed. Zoning Ordinance: Article V. Park Fee of \$700 required based on proposed one lot/dwelling unit - to be paid prior to recording. Proposed use is for one dwelling unit/lot - if number of dwelling units/lot change, will be reviewed accordingly prior to final. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Must comply with City's Access Management Policy. Additional requirements as applicable once street frontage is established. Abandonment must be done by separate instrument, not by plat, prior to final. Revise plat name to "Janice at Sycamore Terrace Subdivision" prior to final.

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

and utility and drainage approvals.

Being no discussion, Mr. Jose Saldana moved to approve in preliminary form subject to conditions noted, and utility and drainage approvals. Mr. Emilio Santos Jr. seconded the motion, which was approved with six members present and voting.

i) The Villages at Dallas Subdivision, 601 Dallas Avenue, The Villages at Dallas, LLC (SUB2023-0054)(PRELIMINARY) AE

Mr. Kaveh Forghanparast stated Dallas Avenue: dedication as needed for 30 ft. for 60 ft. total ROW. Paving: 40 ft. Curb & gutter: Both sides Revisions needed: The existing ROW is shown as 53 ft. Please reference the document number on the plat and provide a copy for staff review, prior to final. Please label CL and show the existing ROW on both sides of ROW to determine additional ROW dedication requirement, prior to final. Show and label the total ROW and ROW from centerline after the dedication to determine if any additional ROW dedication is required. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Interior Streets: Dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: Please show the ROW radius and dimensioned paving layout for the knuckles. Staff will review to determine if 96 ft. face to face paving and minimum of 10 ft. additional ROW will be required for the knuckles around the curb to accommodate the sidewalk requirement. Names of the interior streets will be finalized prior to final. If the property is proposed to be private, please submit gate details, showing paving and island width, sidewalk, etc., prior to final. Additional ROW might be required at the gate area, based on the gate detail. Show the existing streets (S. 5th Street) on the plat prior to final. Provide distance from S. 5th Street centerline to the centerline of the eastern most interior street to determine compliance prior to final. Minimum separation required is 125 ft. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. 900 ft. Block Length for R-3T and R-3C Zone Districts. Subdivision Ordinance: Section 134-118, ROW: 20 ft. Paying: 16 ft. A 32 ft. alley is proposed on the north side of Lots 31 & 42. Please clarify/show alley for providing city services for other lots, prior to final. Trash receptacles are shown on paving layout where a 32 ft. alley is shown. Please clarify/revise the plat. Provide dumpster details and auto turn study. Finalize requirements with Public Works for trash collection prior to final. Alley/service drive easement required for commercial and multifamily properties. Subdivision Ordinance: Section 134-106. Front: 10 ft. or greater for easements. Please add a plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Plat note will be finalized prior to final. Add a plat note once wording is finalized by staff after easement requirements are established prior to final. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Add a plat note as shown above prior to final. Alley side setback will be established, if required, prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Add a plat note as shown above prior to final. Clarify the 4 ft. setback line, shown along Dallas Ave prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Add a plat note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Dallas Ave. and both sides on all interior streets. Engineering Department may require 5 ft. prior to final. Add a plat note as shown above prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at 6 ft. opaque buffer required from adjacent/between multi-family residential and

commercial, and industrial zones/uses and along Dallas Avenue. Add a plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add a plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Submit a site plan for the proposed development to check compliance with requirements prior to final. Determination will be made if a separate site plan application and fee will be required prior to recording. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add a plat note as shown above prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revisions needed: Clarify if the subdivision is proposed as public or private. Add a plat note as show above prior to final (Reference Section 110-72 if proposed to be public). Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Label the curves with letters and provide a table for the dimensions prior to final. Zoning Ordinance: Section 138-356. Existing: R-3T Proposed: R-3T. The zoning map was revised after staff verified that the whole property was zoned R-3T. Please revise the application accordingly, prior to final. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The subdivision application submitted on June 2, proposes 43 townhome lots. However, the subdivision plat depicts 42 lots. Please revise plat/application prior to final. A park fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Please clarify if the subdivision will be public or private, prior to final. If the property is proposed to be private, please submit gate details, showing paving and island width, sidewalk, etc., prior to final. Additional ROW might be required at the gate area, based on the gate detail. If the property is proposed to be private, please add "(Private Subdivision)" in smaller fonts, under the name of the proposed subdivision on the plat, prior to final. Please show the legal description of the adjacent properties on all sides, including on the north side of Dallas Avenue, prior to final. Please use a darker line around the original boundary (before ROW dedication), prior to final. Trash receptacles are shown on paving layout where a 32 ft. alley is shown. Please clarify/revise the plat. A common lot labeled correctly might be required if the area is proposed for Trash receptacles, prior to final. Submit a site plan including the proposed townhomes layouts and landscape areas along Dallas Avenue complying with Sec. 110-48 & 110-49 of the Landscape Ordinance. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Marco Suarez moved to approve in preliminary form subject to conditions noted, and utility and drainage approvals. Mr. Aaron Rivera. seconded the motion, which was approved with six members present and voting.

5) ORDINANCE:

a) Consideration and possible approval of an amendment to the zoning ordinance relating to carport special exceptions.

Planning Director, Mr. Edgar Garcia stated that the City's Zoning Ordinance does not allow for construction over any setbacks. However, Section 138-371 allows for the Zoning Board of Adjustments and Appeals (ZBOA) to approve special exceptions for carports encroaching into setbacks. While the ZBOA is able to consider a carport's size in their approval decision, there is currently no limit to a carport's potential size. Some carports have been built that rival a home's size and detract from the uniformity of a neighborhood.

The proposed ordinance change would cap the size of carports approved for a special exception at 400 square feet; this size allows for coverage of two vehicles.

Being no discussion, Ms. Erica De la Garza moved to approve the ordinance change request. Mr. Emilio Santos Jr. seconded the motion, which was approved with six members present and voting.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Emilio Santos Jr. adjourned the meeting at 5:04p.m. with Mr. Jose Saldana seconding the motion and with six members present and voting.

	Vice Chairperson Gabriel Kamel
ATTEST:	
Magda Ramirez Administrative Assistant	

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

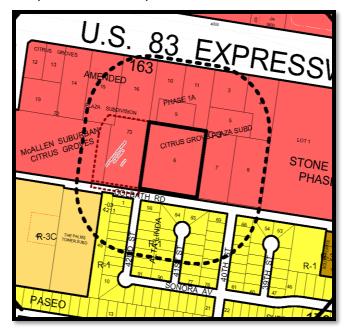
DATE: June 22, 2023

SUBJECT: Request of George A. Garza for a Conditional Use Permit, for one year, and

adoption of an ordinance for an event center (Windsor Event Center), at Lot 6, Citrus Grove Plaza Subdivision, Hidalgo County, Texas; 4101 Expressway 83.

(CUP2023-0079)

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





HISTORY: Citrus Grove Plaza Subdivision was recorded February 17, 2012. The initial request for a conditional use permit for an event center at this location was approved by City Commission on July 11, 2022. The development underwent Site Plan Review Process and was approved by the Development Team in January 2023.

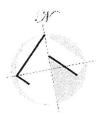
SUMMARY/ANALYSIS: The applicant is proposing to build and operate an event center that is 12,376 square feet and an open terrace measuring 5,936 square feet. The proposed hours of operation for the event center office is from Monday to Friday from 9 AM to 6 PM. The proposed hours of operation for the event center is daily from 8 AM to 2 AM (based on events). Based on the square footage of the establishment, 196 parking spaces are required and the development will provide 211 parking spaces.

The Fire Department has approved the necessary inspection, however, the Fire Department will conduct inspection of the establishment once the building is constructed. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1. The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from the nearest residential use or residentially zoned property.
- 2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has access to U.S Expressway 83.
- 3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage of the establishment, a total of 196 parking spaces are required of which 6 would have to be accessible to persons with disabilities. The development is in compliance with parking requirement. Two hundred and eleven spaces are provided as shown on the provided site plan.
- 4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
- 5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

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

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



ZONE C-3

GREEN AREA REQUIRED

LAND AREA.... 149,911 S.F.
R.O.W. (NORTH & EAST) 10,621 S.F.
GROS AREA LAND 139,290 S.F.
GREEN A. REQUIRED (10%) 13,929 S.F.

GREEN A. PROPOSED (26%)...... 35,524 S.F.

PARKING SPACES REQUIRED
PHASE I -- CONVETION CENTER 12,376 S.F.
PHASE II -- OPEN TERRACE 5,936 S.F.
PHASE III -- RETAIL SPACES 3,412 S.F.
TOTAL AREA (FOR PARKING SPACES) ... 21,724 S.F.

PHASE I & II 18,312 S.F./100 183 P.S. PHSE III 2,702 S.F. / 200 13 P.S.

PARKING SPACES REQUIRED 196 P.S. PARKING SPACES PROPOSED 206 P.S.

PHASE I

EVENT CENTER AREAS:

CONSIDERED FOR PARKING SPACES	12,376	S.F.	
STORAGE	3,278	S.F.	
RESTROOMS	923	S.F.	
CARPORT, PORCH & BALCONY	2,925	S.F.	
TOTAL AREA EVENT CENTER	19.502	S.F.	-

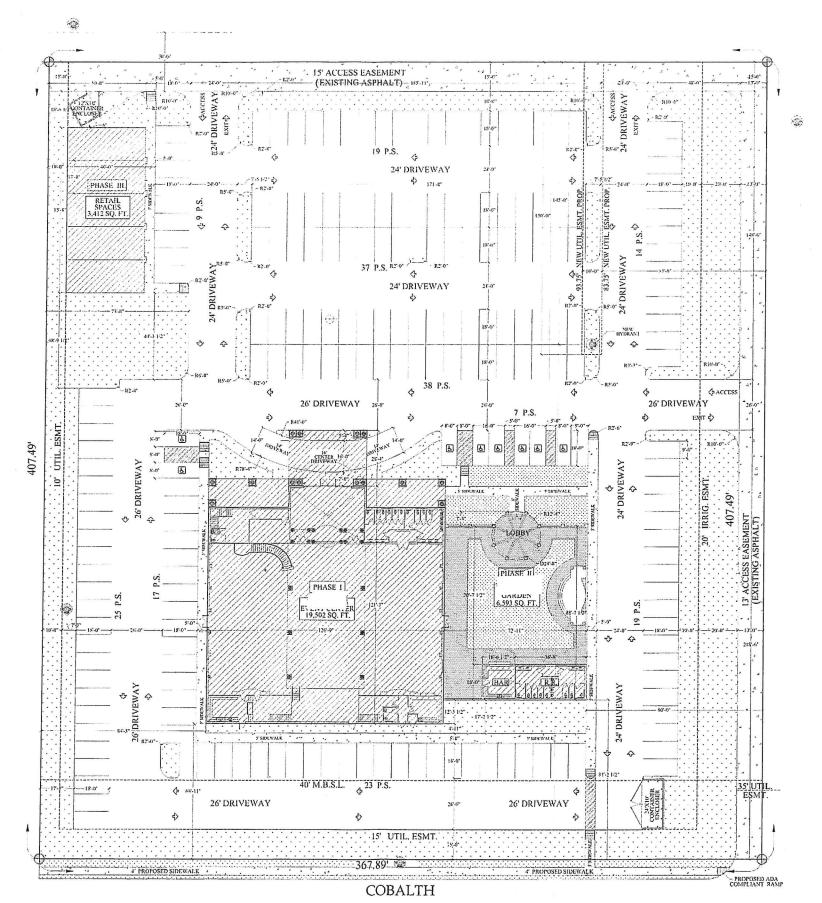
PHASE II

OPEN TERRACE AREAS:

GREEN AREA		S.F. S.F.
TOTAL AREA OPEN TERRACE	6,593	S.F.

PHASE III RETAIL SPACES:

REATIL AREA	2,981	S.F.
RESTROOMS	431	S.F.
TOTAL AREA OPEN TERRACE	3 412	C E



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Ramen Minagner Desi

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before actual construction

 Builder or contractor must verify ALL DIMENSIONS prior to proceeding with construction.
 Builder or contractor must verify compliance with all local building codes of the area where the structure is to be

constructed and located.

3. Plans indicate
locations only: engineer
aspects should incorporat
actual site conditions.

DESIGNED FOR:

VERSALLES CONVENTION CENTER



Ramon Almaguer Designs COMMERCIAL & RESIDENTIAL DESIGNS

2408 Brozk Ste 11 Mission, TX, 78572 Of. (956) 583 0664 Cell. (956) 221-3293 Fux (956) 583 0664

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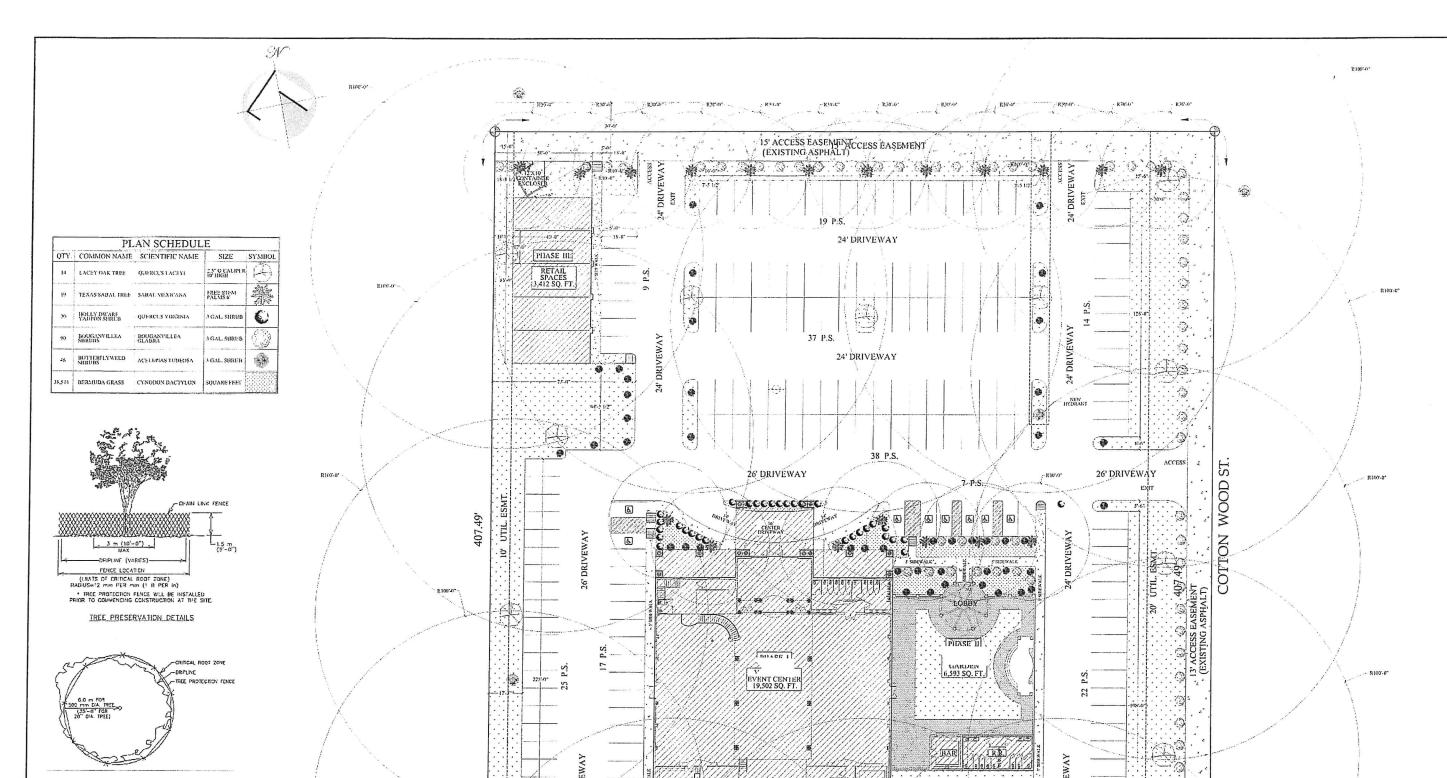
PAGE No. 2/16

PLAN No.

PHASE I, II & III

EVENT ENTER
SITE PLAN
SCALE: N.T.S.

4101
W. EXPRESSWAY 83
Lot 6
CITRUS GROVE
PLAZA SUBD.
McALLEN, TX



26' DRIVEWAY

IMPORTANT NOTES:

ALL LANDSACPE AREAS WILL HAVE IRRIGATION SYSTEM. ALL TREES WILL BE A MINIMUM 2.5" CALIPER AND 10' HEIGHT. ALL PALMS SHOULD BE A MINIMUM OF 6' FREE STEM HEIGHT.

PHASE I, II & III

26' DRIVEWAY

COBALTH

EVENT ENTER LANDSCAPE PLAN

SCALE: N.T.S.

4101 EXPRESSWAY 83 Lot 6 CITRUS GROVE PLAZA SUBD. McALLEN, TX

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. Builder or contractor must verify ALL DIMENSIONS prior to proceeding with construction. 2. Builder or contractor must verify compliance with all local building codes of the area where the structure is to be

constructed and located.

3. Plans indicate locations only: enginee actual site conditions.

DESIGNED FOR:

VERSALLES CONVENTION CENTER



Designs COMMERCIAL & RESIDENTIAL DESIGNS

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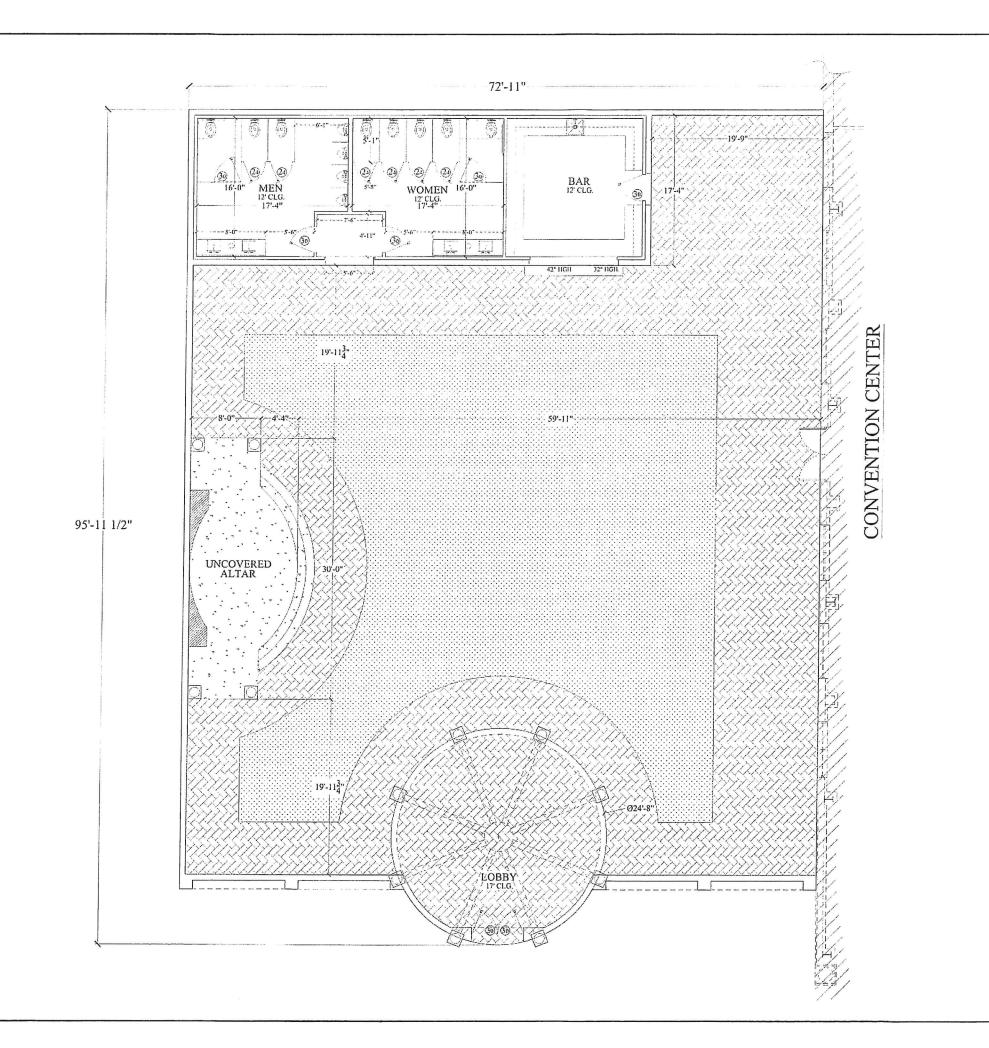
CONTRACTOR:

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PAGE No. 15/16

PLAN No.



AREAS:

TOTAL AREA 1,435 SQ. FT.

LOBBY RESTROOMS BAR

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- Builder or contractor must verify ALL DIMENSIONS prior to proceeding with
- construction.

 2. Builder or contractor must verify compliance with all local building codes of the area where
- the structure is to be constructed and located.

 3. Plans indicate locations only: engineer aspects should incorporate actual site conditions.

DESIGNED FOR:

VERSALLES GARDEN



Ramon Almaques

Designs
COMMERCIAL &
RESIDENTIAL DESIGNS
2408 Brack Ste 11
Mission, TX. 78572
Of. (956) 583 0664
Cell. [956)221-3293
Fax (956) 583 0664

CONTRACTOR:

DATE: 09-11-22

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PAGE No. 4/12

PLAN No.



PHASE II

GARDEN FLOOR PLAN

SCALE: 3/16" = 1'-0"

W. EXPRESSWAY 83 Lot 6 CITRUS GROVE PLAZA SUBD. McALLEN, TX

PROJECT FOR:

GARDEN

4101 W. EXPRESSWAY 83 LOT 6 CITRUS GROVE PLAZA SUBDIVISION, McALLEN, TX.



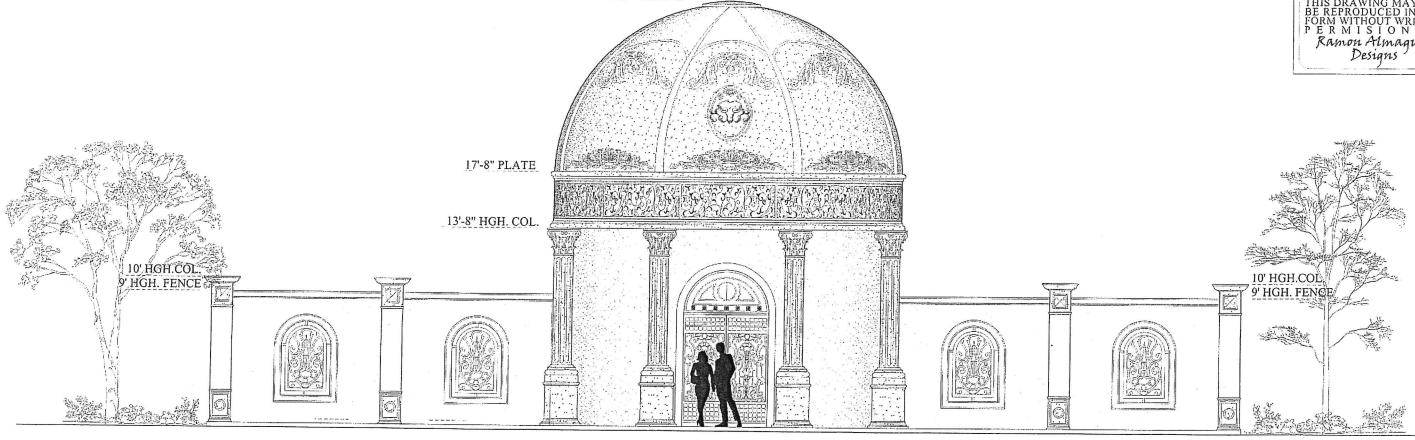
Ramon Almaguer Designs

COMMERCIAL & RESIDENTIAL DESIGNS

2408 Brock St. Ste. 11, Mission, TX. 78572 Cell. (956) 221 3293

ramon@rad-designs.com





29'-11" HGH. DOME

FRONT ELEVATION SCALE: N.T.S.

General Notes

THIS PLAN WAS DESIGNED FOLLOWING THE 2018 INTERNATIONAL BUILDING CODE.

Ramon Almaquer Designs DOES NOT WARRANTY THIS PLANS. CONTRACTOR NEEDS TO VERIFY ALL DIMENSIONS AND CODE REQUIREMENTS BEFORE STARTING CONSTRUCTION. ALL AND ANY CHANGES NEEDED TO BE MADE TO PLANS BEFORE CONSTRUCTION BEGINS HAVE TO BE SUBMITTED IN WRITTEN FORM TO Ramon Almaguer Designs AND ADDITIONAL CHARGES MAY APPLY.

Index

Sheet 1. General Information Sheet 2. — Site Plan Sheet 3. — Foundation Plan Sheet 4. — Floor Plan Sheet 5. Roof Plan Sheet 6. — Elevations Sheet 7. — Elevations Sheet 8. - Electrical Plan Sheet 9. — Typical Plan Sheet 10. — TAS - 1 Sheet 11. — TAS - 2 Sheet 12. — TAS - 3

PHASE II

Areas

SQ. FT. SQ. FT. LOBBY **RESTROOMS** 657 BAR 300 SQ. FT. TOTAL AREA 1,435 SQ. FT.

DATE: 09-26-22

PLAN No. 22-049

PAGE No.



Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 20, 2023

SUBJECT: Request of Juan Angel Villanueva for a Conditional Use Permit, for one

year, for a portable food concession stand, at Lot 5, Block 23, McAllen Addition Subdivision, Hidalgo County, Texas; 204 South 16th Street.

(CUP2023-0081)

BRIEF DESCRIPTION: The subject property is located west of South 16th Street, and approximately 80 feet south of Beaumont Avenue. The property is zoned C-3 (general business) District. The adjacent zone is C-3 in all directions. The properties to the west of the subject property are located within a special district known as the Entertainment and Cultural Overlay District (ECOD). Surrounding land uses include Iglesia El Tabernaculo, Kalifa's Western Wear, and Alicia's Wholesale and Retail. A portable food concession stand is permitted in a C-3 District with a Conditional Use Permit and in compliance with requirements.



HISTORY: On September 21, 2021, the Planning and Zoning Commission approved the initial Conditional Use Permit for a portable food concession stand at the subject property. A Conditional Use Permit was not applied for in 2022, as they were not in operation as per the applicant. The Planning Department received the Conditional Use Permit for a Portable Food Concession Stand on May 26, 2023 with the term of permit being for one year.

SUMMARY/ANALYSIS: The applicant is proposing to resume business operations and operate from a portable food trailer (Don Juanitos) on the subject property. The portable food trailer business is already in place. The applicant will also be utilizing an existing outdoor seating dining area directly across the driveway as shown on the submitted site plan. Based on the square footage of the portable food trailer and proposed dining area eight parking spaces are required. The proposed days and hours of operation are, Monday through Saturday from 8 AM to 6 PM.

A site inspection by staff revealed that the parking lot conditions do not comply with Section 138-400 of the Zoning Ordinance. Parking spaces need to be restriped and loose gravel are visible. The eight parking spaces must be properly striped and paved. If approved, a follow up inspection will be needed to ensure compliance with the parking requirement.

The Fire Department has completed and approved the necessary inspection. Health Department is pending inspection. The portable building must also meet the requirements set forth in Section 138-118(a)(9) of the Zoning Ordinance and specific requirements as follows:

- 1) Cannot be located in residentially zoned area. The portable food concession stand is located in a C-3 District;
- 2) Stand must be inspected by building inspection department and meet applicable building codes;
- 3) Must have paved off-street parking available over and above what is required for the business to which it is adjacent. The parking lot must be restriped and ensure there are no loose gravel visible
- 4) If it is a portable building or trailer it must be anchored to the ground properly;
- 5) Must meet setback requirements of the zoning district in which it is located; and
- 6) Water and sewage disposal facilities must be available and may be required.

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

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



Symbol Legend: Wall Legend: **Existing** Proposed Window Door **Electrical Panel** A/C Unit Demolition == JUN 22 2023 Application and documents can be submitted electronically to **BLDGPERMITS@MCALLEN.NET**



Planning Department

Memo

TO: Planning and Zoning Commission

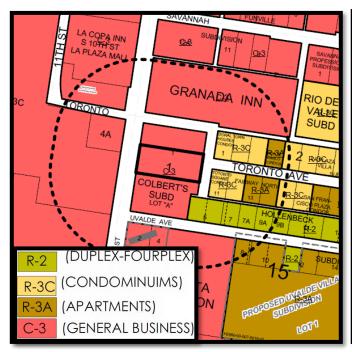
FROM: Planning Staff

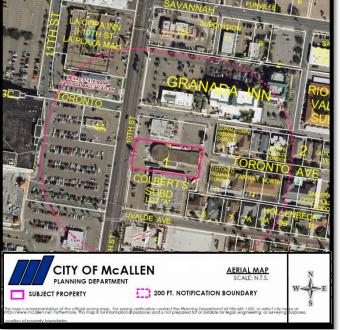
DATE: June 21, 2023

SUBJECT: Request of Jesus F. Davila for a Conditional Use Permit, for one year, and

adoption of an ordinance for a bar, at Lot 1, Block 1, Fairway North Subdivision, Hidalgo County, Texas; 2011 South 10th Street. (CUP2023-0082)

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





HISTORY: A Conditional Use Permit request for a bar was disapproved by City Commission on February 13, 2023 at the subject property. The Conditional Use Permit for a bar was submitted to the Planning Department on June 01, 2023. The Conditional Use Permit request is for one year.

REQUEST/ANALYSIS: There is approximately 4,600 square feet of usable floor area that will be utilized by the proposed establishment. The hours of operation will be Monday through

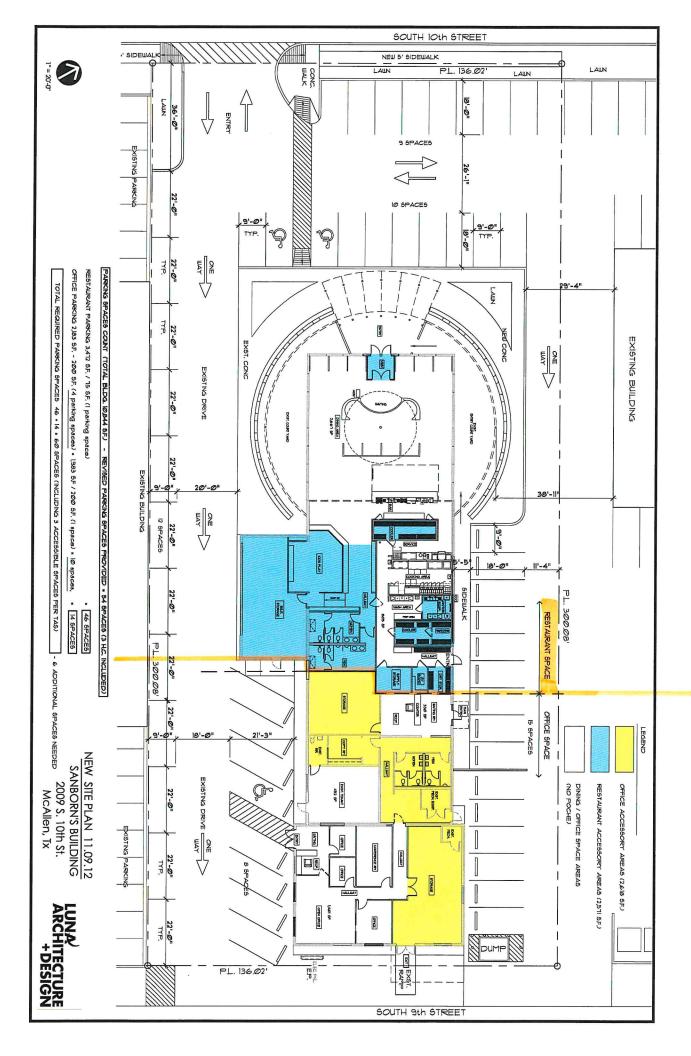
Sunday from 11:00 AM to 2:00 AM. Based on the proposed square footage of the bar and grill, 43 parking spaces are required and 46 parking spaces are provided on site as per the submitted site plan. The Police Activity Report for service calls is pending.

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

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The property is within 400 ft. of residential zones or uses;
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property fronts 10th Street and it does not generate traffic into residential areas.
- 3) The abovementioned businesses must provide parking in accordance with the city offstreet parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on the square footage of the establishment where the bar and grill is proposing to operate, 43 parking spaces are required; 46 parking spaces are provided on site;
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

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

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





Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

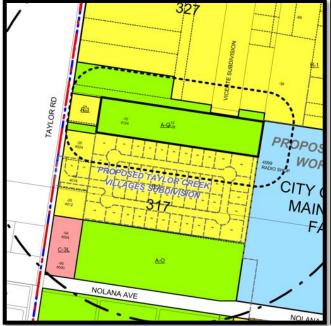
DATE: June 28, 2023

SUBJECT: Request of Antonio E. De Lizardi for a Conditional Use Permit, for life

of the use, and adoption of an ordinance for an institutional use (worship center), at 4.87 acre tract of land out of 19.49 acres out of Lot 317, John H. Shary Subdivision, Hidalgo County, Texas; 4124 North

Taylor Road. (CUP2023-0083)

BRIEF DESCRIPTION: The subject property is an interior tract located east of Taylor Road, approximately 990 feet north of Nolana Avenue. It is zoned A-O (agricultural-open space) District. The adjacent zoning is A-O to the north and west. It is zoned C-4 (commercial-industrial) District to the east. The contiguous zoning to the north, south, and west is R-1 (single-family residential) District. An institutional use is permitted in an A-O District with a conditional use permit and in compliance with requirements. Surrounding land uses include City of McAllen Recycling Center, Spirit of Peace Lutheran Church, vacant land, and single-family residences.





REQUEST/ANALYSIS: The applicant is proposing to a worship center which would consist of a sanctuary, prayer trails, church farm, recreational field, youth center, a faith-based book and coffee shop, the pastoral residence, and an office. The scope of the proposed project consists of two phases. Specifically for Phase 1(a), the applicant is proposing office space, classrooms, storage room, book and coffee shop, and an auditorium. In total, the worship center will consists of 250 seats. Based on the proposed seating for the sanctuary, 63 parking spaces are required,

65 parking spaces are being proposed by the applicant. The proposed hours of operation for the sanctuary are Wednesdays from 9 AM to 11AM, Fridays from 6 PM to 8 PM, Saturdays from 9 AM to 8 PM, and Sundays from 11 AM to 1 PM.

The Fire Department conducted the necessary inspection and has approved for the CUP process to continue. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions noted of the permit. The development must also undergo subdivision and site plan review process, and must comply with requirements set forth by the Development Team. Applicant has been made aware that additional construction will require the property to be subdivided. The proposed use must also comply with the zoning ordinance and specific requirements as follows:

- 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 fronts North Taylor Road.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking especially in residential areas. Based on the proposed 250 seats, 63 parking spots are required; the applicant is proposing 65 parking spaces on site.
- 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 building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;
- 7) Sides adjacent to a residentially zoned or used property shall be screened by a 6 ft. opaque fence.

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

RECOMMENDATION: Staff recommends approval of the request, for life of the use, subject to compliance with requirements in Section 138-118 of the Zoning Ordinance, Subdivision, Site Plan Review, Building Permits, and Fire Department requirements.

Amistad McAllen – Phase 1(a) for the CUP request

Phase 1(a):

- Areas requested to be used in the immediate run:
 - Office Space / Classrooms
 - → Multi Purpose Room (Before Show Room Whse 1) to be used as our immediate-initial meeting place.
 - Today the church consists of ~150 people (adults & kids).
 - During our Sunday meetings, we have averaged ~ 115 people at once.
 - Currently our Sunday meetings take place at the gym of Covenant Christian Academy, located at 4201 N Ware Rd, McAllen, 78504





Area	L	W	Sqft
Office Space	47	24	1,128
Warehouse 1 (Show R / Lobby)	38	50	1,900
Warehouse 2	72	50	3,600

Amistad McAllen – Phase 1(b) for the CUP request

Phase 1(b):

- Areas requested on phase 1(a) plus:
 - Office Space / Classrooms
 - Multi Purpose Room now to be used as an access lobby.

The warehouse shaded in light red: We ask the City for help providing corresponding codes and variances, to have it set up as the Main Sanctuary.

- Max occupancy for that facility, is requested to be 175 people.
- The solid red section consists of an extra 25 ft. We would like to add this portion to the warehouse to allow ~250 people capacity.
- The solid blue section is being proposed to allow additional bathrooms for Man and Woman (besides the three existing bathrooms)



Warehouse 1 (Show R / Lobby)

Warehouse 2

Warehouse 2 + 25ft Expansion Req

38

72

50

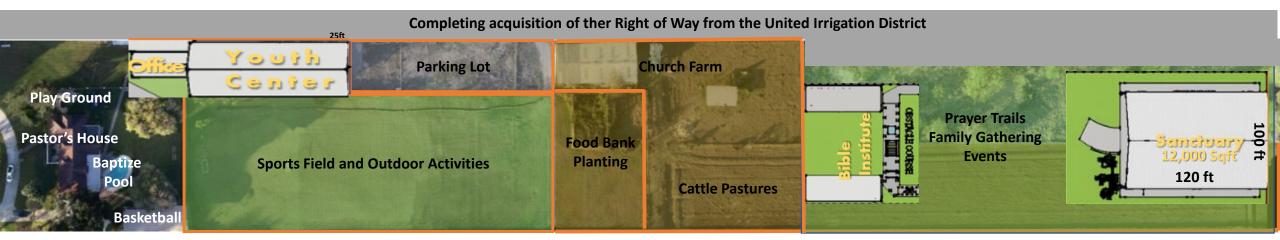
1,900

3,600 4,850

Amistad McAllen – Envisioned Campus (Development for long term)

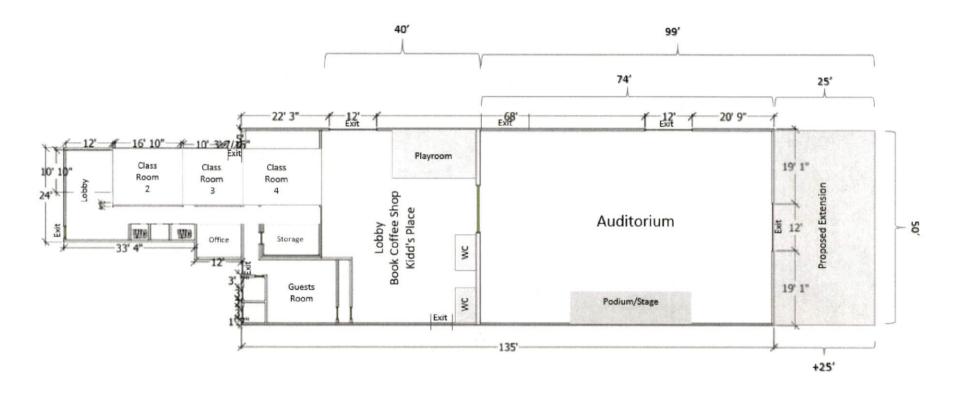
The Long-Term Vision (+5 years):

- As the Ministry Grows, and new members add to our community, these are the envisioned extra facilities:
 - New Sanctuary for 400 People Capacity, that will include
 - Bible Institute / School
 - Small accommodation cabins (20 small rooms in total, 10 on the North and 10 on the South). These will be made from Steel Containers.
 - Obstacle course and camping area for church members, Bible institute students, and for outside Christian entities willing to rent facilities.





Amistad McAllen Phase I









Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

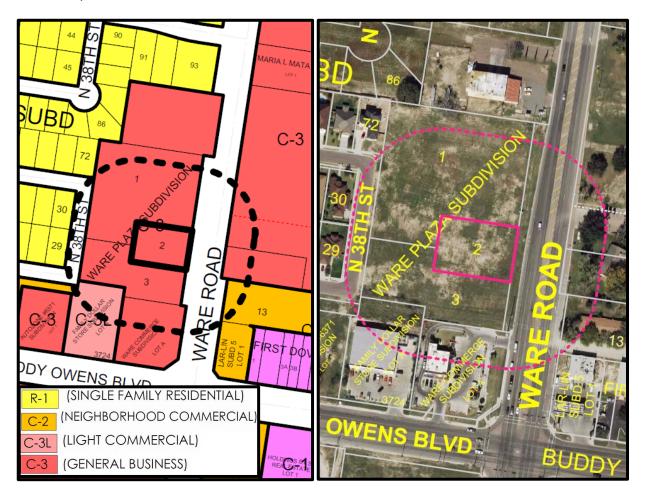
DATE: June 28, 2023

SUBJECT: REQUEST OF GUGGENHEIM DEVELOPMENT SERVICES, LLC ON

BEHALF OF 4801 WARE, LLC FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE FOR AN AUTOMOTIVE SERVICE AND REPAIR SHOP (JIFFY LUBE AUTOMOTIVE SERVICE CENTER), AT LOT 2, WARE PLAZA SUBDIVISION, HIDALGO COUNTY, TEXAS; 4713 NORTH WARE

ROAD. (CUP2023-0084)

BRIEF DESCRIPTION: The property is located on the west side of North Ware Road, approximately 280 feet north of Buddy Owens Boulevard. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. An automotive service and repair shop is permitted as a primary use within a C-3 District with a Conditional Use Permit and in compliance with all other requirements.



HISTORY: This Conditional Use Permit request was submitted for the life of the use on June 8, 2023. A site plan review application has been submitted for this project on June 8, 2023 and must receive approval by the Development Team prior to any building and sign permit issuance.

REQUEST/ANALYSIS: The applicant is proposing build and operate a Jiffy Lube Automotive Service Center. According to the submitted floor plan, the automotive center will include four service bays; two used for general service and two for oil changes. The hours of operation for the business are Monday through Friday from 7:00 AM to 6:00 PM, Saturdays from 8:00 AM to 5:00 PM and Sundays from 12:00 PM to 5:00 PM. Based on the total square footage of the proposed building (3,144 square feet), 11 parking spaces are required; 11 parking spaces are provided on site (excluding bay areas).

The Fire Department inspection is pending since land is currently vacant. The automotive center must comply with the following special conditions set forth for automotive repair as a primary use in Section 138-281 of the Zoning Ordinance:

- 1) A minimum lot size of 10,000 square feet is required. According to the subdivision plat, the subject property's total lot size is 22,754.
- 2) All service, repair, maintenance, painting, and other work shall take place within an enclosed area. Work and services are proposed within enclosed bay areas.
- 3) Outside storage of materials is prohibited. No outside storage is proposed.
- 4) The building where the proposed work is to take place shall be at least 100 feet from the nearest residence. There are existing residential uses to the east and west; however, these uses are approximately 200 feet or more from the proposed work building.
- 5) A 6-foot opaque fence to buffer the proposed use from any residential use or residentially zoned area is required. No opaque fence would be required since the lot's property lines are not adjacent to any residential uses or zones.
- 6) New buildings and all conversions of existing buildings to such uses shall meet current Building Code and Fire Code requirements in terms of separation of high hazard uses from other occupancy use classifications, etc.

If approval is granted, the auto shop must comply with all other Zoning Ordinance, Building Code, and Fire Department requirements that will be requested during the building permitting process.

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

RECOMMENDATION: Staff recommends approval of the request for life of the use, subject to compliance with all other Zoning Ordinances, Building Code, and Fire Department requirements.

SITE INFORMATION: PROPERTY AREA: 22,753 S.F. (0.52 ACRES). EXISTING ZONING: C-3 GENERAL BUSINESS PROPOSED ZONING: C-3 GENERAL BUSINESS PROPOSED USE: JIFFY LUBE AREA OF SITE DISTURBANCE: 16,700 SF = 0.38 ACRES SETBACKS: BUILDING: FRONT = 15' SIDE = 11' (1' PER 2' OF BUILDING HEIGHT) REAR = 5'PROPOSED BUILDING HEIGHT: 22' (MAX. HEIGHT ALLOWED: 37') PARKING REQUIRED: 1 SPACE PER 400 SF OF BUILDING AREA AND 3 SPACES FOR EMPLOYEES (11 REQUIRED) PARKING PROVIDED: 11 SPACE (1 H.C. ACCESSIBLE) HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1

EXISTING SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.52	22,753	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.00	0	0.0%
TOTAL IMPERVIOUS	0.00	0	0.0%
LANDSCAPE/ OPEN SPACE	0.52	22,753	100.0%
PROPOSED SITE DATA			
	AREA (AC)	AREA (SF)	RATIC
PROJECT SITE	0.52	22,753	
BUILDING FLOOR AREA	0.07	3,144	13.8%
PAVEMENT (ASP. & CONC.)	0.36	15,575	68.5%
TOTAL IMPERVIOUS	0.43	18,719	82.3%
LANDSCAPE/ OPEN SPACE	0.09	4,034	17.7%

LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 10%

MAXIMUM IMPERVIOUS SURFACE: 90%

PAVEMENT HATCH KEY: STANDARD ASPHALT STANDARD DUTY CONCRETE SIDEWALK CONCRETE



SPECIFICATION NOTE: SEE SHEET CO.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

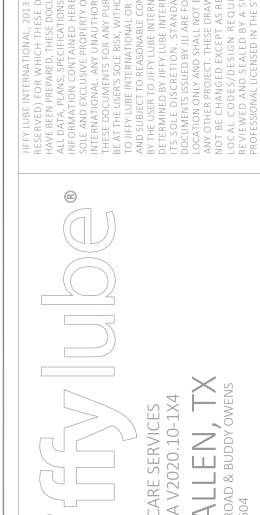


DESIGN NOTE:

ALL NOTATIONS THAT INCLUDE "(BY OTHERS)" ARE FEATURES THAT ARE PROPOSED TO BE CONSTRUCTED AS PART OF THE WARE PLAZA SUBDIVISION DEVELOPMENT. SEE WARE PLAZA SUBDIVISION PLANS COMPLETED BY JAVIER HINOJOSA ENGINEERING DATED DECEMBER 2022 FOR FURTHER DETAILS.

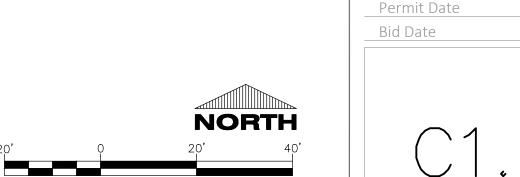
IDENTIFICATION: KEYNOTE ITEM/QUANTITY - IF NO / = QUANTITY IS 1





REVISIONS

CITY SUBMITTAL 5-30-2023



JASON DAYE, PE PROFESSIONAL OF RECORD

Drawn / Checked By: Project Number

Owner Date

CIVIL SITE PLAN



Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

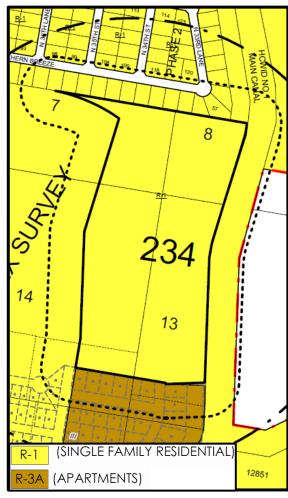
DATE: June 21, 2023

SUBJECT: REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-3A

(MULTI-FAMILY APARTMENT RESIDENTIAL) DISTRICT: 26.88 ACRE TRACT OF LAND OUT OF LOTS 7, 8, 13, AND 14, SECTION 234, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS;

13202 NORTH 38TH STREET (REAR). (REZ2023-0027)

LOCATION: The subject property is currently part of a larger tract of land that is located along the east side of North 38th Street. The area being rezoned (26.88 acres) will be undergoing the subdivision process and will have access through a proposed road under "North 34th Lane."





PROPOSAL: The applicant is requesting to rezone the property to R-3A (multifamily apartment residential) District in order to develop the tract of land into a fourplex development subdivision. 53 lots are proposed for the development. A feasibility plan, or proposed site plan, has not been submitted for the project.

ADJACENT ZONING: The adjacent zoning is R-1 (single family residential) District in all directions, except to the south where there is R-3A District.

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

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities, which is most appropriate for single-family detached homes. Small multifamily developments (8-12 living units) can be appropriate in this area when adjacent to Mixed-use Nodes. A Mixed-use Node does not exist in this area. Large multifamily developments (12+ units) are not considered appropriate for this area.

DEVELOPMENT TRENDS: The development trend for this area is primarily single-family residential. There is one R-3A District development to the south that will connect to this tract of land via a proposed road under "North 34th Lane."

HISTORY: The subject property was annexed into the City of McAllen in March 2006 as part of a 63.862-acre tract. The initial zoning request was R-1 (single family residential) District. At the time, the subject property was being proposed for an R-1 District subdivision development by the name of The Vineyards Estates Phase 2, which included 60 lots on 50.8 acres. However, the proposed subdivision was never finalized or recorded. This rezoning request was submitted on May 18, 2023.

ANALYSIS: The requested zoning conforms to the Complete Communities future land use designation as indicated on the Envision McAllen Future Land Use Plan. There is also an existing R-3A (multifamily apartment development) District to the south that will connect with this property.

The proposed development area would have 23.88 acres (1,170,892.80 square feet). Based on the maximum density per gross acres in the R-3A District: 1,171-one bedroom units, 937-two bedroom units, and 781-three bedroom units would be allowed. Seven thousand square feet represents the minimum lot area for any R-3 multifamily residential district use, exclusive of townhouse. Max allowable density per acre will be defined on site plan approval, once a final subdivision plat is recorded.

A recorded subdivision plat and an approved site plan will be required prior to building permit issuance. Compliance with off-street parking, landscaping, and various Building and Fire Code requirements will be requested during the building permitting process.

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

RECOMMENDATION: Staff recommends approval of the rezoning request to R-3A (multifamily apartment residential) District since it conforms to the Envision McAllen Future Land Use Plan.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers * Land Surveyors

Alfonso Quintanilla, P.E., R.P.L.S. Eulalio Ramirez, P.E.
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects * Subdivisions * Surveys
124 E. Stubbs, Edinburg, Texas 78539
Phone 956/381-6480 Fax 956/381-0527

METES AND BOUNDS

ELDORADO AT THOUSAND OAKS I,II,III PHASE IV ZONE CHANGE TO R-3A

A 26.88 ACRE TRACT OF LAND BEING A PART OR PORTION OF LOTS 7, 8, 13 AND 14, SECTION 234, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 3, PAGE 14, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3081767, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE SOUTH LINE OF EL PACIFICO SUBDIVISION PHASE II (RECORDED IN VOLUME 53, PAGE 8, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHWEST CORNER OF THIS TRACT, S 80°24'08" E, 569.56 FEET FROM THE SOUTHWEST CORNER OF EL PACIFICO SUBDIVISION PHASE II.

THENCE; S 80°24'08" E, ALONG THE SOUTH LINE OF EL PACIFICO SUBDIVISION PHASE II, A DISTANCE OF 1,136.92 FEET TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF LOT 8 FOR THE SOUTHEAST CORNER OF EL PACIFICO SUBDIVISION PHASE II AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S $07^{\circ}42'52''$ W (MAP RECORD: S $07^{\circ}47'$ W), ALONG THE EAST LINE OF LOT 8, A DISTANCE OF 69.50 FEET TO A 1/2'' IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 17°18'52" W (MAP RECORD: S 17°23' W), ALONG THE EAST LINE OF LOT 8, A DISTANCE OF 429.39 FEET (MAP RECORD: 428.20 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF LOT 8, THE NORTHEAST CORNER OF LOT 13 AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S $17^{\circ}04'52''$ W (MAP RECORD: S $17^{\circ}09'$ W), ALONG THE EAST LINE OF LOT 13, A DISTANCE OF 231.70 FEET TO A 1/2'' IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S $10^{\circ}00'52''$ W (MAP RECORD: S $10^{\circ}05'$ W), ALONG THE EAST LINE OF LOT 13, A DISTANCE OF 88.00 FEET TO A 1/2'' IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 02°03'52" W (MAP RECORD: S 02°08' W), ALONG THE EAST LINE OF LOTS 13 AND 18, A DISTANCE OF 731.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 87°56'08" E, A DISTANCE OF 227.00 FEET A 1/2" IRON ROD WITH CAP STAMPED RPLS SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 02°03'52" E, A DISTANCE OF 6.23 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 80°24'08" W, A DISTANCE OF 536.29 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 09 35'52" E, A DISTANCE OF 173.58 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 02°03'52" E, A DISTANCE OF 625.56 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 17°04'52" E, A DISTANCE OF 692.14 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

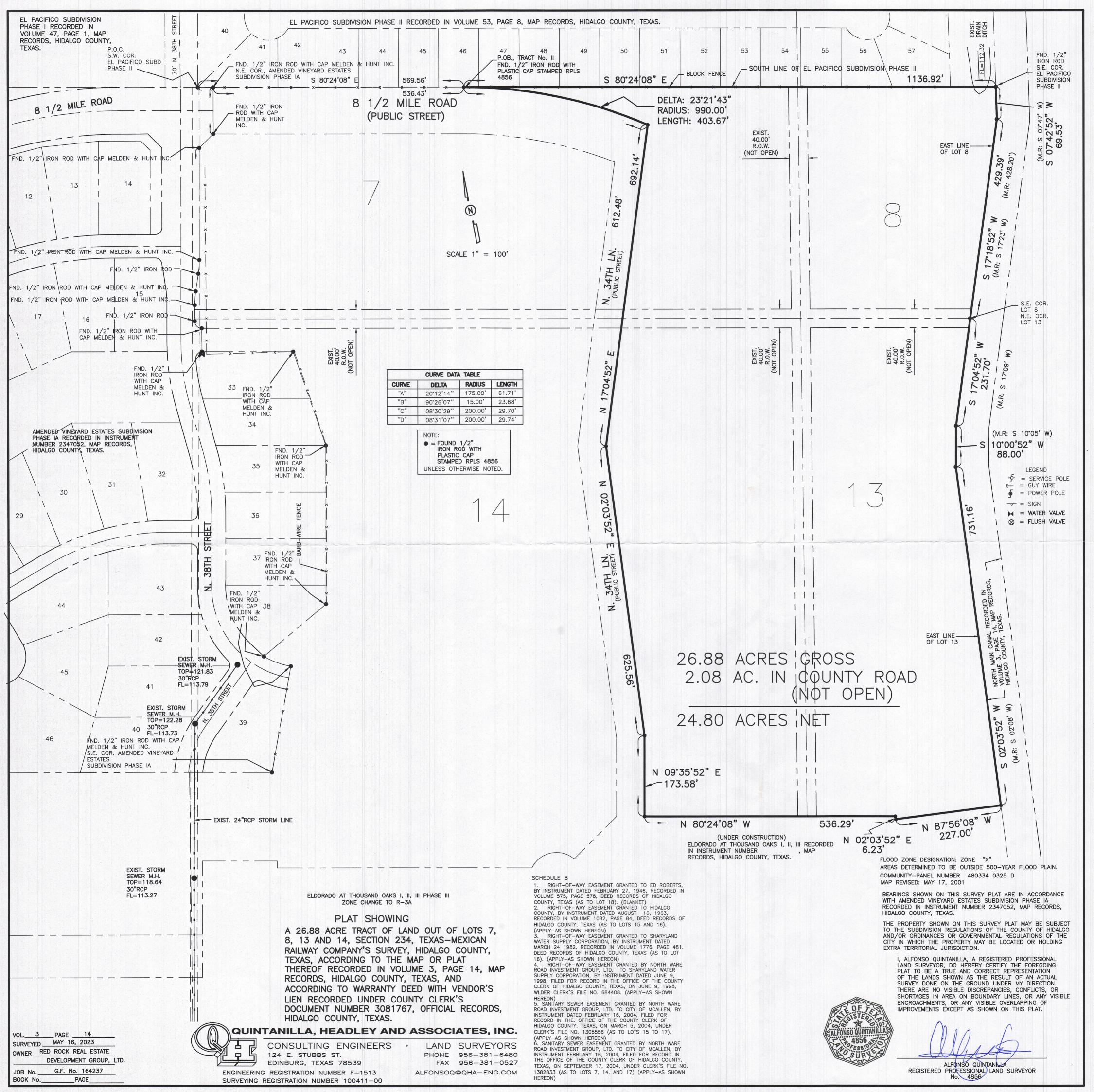
THENCE; ALONG THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 23°21'43", RADIUS = 990.00 FEET), A DISTANCE OF 403.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.88 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH AMENDED VINEYARD ESTATES SUBDIVISION PHASE IA, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2347052, MAP RECORDS, HIDALGO COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: MAY 16, 2023

ALFONSO QUINTANILLA REGISTERED PROFESSIONAL LAND SURVEYOR No. 4856





Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 21, 2023

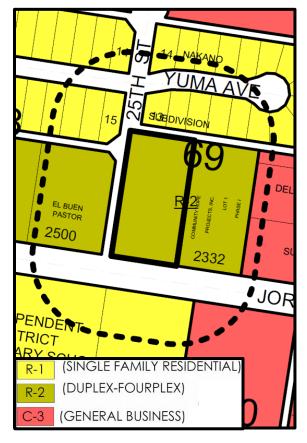
SUBJECT: REZONE FROM R-2 (DUPLEX-FOURPLEX) DISTRICT TO R-3A (MULTI-

FAMILY APARTMENT RESIDENTIAL) DISTRICT: 1.389 ACRES OF LAND OUT OF LOT 69, MCALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS: 2342 JORDAN ROAD.

(REZ2023-0028)

LOCATION: The subject property is located along the north side of Jordan Road, approximately 550 feet west of North 23rd Street. The tract being rezoned has a total lot size of 1.389 acres.

PROPOSAL: The applicant is requesting to rezone the property to R-3A (multifamily apartment residential) District in order to develop the tract of land into a fourplex development subdivision. 53 lots are proposed for the development. A feasibility plan, or proposed site plan, has not been submitted for the project.





ADJACENT ZONING: The adjacent zoning is R-2 (duplex-fourplex) District to the east and west, and R-1 (single family residential) District to the north and south.

LAND USE: The subject property is currently vacant. Surrounding land uses include Hope Family Health Center, James Bonham Elementary, El Buen Pastor Church, a United Drive In convenience store, and single-family residential uses.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities, which is most appropriate for single-family detached homes. Small multifamily developments (8-12 living units per lot) can be appropriate in this area when adjacent to Mixed-use Nodes. A Mixed-use Node does not exist in this area. Large multifamily developments (12+ living units per lot) are not considered appropriate for this area.

DEVELOPMENT TRENDS: The development trend for this area along Jordan Road is a mix of commercial and residential uses.

HISTORY: The subject property was zoned R-2 (duplex-fourplex) District during comprehensive zoning in May 1979 and has remained R-2 District ever since. This zoning request was submitted on May 19, 2023.

ANALYSIS: The requested zoning conforms to the Parks and Open Space future land use designation as indicated on the Envision McAllen Future Land Use Plan. The proposal may serve as transitional use between nonresidential uses.

The proposed development area would have 1.389 acres (60,504.84 square feet). Based on the maximum density per gross acres in the R-3A District: 61-one bedroom units, 48-two bedroom units, and 40-three bedroom units would be allowed. Seven thousand square feet represents the minimum lot area for any R-3 multifamily residential district use, exclusive of townhouse. Max allowable density per acre will be defined on site plan approval, once a final subdivision plat is recorded.

A recorded subdivision plat and an approved site plan will be required prior to building permit issuance. Compliance with off-street parking, landscaping, and various Building and Fire Code requirements will be requested during the building permitting process.

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

RECOMMENDATION: Staff recommends approval of the rezoning request to R-3A (multifamily apartment residential) District since conforms to the future land use plan designation under Envision McAllen, and the proposal would serve as a transitional use between nonresidential uses.

P.O. BOX 476

WESLACO, TEXAS 78599-0476

PHONE (956) 968 - 2422

FAX (956) 969 - 2011

DESCRIPTION OF 1.389 ACRES OF LAND OUT OF LOT 69, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION HIDALGO COUNTY, TEXAS

Being 1.389 acres of land situated in Hidalgo County, Texas, and being out of Lot 69 of the McAllen Second Suburban Citrus Groves Subdivision as per map recorded in Volume 5, Page 27 of the Hidalgo County Map Records, and said 1.389 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point for the southwest corner of said Lot 69 and the southwest corner of said tract herein described;

THENCE, North 08°43' East, with the west line of said Lot 69, at a distance of 40.00 feet pass a ¾-inch iron pipe found for reference on the north right of way line of Jordan Street and continuing for a total distance of 361.85 feet (deed North 08°39'58" East 304.14 feet, North 08°43'East 61.70 feet) to a cotton picker spindle found for the northwest corner of said tract herein described;

THENCE, South 81°17' East, with a line that is parallel to the south line of said Lot 69, at a distance of 20.00 feet pass a ½-inch iron rod with a plastic cap stamped "R&A" set for reference on the east right of way line of 25th Street, and continuing for a total distance of 165.65 feet to a ½-inch iron rod with a plastic cap stamped "Melden & Hunt" found for the northeast corner of said tract herein described;

THENCE, South 08°20' West, with the west line of Community Hope Projects, Inc. Phase I Subdivision as per map recorded in Volume 34, Page 187A of the Hidalgo County Map Records, at a distance of 321.86 feet pass a ½-inch iron rod with a plastic cap stamped "Melden & Hunt" found for reference on the north right of way line of said Jordan Street and continuing for a total distance of 361.86 feet (map South 08°17'34" West, 362.17 feet) to a point for the southeast corner of said tract herein described;

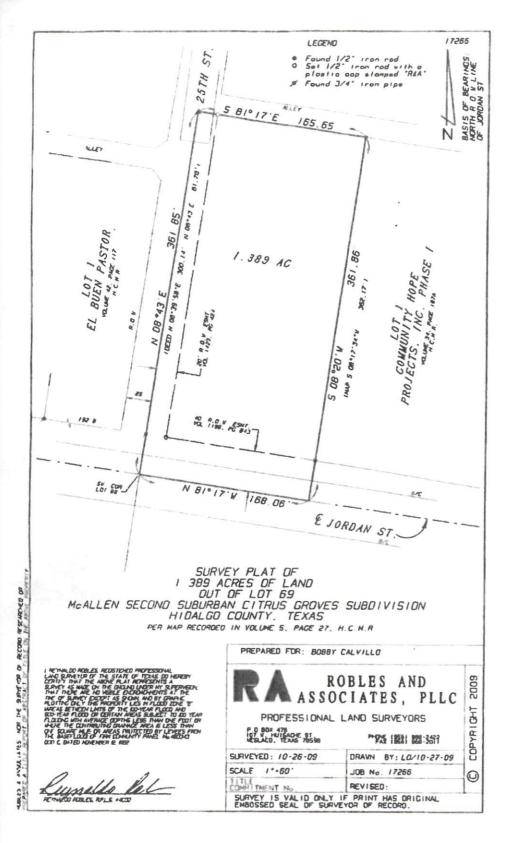
THENCE, North 81°17' West, 168.06 feet, with the south line of said Lot 69 to the POINT OF BEGINNING and containing 1.389 acres of land more or less.

Surveyed: October 26, 2009

Basis of bearings: north right of way line of Jordan Street

17266 10-28-09 Reynaldo Robles, R.P.L.S. #4032









Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 21, 2023

SUBJECT: REZONE FROM C-4 (COMMERCIAL-INDUSTRIAL) DISTRICT TO R-3T

(MULTI-FAMILY TOWNHOUSE RESIDENTIAL) DISTRICT: LOTS 1 THRU 24, BLOCK 1 INCLUSIVE, LOTS 1 THRU 4, BLOCK 2 INCLUSIVE, THE EAST PART OF LOTS 5, 6, 7, 8, & 9, BLOCK 2 TOGETHER WITH ALL THAT PART OF ABANDONED 19TH STREET LYING ADJACENT TO LOTS 1 THRU 9, BLOCKS 1 & 2 & THE EAST 15.7 FEET OF SAID ABANDONED 19TH STREET LYING ADJACENT TO LOTS 10-24, BLOCK 1, GUERRA'S ADDITION, HIDALGO COUNTY, TEXAS; 900 SOUTH BICENTENNIAL BOULEVARD.

(REZ2023-0029)

LOCATION: The subject property is located along the southwest corner of South Bicentennial Boulevard and Houston Avenue. The properties span 28 lots that total 1.54 acres, as per Hidalgo County Appraisal District records.





PROPOSAL: The applicant is requesting to rezone the property to R-3T (multifamily townhouse residential) District in order to develop the tract of land for townhouses. A feasibility plan has not been submitted for the proposal.

ADJACENT ZONING: The adjacent zoning is R-2 (duplex-fourplex) District in all directions, except north across Houston Avenue where there is C-4 (commercial-industrial) District.

LAND USE: The subject properties (Lots 1-24, Block 1) along South Bicentennial Boulevard are currently vacant. Lots 1-4 of Block 2 (fronting South 19th ½ Street) are also vacant. The easterly portions of Lots 5-9 currently have single family residences. Surrounding land uses include Zarsky Lumber Company and single-family residences.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities, which is most appropriate for single-family detached homes. Small multifamily developments (8-12 living units per lot) can be appropriate in this area when adjacent to Mixed-use Nodes. A Mixed-use Node does not exist in this area. Large multifamily developments (12+ living units per lot) are not considered appropriate for this area.

DEVELOPMENT TRENDS: The development trend for this area along South Bicentennial Boulevard is residential and commercial uses.

HISTORY: The property was zoned C-4 (commercial-industrial) District during comprehensive zoning in 1979. The rezoning request to R-3T (multifamily townhouse residential) District was submitted on June 8, 2023.

ANALYSIS: The requested zoning conforms to the Complete Community future land use designation as indicated on the Envision McAllen Future Land Use Plan. Townhouses are considered appropriate uses within this area, especially where retail is nearby.

The proposed development area would have 1.54 acres (67,082.40 square feet). Based on the maximum density per gross acres in the R-3T District: 67-one bedroom units, 54-two bedroom units, and 45-three bedroom units would be allowed. Seven thousand square feet represents the minimum lot area for any R-3 multifamily residential district use, exclusive of townhouse. Max allowable density per acre will be defined on site plan approval, once a final subdivision plat is recorded.

A site plan review will be required prior to building permit issuance. Compliance with off-street parking, landscaping, and various Building and Fire Code requirements will be requested during the building permitting process.

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

RECOMMENDATION: Staff recommends approval of the rezoning request to R-3T (multifamily townhouse residential) District since conforms to the future land use plan designation under Envision McAllen.

QUITCLAIM DEED

703960

Date: August 12, 1998

Grantor: Aizar J. Karam

Grantor's Mailing Address (including county):

Aizar J. Karam 3001 Royal Palm Circle McAllen, Texas 78501 Hidalgo County

Grantee:

Rene A. Karam

Grantee's Mailing Address (including county):

Rene A. Karam 2904 Royal Palm Circle McAllen, Texas 78501 Hidalgo County

Consideration:

TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

All of Lot 24, Block 1, Guerra's Addition to the City of McAllen, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 2, Page 31, Map Records of Hidalgo County, Texas.

For the consideration Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the property, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Neither Grantor nor Grantor's heirs, executors, administrators, successors, or assigns shall have, claim, or demand any right or title to the property or any part of it.

When the context requires, singular nouns and pronouns include the plural.

Aizar J. Karam

ACKNOWLEDGMENT

STATE OF TEXAS

00 00 00

COUNTY OF HIDALGO

This instrument was acknowledged before me on wyst 13, 1998, by Aizar J. Karam.



Milma K. Roshigney
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Law Offices of Ramon Garcia 222 W. University Drive Edinburg, Texas 78539

> Filed for Record in: Hidalgo County, Texas by Jose Eloy Pulido County Clerk

On: Aug 25,1998 at 03:46P

As a Recording

Document Number: Total Fees

703960

Receipt Number - 170685 By, Felix Rodriguez

WARRANTY DEED

Date: July 6, 1998

703959

Grantor:

Aizar J. Karam

Grantor's Mailing Address (including county):

Aizar J. Karam 3001 Royal Palm Circle McAllen, Texas 78501 **Hidalgo County**

Grantee:

Rene A. Karam

Grantee's Mailing Address (including county):

Rene A. Karam 2904 Royal Palm Circle McAllen, Texas 78501 Hidalgo County

Consideration:

TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

An undivided one-half (1/2) interest in the following described property:

All of Lots 1 through 23, inclusive, Block 1, Guerra's Addition to the City of McAllen, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 2, Page 31, Map Records of Hidalgo County, Texas; said lots herein conveyed being more particularly described as a whole by metes and bounds as follows:

Beginning at a one-half (1/2) inch diameter iron rod found at the Northeast corner of Lot one (1), Block one (1), in said subdivision for the Northeast corner hereof;

Thence with the East line of said lots one (1) through twenty-three (23), South 575.0 feet to the Northwest corner of Lot twenty-four (24) for the Southeast corner hereof;

Thence with the North line of Lot twenty-four (24) West 85.0 feet to the Northwest corner of lot twenty-four (24) for the Southwest corner hereof; said North line of Lot twenty-four (24) being the North line of that Tract No. 1 (lots twenty-four (24) and twenty-five (25) in block one (1), Guerra's addition to McAllen) conveyed to the City of McAllen from Southern Pacific Transportation Company via a Warranty Deed recorded in Volume 1477, Page 596, etc. Hidalgo County, Deed Records, Hidalgo County, Texas;

Thence with the West line of Lot twenty-three (23) through one (1), North 575.0 feet to a one-half (1/2) inch diameter iron rod found at the Northwest corner of Lot one (1) for the Northwest corner hereof,

Thence with the North line of Lot one (1) East 85.0 feet to the PLACE OF BEGINNING, containing one and one hundred twenty-two thoudandths (1.122) acres, more or less.

All of Lots One (1) through Four (4) inclusive, and those Easterly portions of Lots Five (5) through Nine (9) inclusive, all in Block Two (2), Guerra's Addition to the City of McAllen, Hidalgo County, Texas, as recorded in Volume 2, Page 31 of the Map Records of Hidalgo County, Texas; said lots and portions herein conveyed being more particularly described as a whole by metes and bounds as follows:

BEGINNING the Northeast corner of Lot One (1) for the Northeast corner hereof;

THENCE, with the East line of Lots One (1) through Nine (9), South 225.00 feet to a threequarter (3/4) inch diameter iron pipe found at the Southeast corner of Lot Nine (9) for the South corner hereof;

THENCE, North 17 degrees 44 minutes 41 seconds West, 131.24 feet to a one-half (½) inch diameter iron rod found at the South line of Lot Four (4) for an inside corner hereof;

THENCE, with the South line of said Lot Four (4), West 45.00 feet to a three-quarter (3/4) inch diameter iron pipe found at the Southwest corner of said Lot Four (4) for the most Northerly Southwest corner hereof;

THENCE, with the West line of Lots Four (4) through One (1) inclusive, North 100.00 feet to a one-half (1/2) inch diameter iron pipe found at the Northwest corner of Lot One (1) for the Northwest corner hereof;

THENCE, with North line of Lot one (1), East 85.00 feet to the PLACE OF BEGINNING, containing two hundred fifty-two thousandths (0.252) acre, more or less.

Reservations From and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the

reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

Alza J. Kajali

ACKNOWLEDGMENT

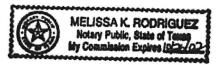
STATE OF TEXAS

8

COUNTY OF HIDALGO

300

This instrument was acknowledged before me on word 21, 1998, by Aizar J. Karam.



Notary Public, State of Texas
Filed for Record in:
Hidalgo County, Texas
by Jose Eloy Pulido
County Clerk

Lacon

On: Aug 25, 1998 at 03:46P

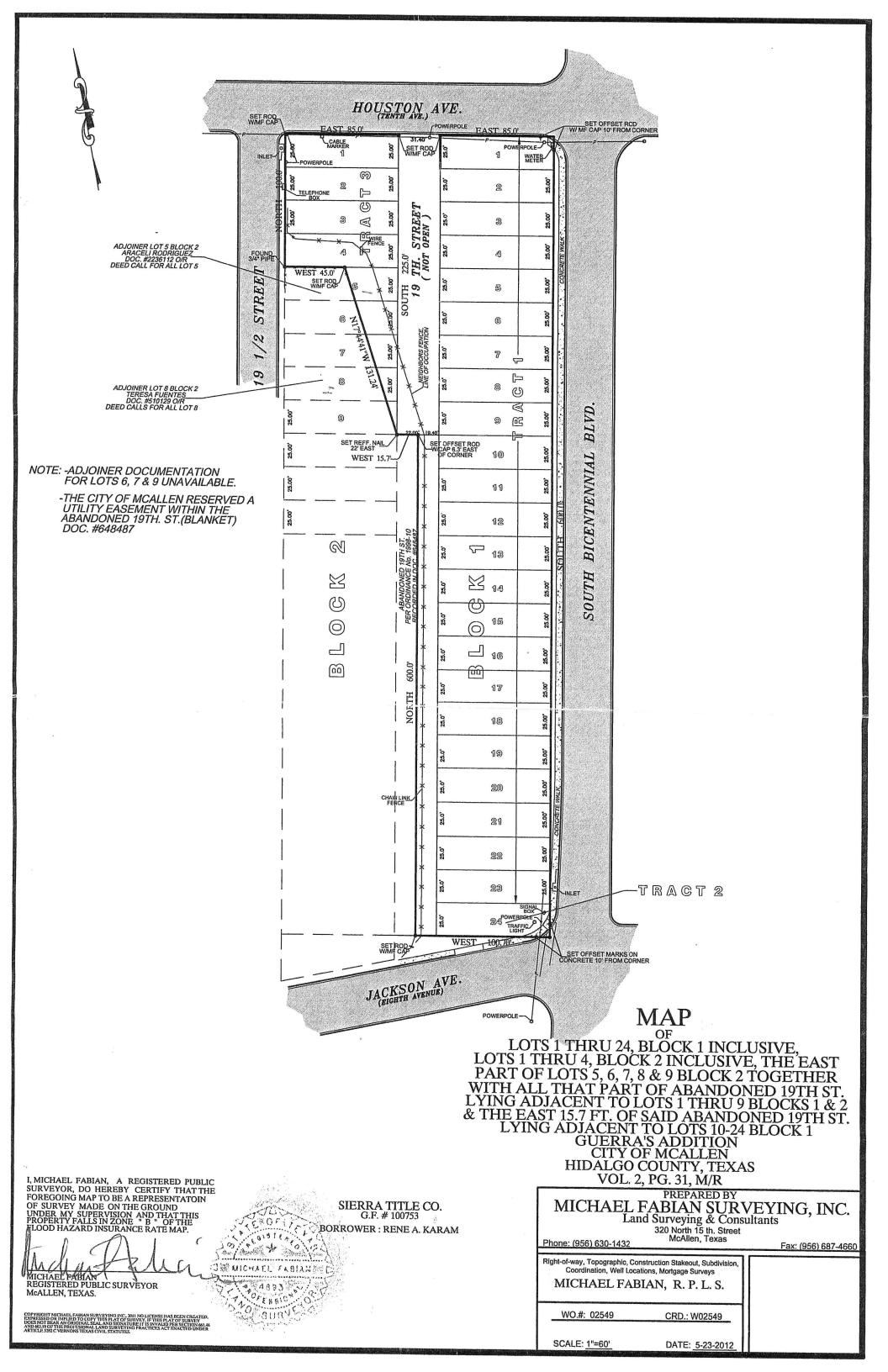
As a Recording

Document Number: Total Fees : 703959 13.00

Receipt Number - 170685 By, Felix Rodriguez

AFTER RECORDING RETURN TO:

Mr. Ramon Garcia Law Office of Ramon Garcia 222 W. University Drive Edinburg, Texas 78539





Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 28, 2023

SUBJECT: REZONE FROM A-O (AGRICULTURAL-OPEN SPACE) DISTRICT TO C-1

(OFFICE BUILDING) DISTRICT: 33.894 ACRES OUT OF LOT 8, MCALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION AND OUT OF LOTS 185 AND 188, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY, HIDALGO COUNTY, TEXAS; 2800 SOUTH WARE ROAD. (REZ2023-0031)

LOCATION: The subject property is located along the west side of South Ware Road, and the southwest intersection of Neuhaus Drive and South Ware Road.

PROPOSAL: The applicant is requesting to rezone the subject property to a C-1 (office building) District. There is a proposal to construct a technology based campus that will offer services to the community.

ADJACENT ZONING: The zoning for adjacent properties are R-1 (single family residential) District to the north, and A-O (agricultural and open space) District to the east, west and south.





LAND USE: The property is currently vacant. Surrounding land uses include the addition of the UTRGV practice facility to the Champion Lakes Golf Course and the Palmview Community Center.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Employment Center, which may be most appropriate for employment centers that are in light manufacturing, office parks, medical centers, and supportive retail. This district includes a mixture of retail, office, industrial and other nonresidential development types.

DEVELOPMENT TRENDS: The development trend along South Ware Road for this area has been generally commercial to north and industrial south of the property. Surrounding land uses include the addition of the UTRGV practice facility to the Champion Lakes Golf Course and the Palmview Community Center, a five lane road, principal arterial with large shoulder lanes of 120'.

HISTORY: The application for a rezoning request was submitted to the Planning Department on June 12, 2023.

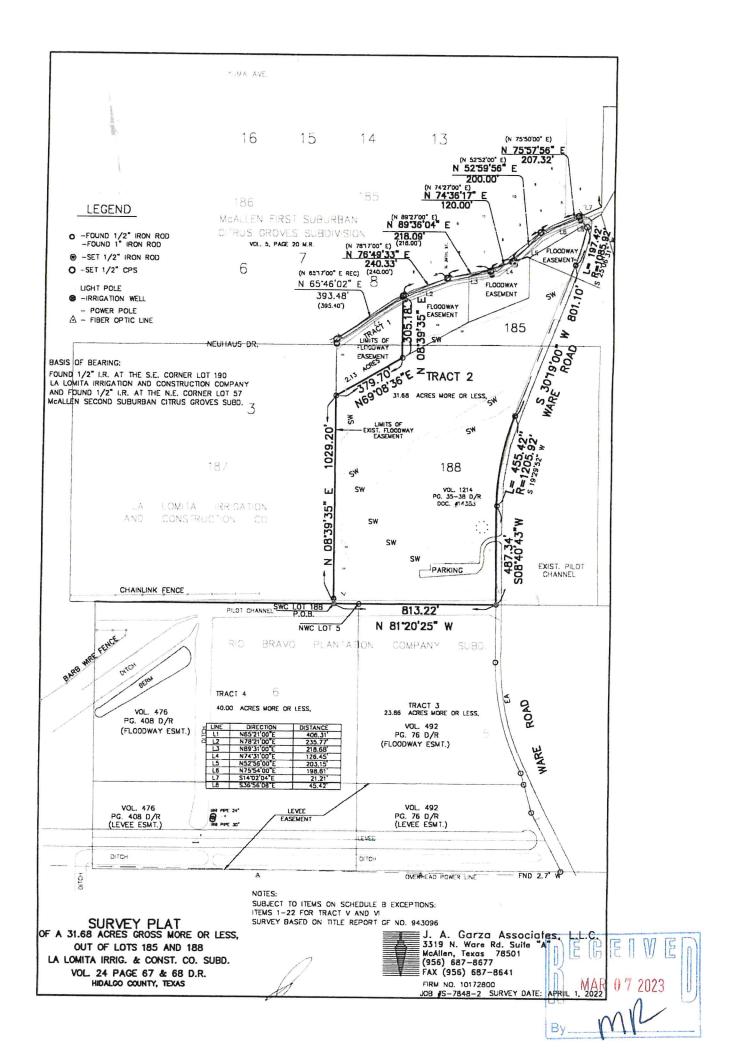
ANALYSIS: The tract is located in an area known as the Mission Inlet, which is an area that is in a FEMA designated Special Flood Hazard Area (SFHA), Zone A. Any development proposed for the tract will need to comply with the flood plain ordinance. In order to ensure that the area is in compliance with the minimum floodplain management standards, a floodplain analysis of this property will be submitted to the Federal Emergency Management Agency at a later time. Recordation of the subdivision plat will require approval by the Engineering Department.

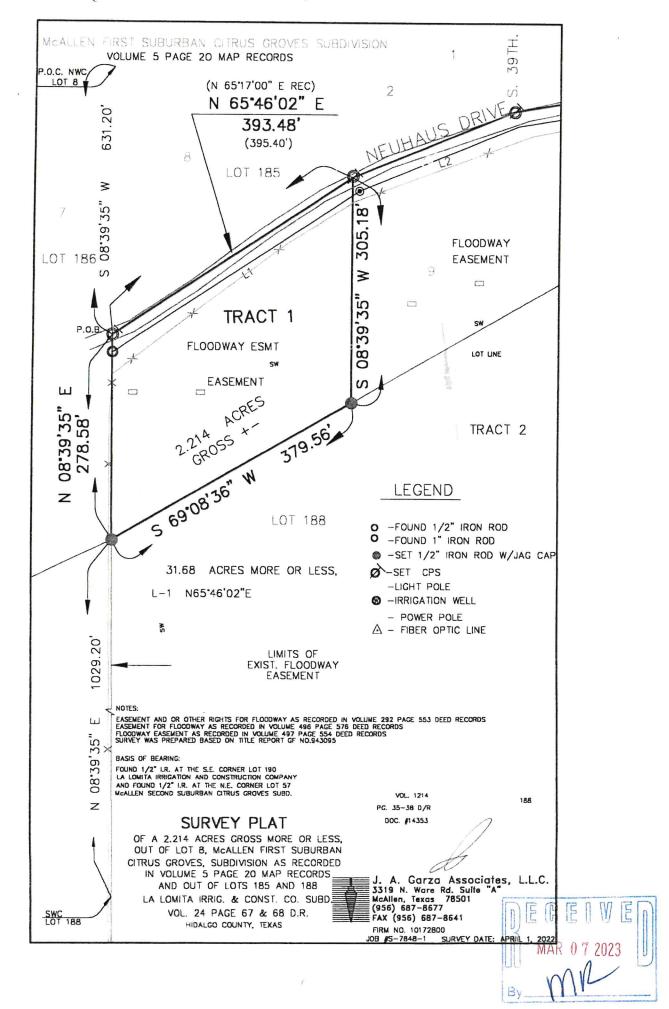
The request is part of a larger area request for rezoning that includes the adjacent tract to the south consisting of 63.86 acres and proposed for rezoning to I-1 (light industrial) District. The proposed C-1 District will serve as a buffer from the I-1 District to the residential zoned properties to the north.

The rezoning and development trends to the south along the west side of South Ware Road have been C-3 District, I-1, District, I-2 (heavy industrial) District and other commercial districts and uses.

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 C-1 (office building) District.







McAllen Campus Proposal



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About Zoho

Founded in 1996, Zoho is a private technology company with approximately 12,000 employees across the globe. We are India's largest software product company, but have been expanding our footprint globally.

Our motto "Your life's work, powered by our life's work" reflects our unwavering commitment to our customers. We believe that when you put customers before profits, you end up with more of both.

Our Philosophies

Craftsmanship

We approach creating great software that delivers high value as a craft, akin to a work of art. You chip away at what's not working, sharpen your skills year after year, and return to refine your product from the very core. While the components might be high-tech, the process used to create them is the same as with any artisan: tireless effort, countless iteration, and patient refinement.

Privately Held, Profitable, and Proud To Be

We've been around for a quarter of a century and are just getting started. Our decision not to take one cent of venture capital, not to go for an IPO, and not to be acquired has given us immense freedom—the freedom to innovate, to learn from our mistakes, and to challenge conventional wisdom. We've put in the time and effort to build our software portfolio from scratch, rather than simply acquiring the work of others.

Privately Held. Publicly Responsible.

27 Years 150+
Countries

12K+
Fmployees

90M+ Users

50+

- 600K+ Customers

Apps



An Innovation-First Company

Our commitment to innovation stems from the wisdom we learned during times when we had no choice but to reinvent, all the while tapping into new market opportunities. We haven't earned the goodwill of customers and analysts by just building great software. Those that have been with us through the years have experienced our process of ceaseless innovation.

A Holistic Approach Toward Employees

 Zoho thinks beyond the system of credentialism. Instead, our hiring casts a wide net, welcoming folks from myriad backgrounds. Additionally, we understand that just because you hire someone to work on a sales team, for example, that's not where their skill set and interests end. We encourage all employees to get involved with projects and initiatives that interest them. We also encourage folks to gravitate to roles that best match their evolving skill set and interests. We've had programmers move to creative design, content writers switch to customer support, and copy editors transition into human resource roles. We don't believe that prior experience in one field precludes pursuing another. Our company culture is what it is because we're all invested in the overall project of the company.

Transnational Localism

■ The blueprint of transnational localism combines global connectivity with local roots. The transnational element is the shared knowledge and culture that everyone participates in, while the local component invests in the nearby community, economy, and culture. Talent is universal; opportunity is not. We meet talent where it is and give folks the opportunity to develop their expertise and skills in their hometown. In turn, the hometown is supported with happy, driven, and financially stable people. This commitment to localism extends beyond hiring. We use local contractors who build with local materials. We add green spaces and farms so that our employees can reconnect with the land. We partner with local organizations to develop civic initiatives that address community specific needs.

Privacy at our Core

Zoho takes a common sense approach to privacy: every person should have control over their data, regardless of where they live. We don't need laws and government regulations to tell us that; it's just the right thing to do. Therefore:

- We don't sell ads within our products, not even within the free editions.
- We don't mine and sell our customers' information.
- We prohibit third-party trackers from operating on any of our websites.



Zoho Plans in McAllen and RGV



We're bringing opportunities closer to where the talent is.

There's a misnomer that in order to succeed—as a business or a working professional—setting yourself up in a big city is a requirement. It doesn't have to be that way.

At Zoho, we operate on a simple philosophy—world-class products can be built anywhere. Innovation isn't limited to big cities. Setting up in smaller communities - a rural village in India or a farmhouse in Texas - affords us the opportunity to nurture talent, keep people close to their families, and support local communities.



Our goal in McAllen is to create a mutually beneficial relationship. Put simply, the region is rife with technical talent, and we hope to bring many stable, high-paying technology jobs. But when you drill down a little deeper, the city of McAllen shares our commitment to family, community, and nature. We've already started participating in various community service initiatives such as volunteer work, educational opportunities, and sponsorships. These will grow organically.





We hired our first local employees in 2020, during the pandemic, as remote positions. It didn't take long to notice the high number of extremely qualified candidates and successful hires. We had a sense that McAllen had something special. Upon further research and increasingly frequent trips, it quickly became apparent that McAllen was going to be a big part of our future. The city complements our company culture in ways we hadn't anticipated, from the down-to-earth and authentic people, the close-knit families and communities, and of course the great food (which sealed the deal).

In the short term, we plan to continue hiring in McAllen, further developing our teams in sales, presales, customer support, marketing, communications, public relations, IT, HR, and more. We recently outgrew our first office in the McAllen Foreign Trade Zone after just two years. We moved into a larger space at the McAllen Creative Incubator on Main Street. Long term, we plan to make a capital investment of approximately \$10 million by building a campus for up to 500 employees.





We strongly believe that the region has the talent for careers in the technology industry, and we want to ensure that we aren't uprooting people away from their families. We focus on hiring local talent, often partnering with organizations and colleges in the area. In the RGV we've already worked with the City of McAllen, the Workforce Commission, South Texas College, and UT RGV. Moving forward, we hope to expand these existing partnerships and forge new ones.

Zoho has learned that the best training is provided on the job. Unlike other technology companies, we don't require a college degree, only an enthusiasm for technology and a growth mindset, which is exactly what we've found from all of our local employees. All jobs are full time and offer full health benefits as well as a 401(k) with company match. We also offer student internships and are in the process of developing work-credit programs with local colleges.



Zoho's Campus Plans in RGV



Zoho thinks about a campus with our people, the community, and the environment at the center. This means we don't build typical office buildings. Rather, we place traditional architecture amidst green spaces that emphasize the natural environment.





Our plan for the Ware Road site in McAllen emphasizes the common culture between our company and the McAllen community:

- Commitment to Local Contractors: Unlike some other large companies, who bring in massive external construction teams, Zoho builds with local talent and materials. We hope to be an asset to the local economy.
- People Friendly: the McAllen campus and building will be optimized for people, not cars or construction. We will use the natural landscape as well as native plants to "hide" the parking lot.





- Pedestrian Friendly: we emphasize pedestrians. We de-emphasize cars. We will utilize the natural landscape and native trees and plants to hide parking lots, which will not be visible to the general public.
- Human Scale: People friendly also means people scale. We won't construct a building taller than three floors.







Nature Friendly: We plan to use just 8 out of 37 acres for buildings. The rest of the land will be dedicated to green spaces:

Orchards: We plan to plant thousands of native fruit trees.

Farm: there will be an area for growing fruits and vegetables for our employees.

We will donate excess produce to the local community.

Water: We plan to deepen the current ponds and protect the ecosystem around the ponds. We will stock the ponds with native fish.

Bees: We will support the local plant ecosystem with several bee-hives.

Birds: Given the importance of birds in this area, we plan to cultivate an overall ecosystem that protects and preserve the bio-diversity of the region, especially local and migratory birds.

Traditional Architecture: The greenery of the campus will not be restricted to outdoors. We plan to incorporate many green spaces indoors as well as in courtyards and several indoor-outdoor spaces. We do not build modern, cuboid structures. Rather, our architectural choices reflect local styles and use traditional materials. In McAllen, this means haciendas rather than tall, glass buildings.





Environmentally Friendly: all buildings will account for McAllen's climate and weather. They will leave the minimum environmental impact, and strive to be 100% self-sustainable. We plant to utilize:

Solar Power: the campus' power needs will be supplied by the solar capture systems we put on top of various structures.

Rainwater Capture: the campus' irrigation needs will be supplied by the rain water capture systems we create throughout the land.

Community Friendly

We hope to build an event center on campus. As we do in other regions, we would open this facility to the community for local causes. We host community education sessions (e.g. organic farming, technology, manufacturing, etc.)

Neighborhood Aesthetics: we are cognizant of how our campus fits within the surrounding neighborhood. We strive to create a beautiful, natural view to passers-by. The current view from Ware Road has potential: We believe it can be improved by adding native trees and landscaping plants.



Our Campus Development Philosophy: The Del Valle case study.



For many years the land was a cattle ranch. We've converted some of the existing ranch structures into offices for our employees.



Developing the Campus: Our Philosophy

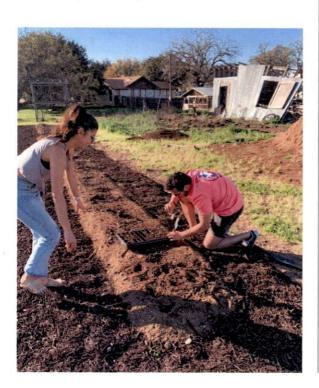
We are stewards of the natural environment.
We plant native trees, grasses, and
landscaping plants.

We work with the environment, not against it.
We do not displace animals. Our campus is a
thriving ecosystem for local and migratory
wildlife.

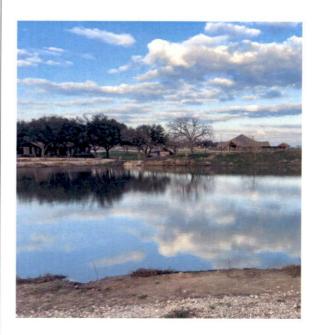
We use self-sustainable farming and 100% organic land care methods (e.g. winter tree trimming becomes spring mulch). We plan to use pond and rain water for irrigation. We plan to power the entire campus with solar power.

Our "work truck" is a Boson electric farm vehicle.

Community engagement initiatives: local farm employees, community farmers market, school partnerships, more.



We're cultivating a Central Texas ecosystem throughout the rest of the campus. Prominent features include: ponds, creeks, orchards, a farm, and native habitats for local and migratory wildlife.



Ponds and Creeks

We widened and deepened two existing ponds. This summer we plan to widen and deepen the third existing pond.

We stocked the ponds with native fish: bass, catfish, and crappie.

We planted the pond edges with native plants: weeping willow trees, elephant ears, lily pads, etc.

We widened and deepened the creek that runs through the natural flood plain.

We planted the creek edges with native wetland plants:

horsetails, papyrus', water lilies, and more.



Orchards

To date we've planted 700+ fruit trees. We plan to plant thousands more across multiple orchards.

We plant native tree varieties, including: peaches, nectarines, plums, pears, apples, pecans, persimmons, figs, pomegranates, jujubes, and more.

Bees

Inside the orchards we have eight bee hives, each consisting of approximately 25,000 bees. We plan to add more hives as we expand the orchards.

Two employees took beekeeping classes, so we even have our beekeepers in house!



Farm

Early on, our employees started helping to grow crops, often bringing their families so that their children could learn how to grow food.

Our "farm" is notably not a commercial. Rather, it's a place for employees to learn about agriculture, bond with coworkers, and connect more deeply with the verdant Texas land.

Our 6 plots produce 100+ pounds of fresh herbs, vegetables, fruits, and wildflowers each week from April - November. Our farmhands harvest the produce for our employees to take home to their families, friends, and neighbors. Some of what we grow.

Greens: kale, spinach, lettuce varieties, mustard greens, okra, tomatoes .

Herbs: basil, cilantro, dill, mint, rosemary, jasmine, oregano, parsley, moringa, more

Peppers: ceranos, poblanos, bananas, jalapenos, tomatillos, super chiles, more

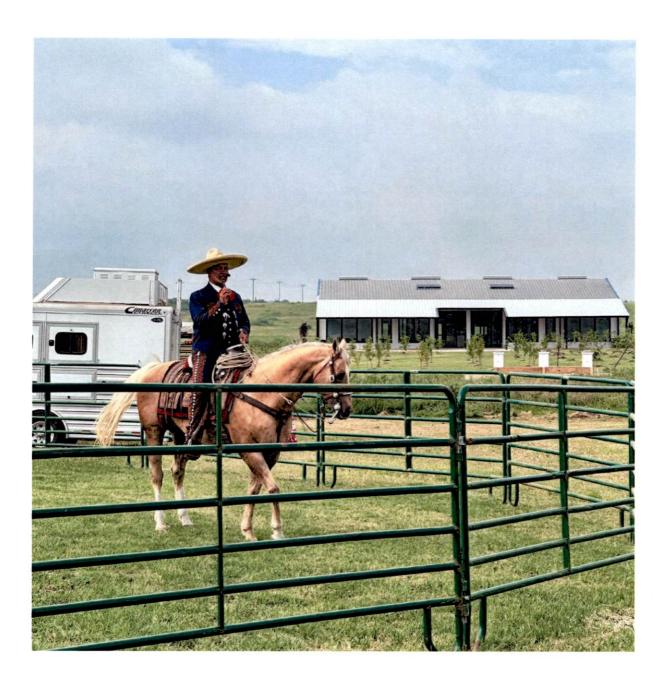
Fruits: tomatoes, blackberries, strawberries, watermelons, honeydew melons, cantaloupes

Roots: beets, carrots, turnips, radishes, parsnips, and ginger

Cruciferious: broccoli, Brussels sprouts, cabbage, cauliflower, collard greens, kale, and turnips

We distribute excess produce to local charities and food banks, including Central Texas Food Bank and Casa Marianella Women's Shelter.





Wildlife

We have a rancher who grazes 300+ cattle on the campus land.

We have a chicken coop with 20 chickens and 2 roosters.

We have immediate plans to add ducks, turkeys, and goats.

We've cultivated natural habitats for the native snakes, coyotes, and jackrabbits, as well as various birds and other local wildlife.

The campus attracts various migratory birds, including: ducks, blue herons, ospreys, hawks, scissor tailed flycatchers, killdeers, and more.



References

Zoho Opens New Office in McAllen, Bringing Tech-Focused Career Opportunities and Business Growth to South Texas

"For the City of McAllen, working with Zoho to provide excellent job opportunities for our local residents will not only boost the quality of life for them, but also our entire community. This is a win-win for us all," said McAllen Mayor Javier Villalobos. "As McAllen continues to work with our institutions of higher learning to educate our workforce and diversify the types of jobs available in our city, companies will continue to see the value of opening offices right here in McAllen."



Scan to learn more



MCALLEN, Texas – Indian software company Zoho held a ceremony to celebrate the opening of their newest office in McAllen.

"Good jobs, high-paying jobs can be created in low-cost-of-living areas," said Vembu. "... So that is our strategy, approach: to take deep roots and serve the community, hire people, train [with] immersive training, induct people into the tech ecosystem, [and] create good paying jobs as a solid foundation for our employees and communities. That is the moral of the company."



Scan to learn more



Multinational Software Company Zoho Arrives in McAllen

"Zoho has created new opportunities for McAllen by not just providing employment for 35 employees, but also adding to the Rio Grande Valley's economy and growth."



Scan to learn more



Employees at global software firm Zoho have turned the company's Austin headquarters into a fully functioning farm. It's become a respite during the pandemic, and could serve as a model for a new way of working.

"In April 2019, Zoho purchased the land with the intention of building a massive new office for its Austin-based employees, who, up until then, had been working out of a rented space in an office park in southeast Austin. But when a group of 20 or so employees took a drive out to the land, which is about five miles east of Austin-Bergstrom International Airport, they found acres of uninhabited space, void of skyscrapers and the trappings of life at a tech company. So they decided to start a farm."



Scan to learn more



Additional Info

At Zoho, we genuinely value your thoughts, feedback, and inquiries. We believe in fostering open communication with our employees, customers, and communities we are a part of. We're here to listen to your ideas, answer any questions you may have, and address any concerns. We look forward to hearing from you.



Raju Vegesna
Chief Evangelist
raju@zohocorp.com



Tejas Gadhia
Regional Manager
tejas@zohocorp.com



Mariana Nino
McAllen Operations Manager
mariana.n@zohocorp.com



David Townsend

McAllen Infrastructure Manager

david.t@zohocorp.com





zoho.com



Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 28, 2023

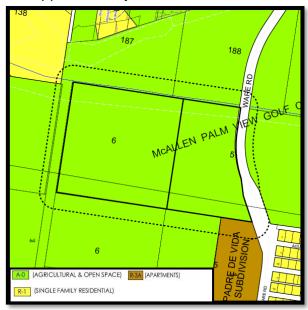
SUBJECT: REZONE FROM A-O (AGRICULTURAL-OPEN SPACE) DISTRICT TO I-1

(LIGHT INDUSTRIAL) DISTRICT: ALL OF 63.86 ACRES OUT OF LOTS 5 AND 6, BLOCK 1, RIO BRAVO PLANTATION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 3500 SOUTH WARE ROAD. (REZ2023-0030)

LOCATION: The property has frontage and is located along the west side of South Ware Road. The subject property consists of an interior tract of 63.86 acres which consists of Lots 5 and 6, Block 1 of Rio Bravo Plantation Company Subdivision.

PROPOSAL: The request is to rezone the subject property to I-1 (light industrial) District. A plan has not been submitted at this time. The request is part of a larger area request for rezoning that includes the adjacent tract to the north and it is being proposed for rezoning to C-1 (office building) District.

ADJACENT ZONING: The contiguous zoning is A-O District in all directions. There is R-3A (multifamily residential apartments) District to the south of the subject property. There is I-1 District approximately 1,500 feet to the south.





LAND USE: The property is vacant. Surrounding land uses include Champion Lakes Golf Course, Padre De Vida Apartments, McAllen Sewer Plant #2, and vacant land.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Employment Center, which may be most appropriate for employment centers that are in light manufacturing, office parks, medical centers, and supportive retail. This district includes a mixture of retail, office, industrial and other nonresidential development types.

DEVELOPMENT TRENDS: The development trend along South Ware Road in the past has been generally commercial north of the tract and industrial south of the subject property.

HISTORY: The application for a rezoning request was submitted to the Planning Department on June 12, 2023.

ANALYSIS: The subject property has been used for agricultural purposes and is currently vacant land.

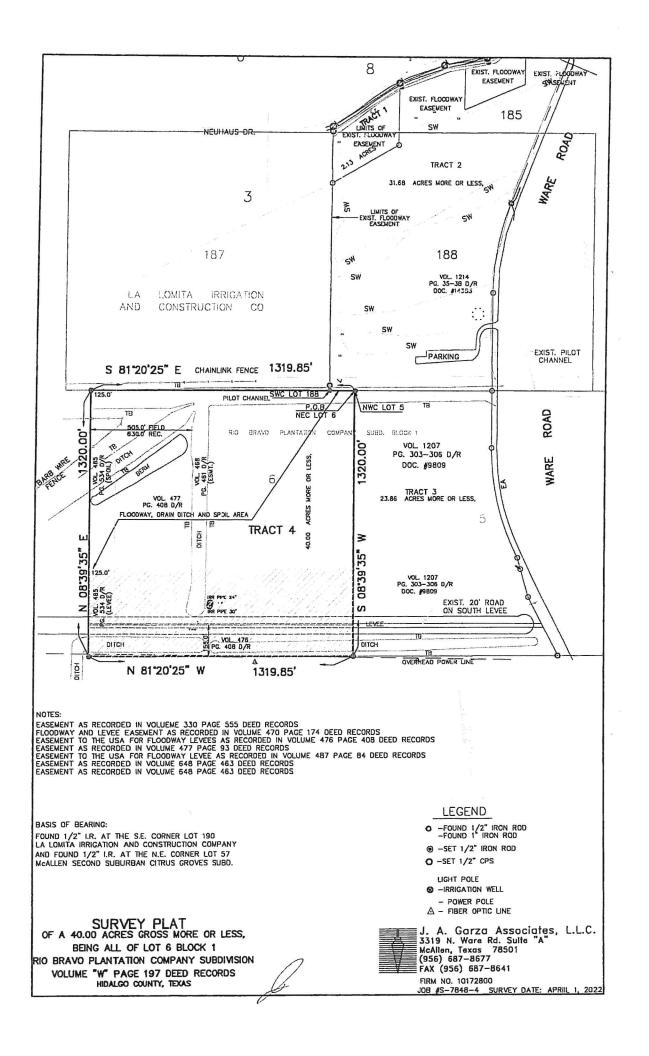
The tract is located in an area known as the Mission Inlet which is an area that is in a FEMA designated Special Flood Hazard Area (SFHA), Zone A. Any development proposed for the tract will need to comply with the floodplain ordinance. In order to ensure that the area is in compliance with the minimum floodplain management standards, a floodplain analysis of this property will be submitted to the Federal Emergency Management Agency at a later time. Recordation of the subdivision plat will require approval by the Engineering Department.

The request is part of a larger area request for rezoning that includes the adjacent tract to the north consisting of 33.894 acres and proposed for rezoning to C-1 District. The C-1 District will serve as a buffer from the I-1 District to the residential zoned properties to the north.

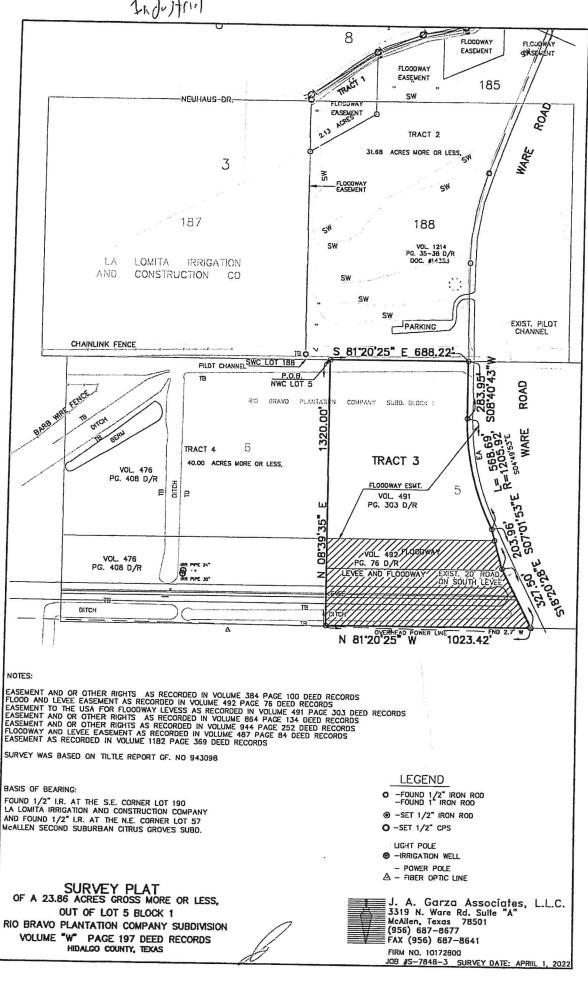
The rezoning and development trends to the south along the west side of South Ware Road have been I-1 District, I-2 (heavy industrial) District and other commercial districts and uses.

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

RECOMMENDATION: Staff recommends approval of the rezoning request to I-1 (light industrial) District.



Industril





Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 5, 2023

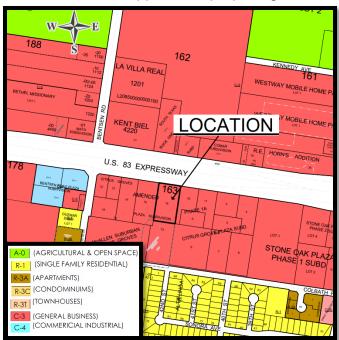
SUBJECT: SITE PLAN APPROVAL FOR LOT 16, CITRUS GROVE PLAZA LOTS 14, 15 &

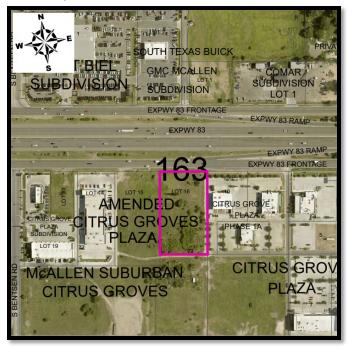
16 SUBDIVISION, HIDALGO COUNTY, TEXAS; 4201 EXPRESSWAY 83.

(SPR2022-0052)

LOCATION: The subject property is located on the south side of Expressway 83, west of South Ware Road. The property is 81,152.28 square feet (1.8630 acre). The surrounding land use is C-3 (general business) District in all directions, the tract is also zoned C-3 District. Surrounding land uses include as follows: restaurants, commercial plazas and condominiums.

PROPOSAL: The applicant is proposing to construct and operate two restaurants.



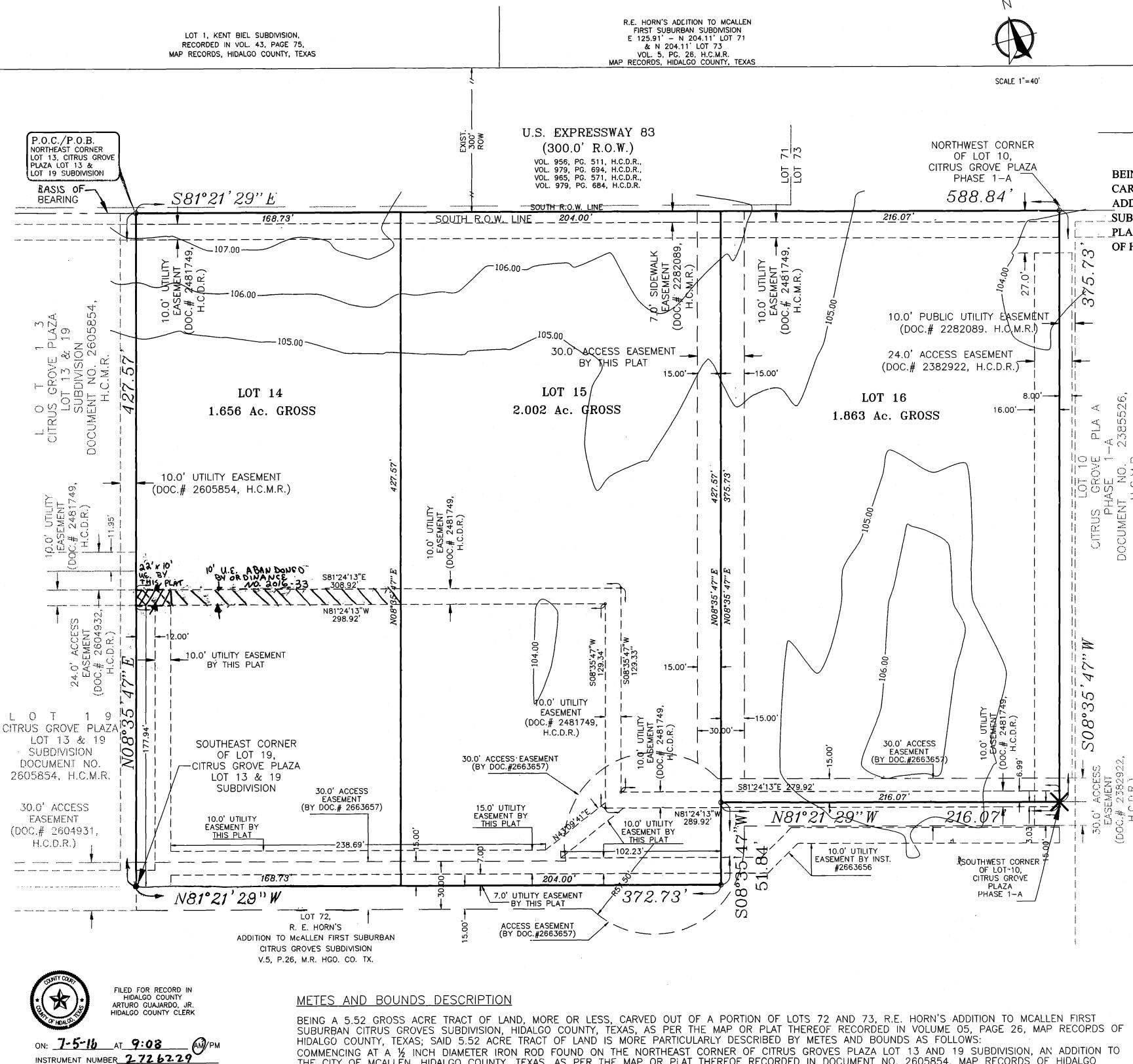


ANALYSIS: Based on the 10,800 square footage of the proposed commercial plaza, 83 parking spaces are required. There are 115 parking spaces provided on site as per the site plan. Four of the proposed parking spaces must be accessible, one of which must also be van accessible with an 8-foot wide aisle. Access to the site is from a proposed access from Expressway 83. Required landscaping for the lot is 8,116 square feet of which 11,206 square feet of landscaping is being provided. The tree requirement is as follows: 23 - 2½" caliper trees, 12 -4" caliper trees or 6 -6" caliper trees. A minimum 10-foot wide landscaped strip is required inside the property line along US Expressway 83. Fifty percent of the landscaping must be visible from the street, and each parking space must be within 100 feet of a landscaped area with a tree, as required by ordinance.

The setbacks are as follows: from US Expressway 83 as shown on plat (75' from US Expressway 83. Rear setback is in accordance with the zoning ordinance, 5 feet. Side setbacks is in accordance with the zoning ordinance, 14 feet (based on elevations provided), proposing 16 feet (east side) and 15 feet (west side). A deceleration lane as part of the approved TIA, as well as a roundabout.

The Building Permit Site Plan must comply with requirements noted on the Development Team Review Sheet. Site plan approval by the Planning and Zoning Commission is required prior to building permit issuance.

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



THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2605854, MAP RECORDS OF HIDALGO COUNTY, TEXAS, CARVED OUT OF SAID LOT 72 FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 81 DEGREES 21 MINUTES 29 SECONDS EAST, COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF THE EASTBOUND FRONTAGE ROAD OF U.S. EXPRESSWAY 83, A DISTANCE OF 588.84 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF LOT 10, CITRUS GROVE PLAZA PHASE I—A, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2385526, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 08 DEGREES 35 MINUTES 47 SECONDS WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT 10, A DISTANCE OF 375.73 FEET TO AN "X" CUT ON A CONCRETE DRIVE ON THE SOUTHWEST CORNER OF SAID LOT 10 FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT; 1": 400'

(3) THENCE, NORTH 81 DEGREES 21 MINUTES 29 SECONDS WEST, ALONG A LINE PARALLEL TO THE SOUTH RIGHT-OF-WAY LINE OF SAID EXPRESSWAY, A DISTANCE OF 216.07 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR AN INSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, SOUTH 08 DEGREES 35 MINUTES 47 SECONDS WEST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 10. A DISTANCE OF 51.84 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED

(5) THENCE, NORTH 81 DEGREES 21 MINUTES 29 SECONDS WEST, ALONG A LINE PARALLEL TO THE SOUTH RIGHT-OF-WAY LIN' OF SAID EXPRESSWAY, A DISTANCE OF 372.73 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE SOUTHEAS" CORNER OF LOT 19, OF SAID CITRUS GROVE PLAZA LOT 13 & 19 SUBDIVISION FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, NORTH 08 DEGREES 35 MINUTES 47 SECONDS EAST, COINCIDENT WITH THE EAST LINE OF SAID LOTS 13 AND 19 A DISTANCE OF 427.57 TO THE POINT OF BEGINNING, CONTAINING 5.52 GROSS ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: NORTH LINE OF SAID CITRUS GROVE PLAZA LOT 13 & 19 SUBDIVISION, MCALLEN, H.C.T. N:\M&B.2015\5.52.061515

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

VICINITY MAP

CITRUS GROVE PLAZA

SITE U.S. EXPRESSWAY 83

LOT 05 %

KENT BIEL

SUBDIVISION

CITRUS GROVES MCALLEN SUBURBA

"AMENDED" MAP OF

CITRUS GROVE PLAZA LOTS 14,15 & 16 SUBDIVISION

McALLEN, TEXAS

BEING A 5.52 GROSS ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF A PORTION OF LOTS 72 AND 73, R.E. HORN'S ADDITION TO MCALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 26, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

NOTES:

1.— MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS: FRONT: U.S. EXPRESSWAY 83 = 75 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS

REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS. SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.

2.- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOTS

3.- THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480343 0010 C, MAP REVISED: NOVEMBER 2, 1982

FLOOD ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY I LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)

4.- STORM WATER DETENTION OF 1.08 AC-FT. IS REQUIRED FOR THIS SUBDIVISION, 0.324 AC-FT FOR LOT 14, 0.392 AC-FT FOR LOT 15 AND 0.365 AC-FT FOR LOT 16

5.- AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY'S ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

6. - A 5' FOOT WIDE MINIMUM SIDEWALK IS REQUIRED ON U.S. EXPRESSWAY 83.

7.- BENCHMARK: CITY OF MCALLEN SURVEY CONTROL POINT (MC 81) IS A 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT STATE OF TEXAS CAP ON TOP, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF EXP.83 AND WARE RD. THE MONUMENT IS LOCATED 5 FT SOUTH FROM BC OF THE FRONTAGE RD. AND 50-FT EAST FROM THE CENTERLINE OF WARE RD. (ELEV.=106.50)

8. - SITE PLAN APPROVAL FROM THE PLANNING & ZONING COMMISSION IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE.

9. - COMMON AREAS FOR COMMERCIAL DEVELOPMENTS PROVIDE FOR COMMON PARKING, ACCESS, SETBACKS, AND LANDSCAPING AND SHALL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

10 - ONLY ONE DIRECT ACCESS (SHARE ACCESS) WILL BE PERMITTED FOR THIS SUBDIVISION TO U.S. EXPRESSWAY 83 FRONTAGE ROAD LOCATED BETWEEN LOTS 15 & 16.

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

12. - 6.0 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.

13.- THE CONSTRUCTION OF DECELERATION LANE ALONG U.S. EXPRESSWAY 83 (1-2) IS REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EITHER LOT 15 OR 16.

14. - THE CONSTRUCTION OF DECELERATION LANE SHOULD ALSO BE REQUIRED IN THE EVENT THAT THE DRIVE WITHIN THE 30-FT ACCESS EASEMENT BETWEEN LOTS 15 & 16 IS CONSTRUCTED PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EITHER LOT.

STATE OF TEXAS COUNTY OF HIDALGO

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

MARO A. SALINAS LICENSED PROFESSIONAL ENGINNER # 96611 403 W. EXP.83, SUITE 150 MC LEN, TEXAS 78501

DATE MARIO A. SALINAS

STATE OF TEXAS: COUNTY OF HIDALGO

> I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE "AMENDED" MAP OF CITRUS GROVE PLAZA LOTS 14. 15 & 16 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, WATERCOURSES, 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 ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

> > By: Solloa & Associates, LLC Fernando Solloa, President and member

STATE OF TEXAS: COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 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,

4037 W. Expressway 83, Suite 150

McAllen TX, 78501

Motory smale, store at learly ន្តិ៍ Gomen ខែសារបទ ពួ**គ.០វ-១០**) វ NOTARY PUBLIC Mary 10 127650011 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.

THE UNDERSIGNED MAYOR OF CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS: SUBDIVISION REGULATIONS OF

CHAIRMAN. PLANNING COMMISSION

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.

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 "AMENDED" CITRUS GROVE PLAZA, LOTS 14,15 & 16 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

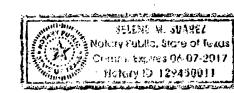
TRUST OF JOHN VAN RAMSHORST ÁLMA RUBY VÁN RAMSHORST Date

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIBEL DUECK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING THIS THE 24 DAY OF MAY 2016.

PUBLIC

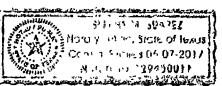
✓BY: MARIBEL DUECK



STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALMA RUBY VAN RAMSHORST, KNOWN

NOTARY PUBLIC



STATE OF TEXAS COUNTY OF HIDALGO

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



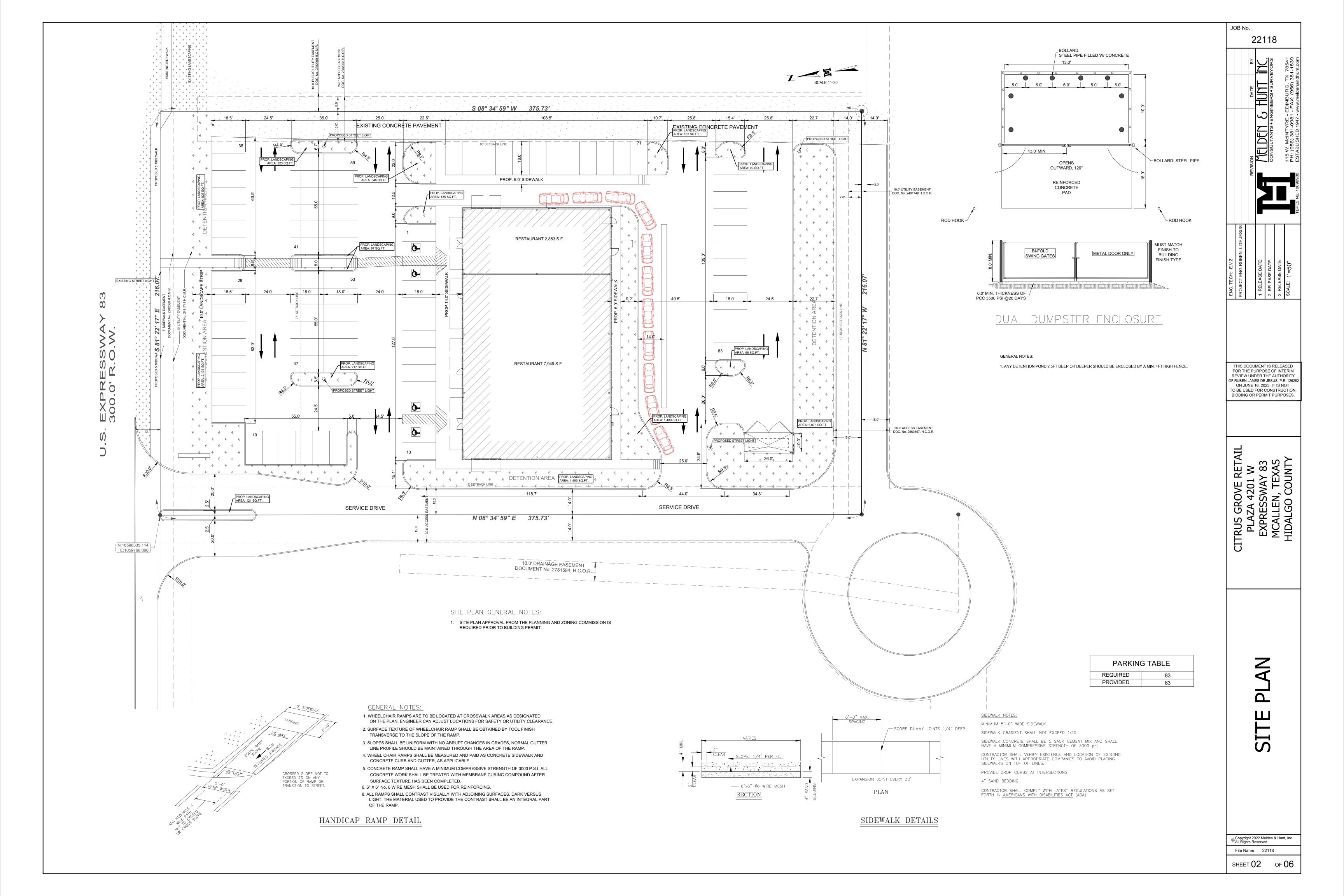


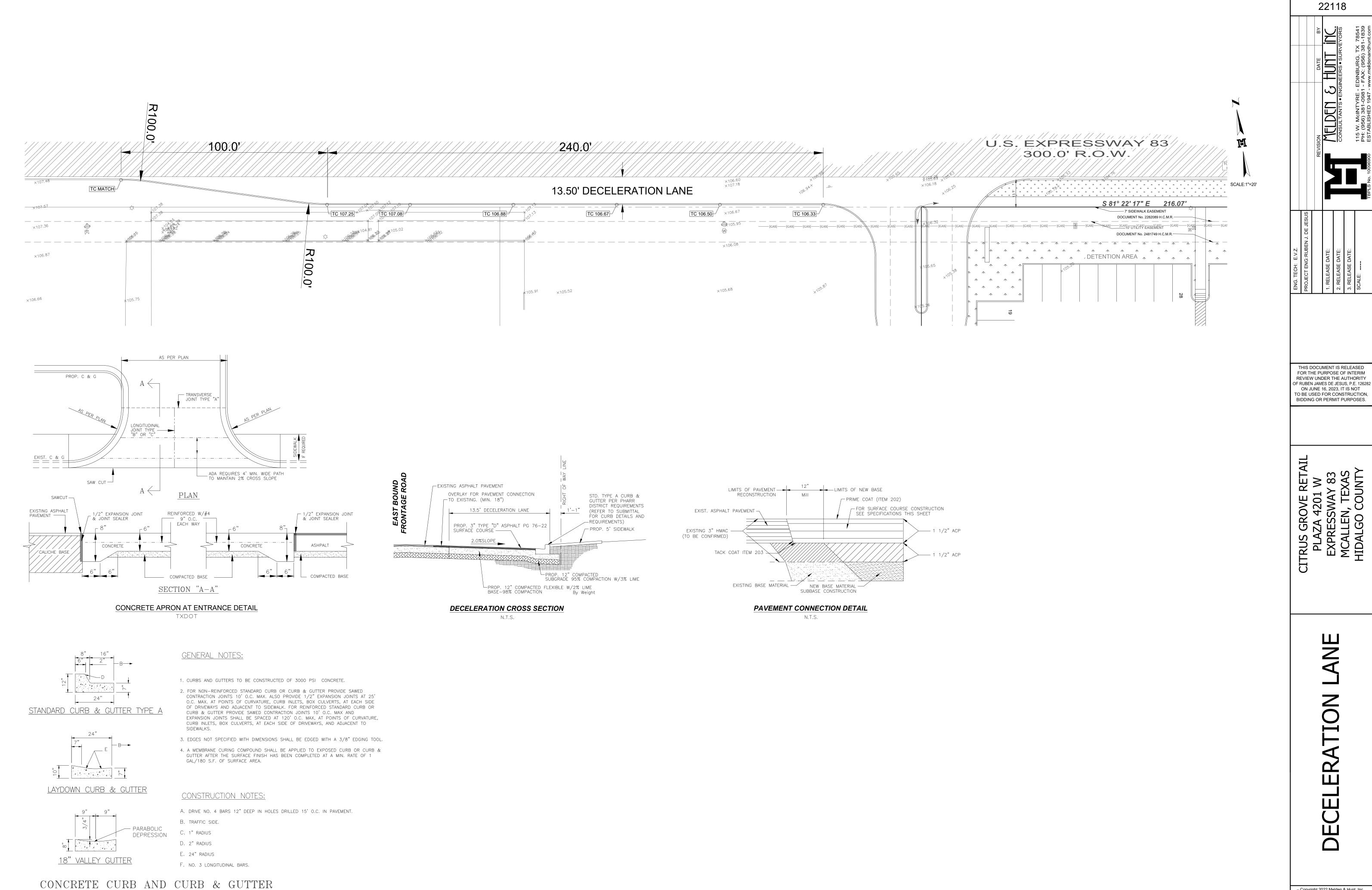
DATE OF PREPARATION: 05-09-2016

MAS ENGINEERING U.C. CONSULTING ENGINEERING FIRM NO. F-15499

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

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



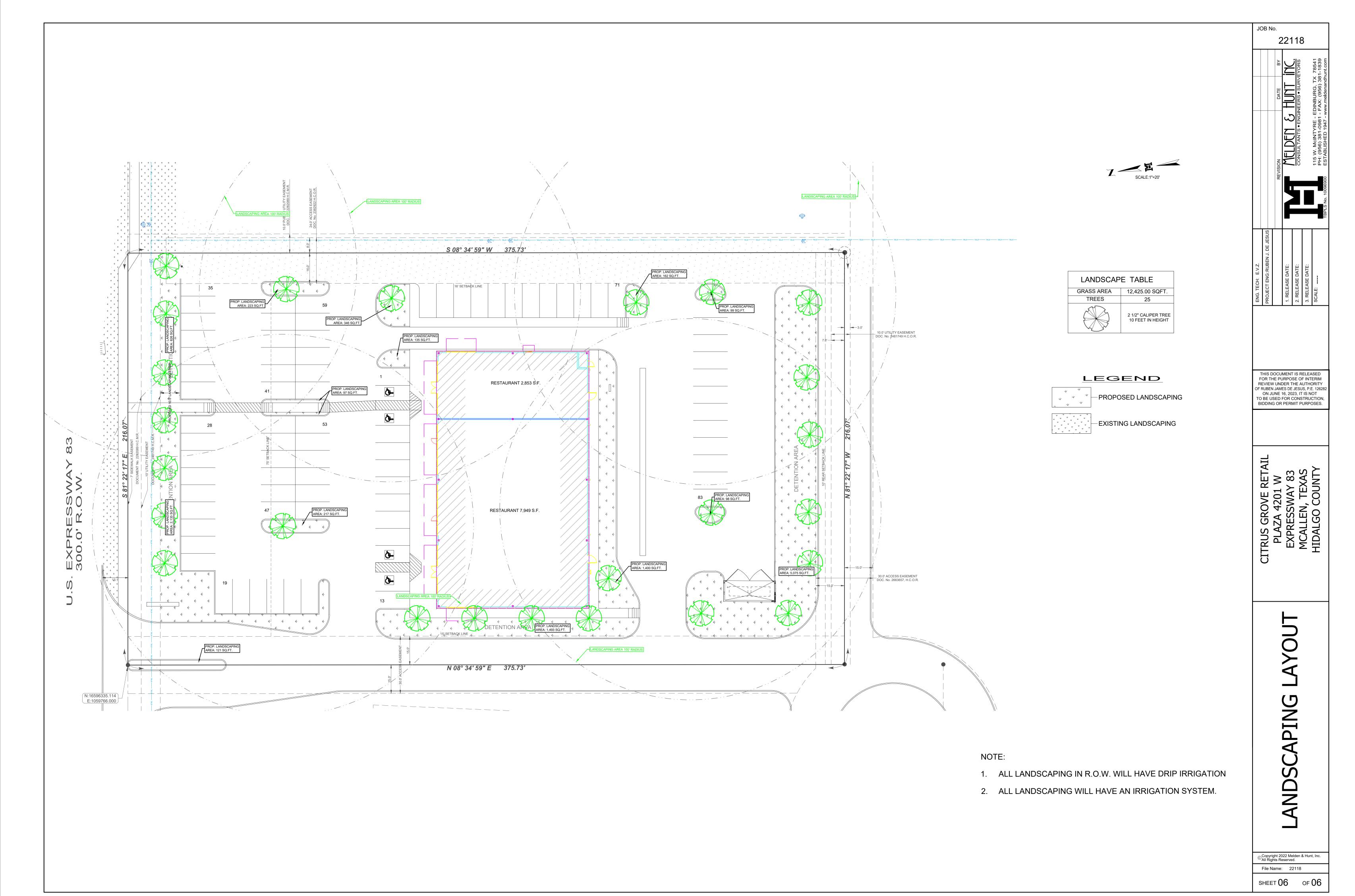


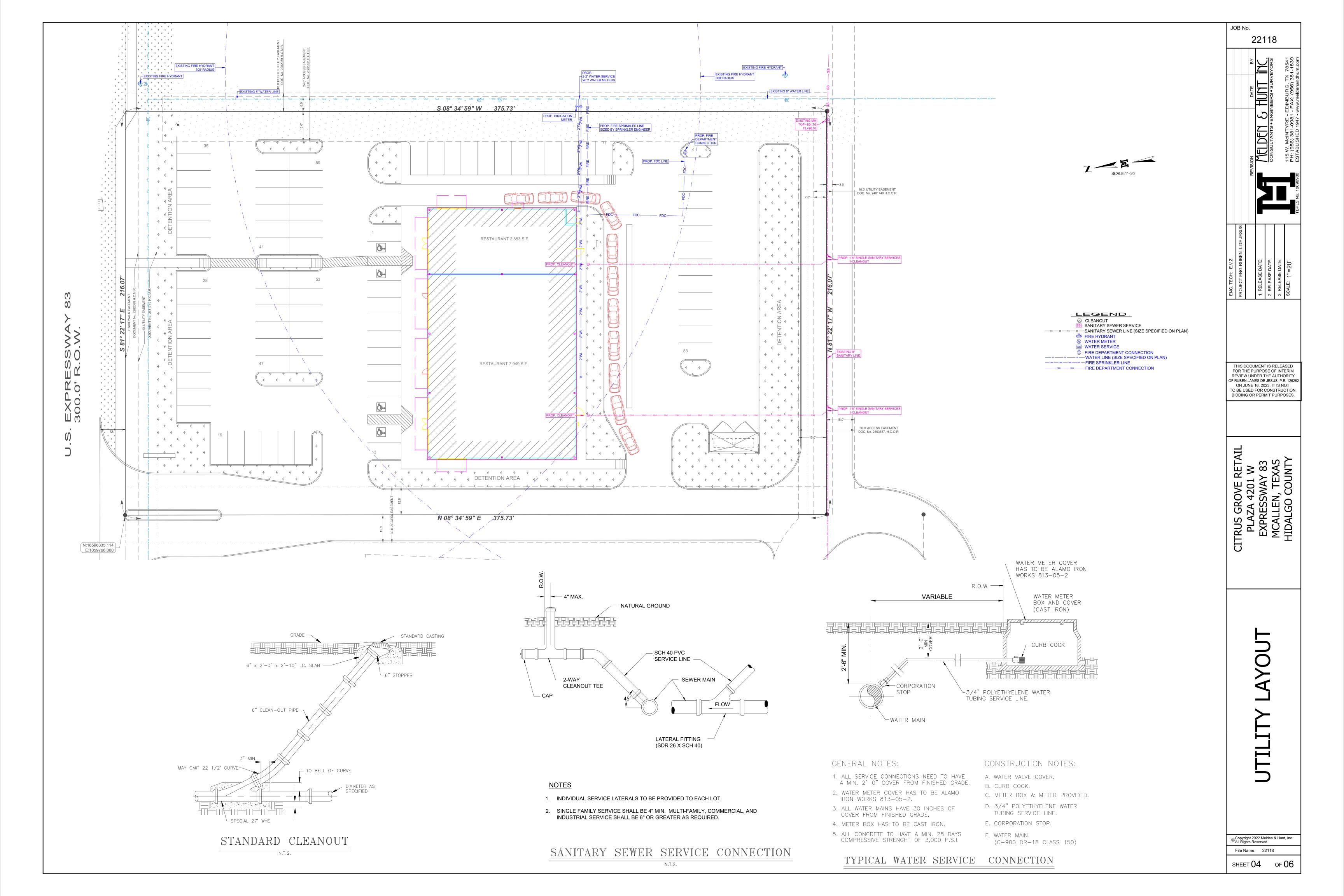
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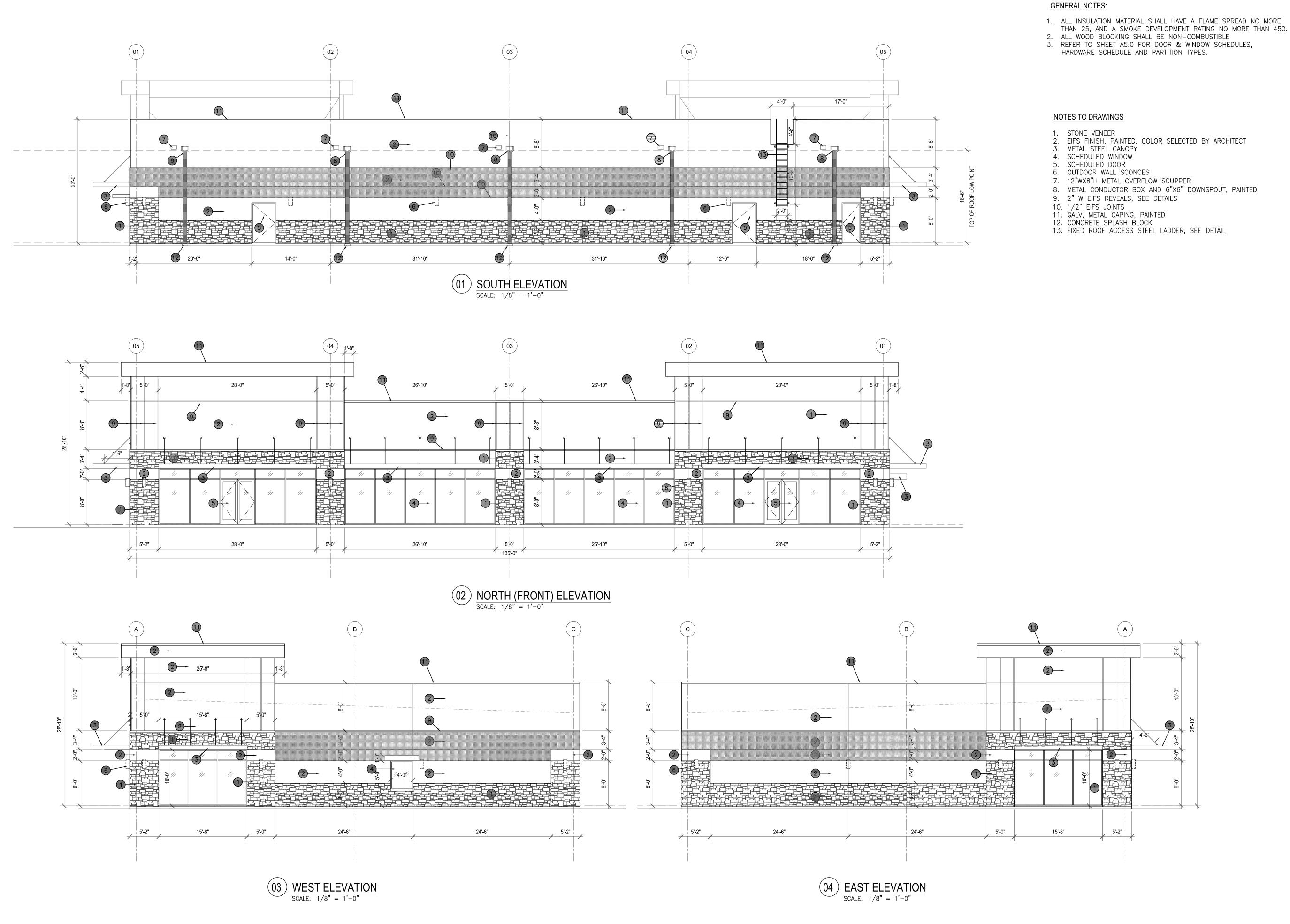
File Name: 22118

SHEET 03 OF 06

JOB No.







- 1. ALL INSULATION MATERIAL SHALL HAVE A FLAME SPREAD NO MORE

N Building Retail

ISSUE

NO. DATE

DESCRIPTION

09/15/22 PRELIMINARY DESIGN

11/02/22 Design Development

12/20/22 FOR PERMIT & PRICING

5855 Sovereign Dr., Suite B Houston, TX 77036
Tel: 713 636-9970 Fax: 713 977-1311 email: jc@tdckarchitects.com PROPRIETARY INFORMATION DESIGN INFORMATION CONTAINED CONFIDENTIAL AND IS THE EXCLUSIVE PROPERTY OF TDCK ARCHITECTS INC. NO PORTION OF ANY DESIGN INFORMATION CONTAINED HEREIN MAY BE USED BY, OR DISCLOSED TO, UNAUTHORIZED PERSONNEL WITHOUT EXPRESSED WRITTEN CONSENT

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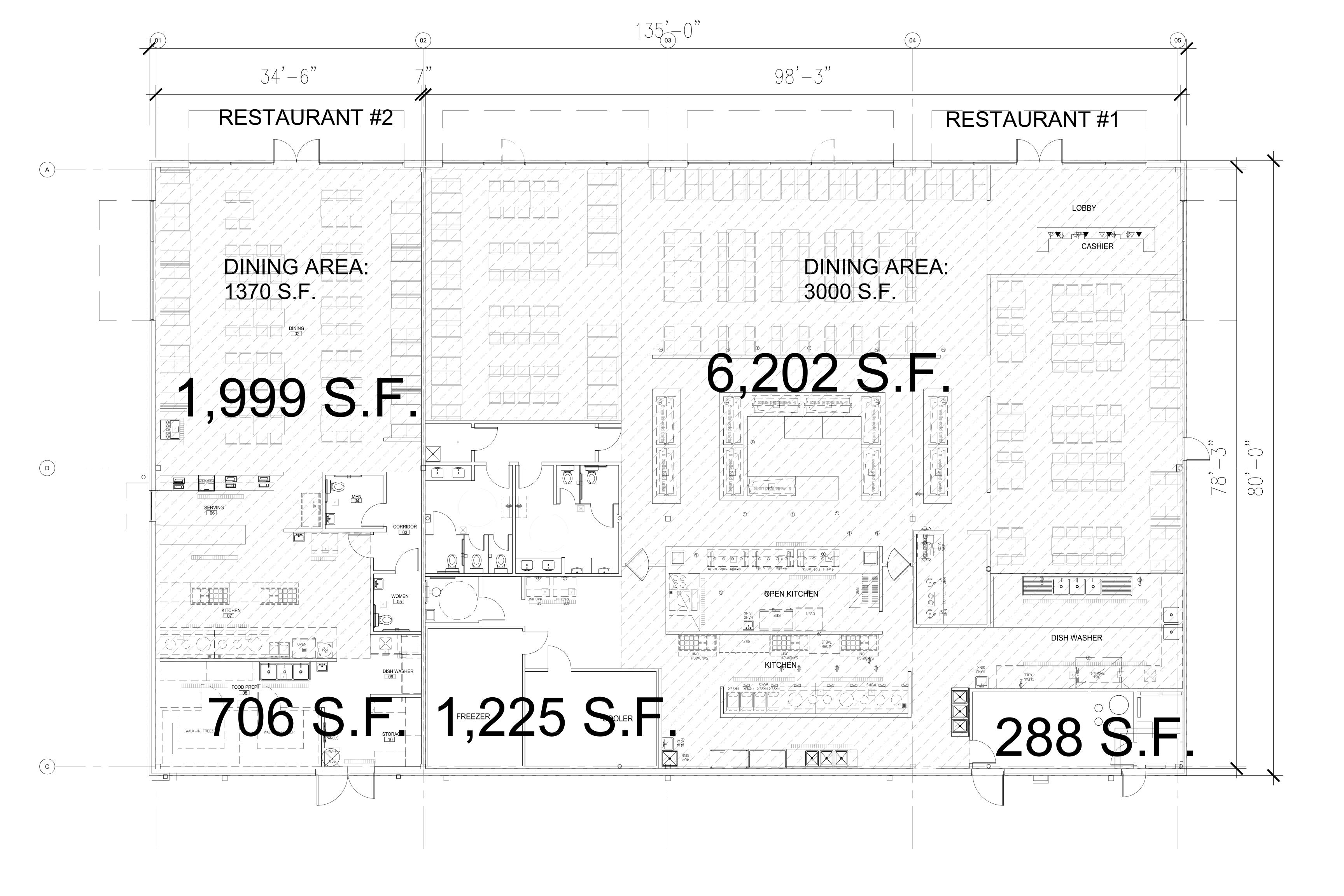
Project No.

Date 22021 12/30/2022 Drawing Title:

BUILDING ELEVATIONS

Drawing Number

A3.0



Sub2022-0020

City of McAllen Planning Department

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

	Subdivsion Name Florencia Subdivision			
	Location South McColl Road at La Cantera Avenue			
Project Information	City Address or Block Number 2700 5 McColl RD			
	Number of Lots 1 Gross Acres 2.32 Net Acres 2.32 ETJ Yes x No			
	Existing Zoning C-3L Proposed Zoning R1 Rezoning Applied for Yes x No Date			
	Existing Land Use Vacant Proposed Land Use Residential Irrigation District # 2			
	Replat Yes x No Commercial Residential			
	Replat Yes x No Commercial Residential Agricultural Exemption Yes x No Estimated Rollback Tax Due n/a and 31.			
Δ.	Parcel # 1351918 Tax Dept. Review			
	Water CCN x MPU Sharyland Water SC	Other		
	Legal Description 2.32 Acres out of Lot 2, Bloom	ck 16, Steele and Pershing Subd.		
er	Name Patricia Lorenzo	Phone 956-683-100		
Owner	Address 2301 Tanglewood Drive	E-mail <u>patricialorenzo28@yahoo.com</u>		
Ü	City Weslaco State Texas	Zip _78596		
oper	Name Same as Owner	Phone		
	Address	F		
_	Address	E-mail		
evel	City State	Zip		
Developer				
	City State			
	City State Contact Person	Zip		
	City State Contact Person Name Spoor Engineering Consultants, Inc.	Zip		
Engineer Devel	City State Contact Person Name Spoor Engineering Consultants, Inc. Address 202 S. 4th Street	Phone 956-683-1000 E-mail sec@spooreng.com		
Engineer	City State Contact Person Name Spoor Engineering Consultants, Inc. Address 202 S. 4th Street City McAllen State Texas	Phone 956-683-1000 E-mail sec@spooreng.com		
Engineer	City State Contact Person Name Spoor Engineering Consultants, Inc. Address 202 S. 4th Street City McAllen State Texas Contact Person Steve Spoor, P.E.	Zip		
	City State Contact Person Name Spoor Engineering Consultants, Inc. Address 202 S. 4th Street City McAllen State Texas Contact Person Steve Spoor, P.E. Name CVQ Land Surveyors	Zip Phone 956-683-1000 E-mail sec@spooreng.com Zip 78501 Phone 956-618-1551		

Minimum Developer's Requirements Submitted with Application

Proposed Plat Submittal

In Person Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- 8 1/2" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 28 1/2" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- \$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 7

_ Date_02/11/22

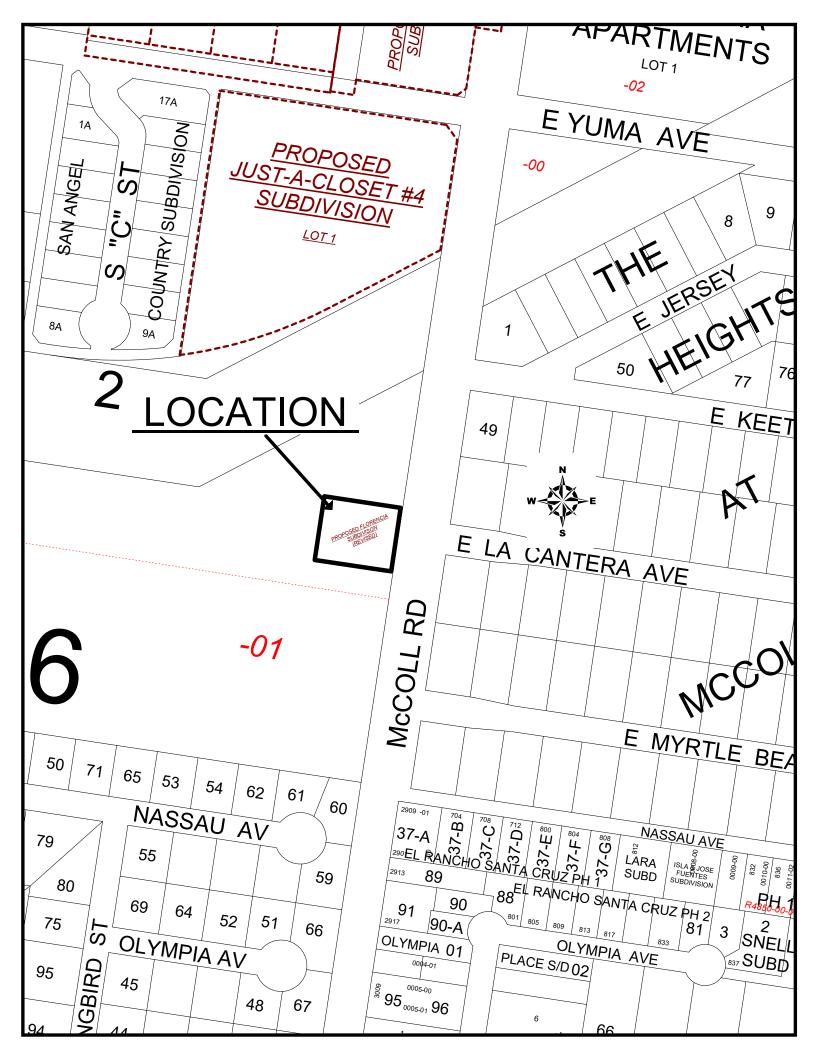
Print Name

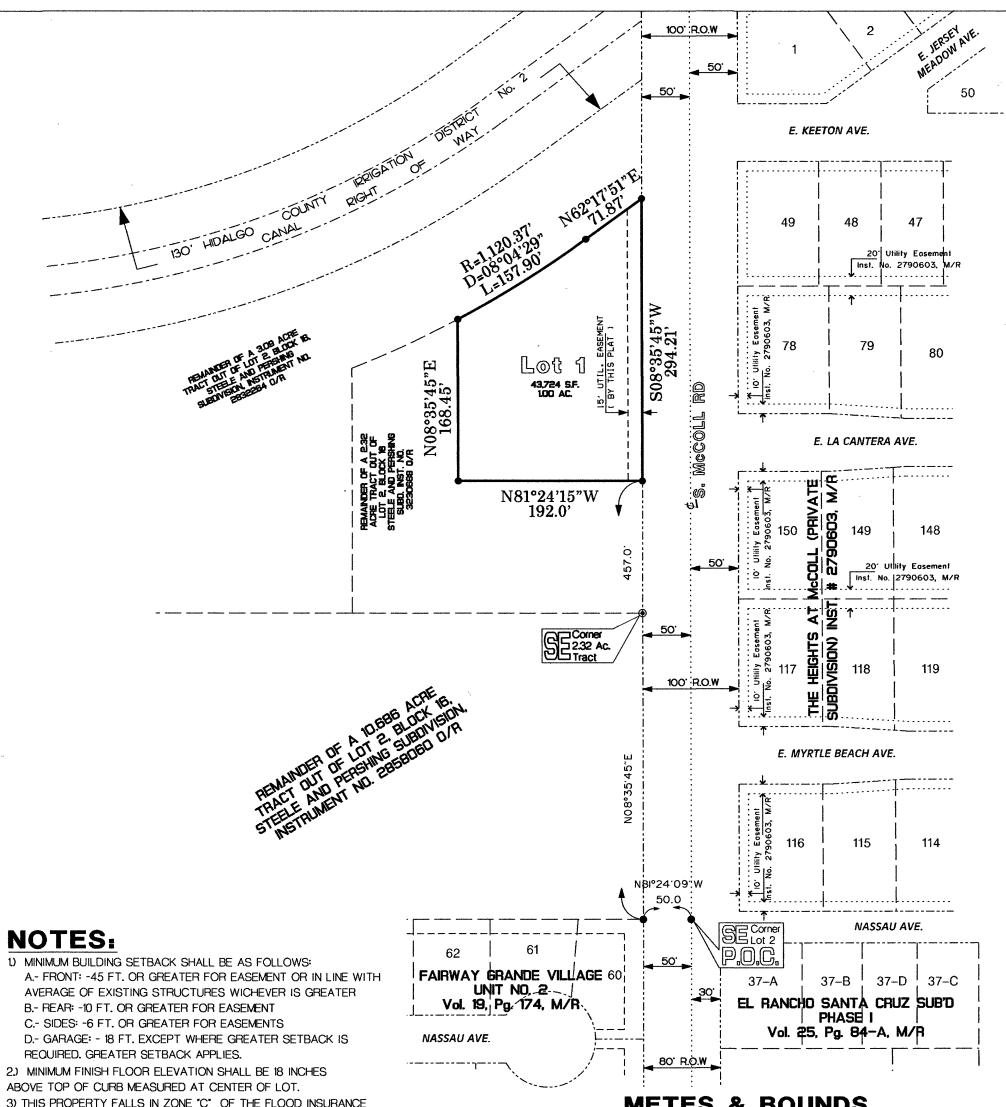
Steve Spoor, P.E.

Owner

Authorized Agent &

The Planning Department is now accepting DocuSign signatures on application





- AVERAGE OF EXISTING STRUCTURES WICHEVER IS GREATER B.- REAR: -10 FT. OR GREATER FOR EASEMENT

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, COMMUNITY PANEL NO. 480334 0425C, REVISED NOV. 16, 1982. ZONE "C" IS DESCRIBED AS: "AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE C MAY HAVE PONDING AND LOCAL DRAINAGE PROBLEMS THAT DON'T WARRANT A DETAILED STUDY OR DESIGNATION AS BASE FLOODPLAIN"

4.) A 6' BUFFER OPAQUE IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

- 5.) A 4.0' (MINIMUM) SIDEWALK REQUIRED ALONG S. McCOLL ROAD 6.) 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.
- 7.) STORM WATER DETENTION OF 3,840 CUBIC FEET OR 0.09 AC-FT SHALL BE REQUIRED FOR THIS SUBDIVISION.

8.) BENCHMARK.- STATION NAME: MC* 84 SET BY ARANDA & ASSOCIATES, LOCATED AT THE NORTHWEST CORNER OF INTERSECTION OF JACKSON RD. AND RIDGE RD. ELEV.- 115.07(NAVD88)

9.) 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.

10.) COMMON AREAS, PRIVATE DRIVES, GATE AREA, ETC SHALL ME MAINTAINED BY LOT OWNERS AND NOT THE CITY OF MCALLEN.

METES & BOUNDS

A 1.00 ACRE TRACT OF LAND OUT OF A CERTAIN 2.32 ACRE TRACT OF LAND OUT OF LOT 2, BLOCK 16, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 8, PAGE 115, DEED RECORDS, HIDALGO COUNTY, TEXAS; SAID 2.32 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN INSTRUMENT NUMBER 3230688, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS;

BEGINNING at a point on the East line of said 2.32 acre tract, North 08 Deg. 35 Min. 45 Sec. East, 150.0 feet from the Southeast corner of said 2.32 acre tract, for the Southeast corner of the following described tract of land: said point located North 81 Deg. 24 Min. 09 Sec. West, 50.0 feet and North 08 Deg. 35 Min. 45 Sec. East, 457.0 feet from the Southeast corner of Lot 2, Block 16; said point being on the West line of South McColl Road;

THENCE, parallel to the South line of said 2.32 acre tract, North 81 Deg. 24 Min. 15 Sec. West, 192.0 feet to a point for the Southwest corner hereof;

THENCE, parallel to the East line of said 2.32 acre tract, North 08 Deg. 35 Min. 45 Sec. East, 168.45 feet to a point on the North line of said 2.32 acres, for the Northwest corner hereof; said point being on a curve to

THENCE, with the North line of said 2.32 acre tract, with said curve to the left, in a northeasterly direction, on a radius of 1120.37 feet, through an arc of 08 Deg. 04 Min. 29 Sec., and a distance of 157.90 feet to end of curve for a point on the north line hereof;

THENCE, continue with the North line of said 2.32 acres, North 62 Deg. 17 Min. 51 Sec. East. 71.87 feet to the Northeast corner of said 2.32 acres, for the Northeast corner herof; said point being on the West line of S.

THENCE, with the East line of said 2.32 acre tract, and the West line of South McColl Road, South 08 Deg. 35 Min. 45 Sec. West, 294.21 feet to the POINT OF BEGINNING; containing 1.00 acres of land, more or

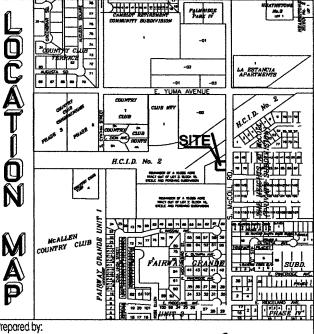


Sep. 07, 2022

CANARIAS

SUBDIVISION

BEING A SUBDIVISION OF A 1.00 ACRE TRACT OF LAND, OUT OF A 2.32 AC. TRACT OF LAND OUT OF LOT 2, BLOCK 16, STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS. ACCORDING TO PLAT RECORDED IN VOL. 8, PG. 115, DEED RECORDS, HIDALGO COUNTY, TEXAS.



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

202 South 4th. Street McALLEN, TEXAS 78501 (956) 683 1000

STATE OF TEXAS: COUNTY OF HIDALGO

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

> Patricia Lorenzo 2301 Tanglewood Lane. Weslaco, Texas 78596

STATE OF TEXAS: COUNTY OF HIDALGO:

PATRICIA LORENZO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED... ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ______DAY OF __

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

STATE OF TEXAS: COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 4608 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.

> CARLOS VASQUEZ, RPLS 4608 CVQ LAND SURVEYOR McALLEN, TEXAS 78501 TBPELS FIRM # 10119600

DATE

STATE OF TEXAS: COUNTY OF HIDALGO:

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

STEPHEN SPOOR 56752

P. E. REGISTRATION No. 56752

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

MAYOR, CITY OF MCALLEN

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. I

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

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

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

TO THIS PLAT.

07/07/2023 Page 1 of 3 SUB2023-0065



Reviewed On: 7/7/2023

SUBDIVISION NAME: CANARIAS SUBDIVISON	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
S. McColl Rd: 50 ft. from centerline for 100 ft. ROW Paving: 65 ft. Curb & gutter: both sides Revisions Needed: -Label existing ROW dedications, from centerline, total, etc., prior to recordingPlease clarify how 50 ft. from centerline was dedicated on plat and include document numbers as needed prior to recording **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	Required
Doving Curb 9 guttor	NA
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	
* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118	Compliance
* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Minimum 20 ft. wide paved alley/service drive required for City services on lots fronting a minor arterial however, subdivision reviewed by Public Works and being processed with residential collection, subdivision must comply with Public Works department requirements, prior to recording. **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
*Front: 45 ft. or greater for easement or inline with average of existing structures, whichever is greater **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easement **Zoning Ordinance: Section 138-356	Applied
* Sides: 6 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Corner: Interior Lot **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

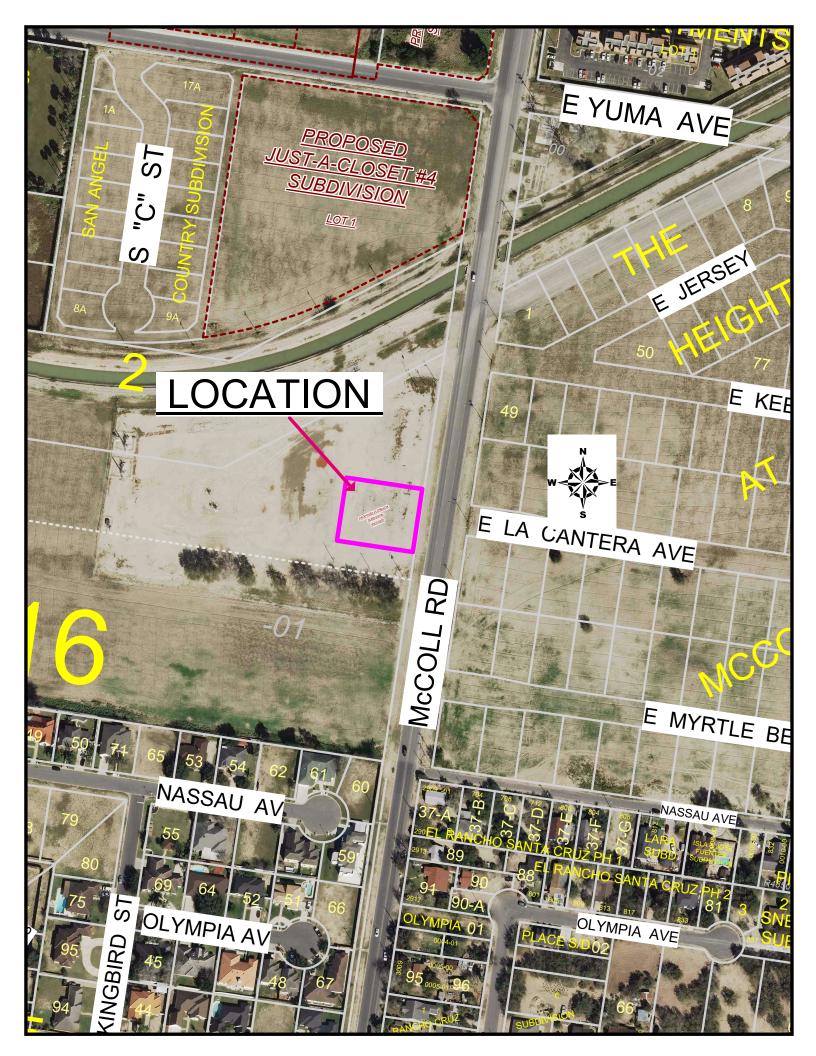
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

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	I
SIDEWALKS	
* 4 ft. wide minimum sidewalk required along S. McColl Rd. **Sidewalk requirements may increase to 5 ft. per Engineering Department requirements, finalize note wording prior to recording. ***Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
*Must comply with City Access Management Policy. **As per Traffic Department, Curb-cuts along McColl Road need to follow access spacing requirements of 250ft, please note, no reversing on to McColl Rd will be allowed, please provide maneuvering within the property to drive into McColl, additional plat notes may be required finalize prior to recording.	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **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	NA
* 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	NA
LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance

07/07/2023 Page 3 of 3 SUB2023-0065

ZONINO/OUD	I
ZONING/CUP	
* Existing:R-1(Single Family Residential) District Proposed:R-1(Single Family Residential) District	Compliance
Rezoning from C-3L (Light Commercial) District to R-1(Single Family Residential) District approved at City Commission meeting of June 27, 2022. *Zoning Ordinance: Article V	
* Rezoning Needed Before Final Approval **Rezoning from C-3L (Light Commercial) District to R-1(Single Family Residential) District approved at City Commission meeting of June 27, 2022. ***Zoning Ordinance: Article V	Completed
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 (\$700 X 1 lot/dwelling unit) to be paid prior to recording. Fees are payable prior to recording and can go up or down; as they are dependent on the amount of lots/dwelling units. Must comply with Parkland dedication ordinance requirements prior to recording.	Required
* Pending review by the City Manger's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation is waived for 1 single family residential house. **Please advise if use or number of units change.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat. **As per Traffic Department, Trip Generation is waived for 1 single family residential house.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



OMPARAMITO

City of McAllen Planning Department

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

412433

ion	Subdivision Name Location City Address or Block Number // 00 5, 10 ≠ 5 ▼. Number of Lots 1 Gross Acres .9789 Net Acres .9789 ETJ □Yes ☑No		
Project Information	Existing Zoning C-3 Proposed Zoning Rezoning Applied for Yes No Date Existing Land Use Empty Proposed Land Use CARWASH Irrigation District #3 Replat Yes No Commercial X Residential Agricultural Exemption Yes No Estimated Rollback Tax Due Parcel # 212760 Tax Dept. Review II Start Water CCN MPU Sharyland Water SC Other Legal Description O.9769 of one acre being out of Lot B , La Quinta Subdivision, Volume 19, Page 67 , H.C.M.R , Hidalgo County , Texas		
Owner	Name CWE realler 1100, LLC Phone 956-381-0981 meller and Han- Address 9336 par Marsh tide and E-mail Mario@meldenandhunt.com City Carroll for State Texas Zip 75610 M.C. 5/22		
Developer	Name Cross Development Phone 214-205-2715 Address 4336 Marsh Ridge Rd E-mail heather@crossdevelopment.com City Carrollton State TX Zip 75010 Contact Person Heather Rimmer		
Engineer	Name Melden & Hunt, Inc. Phone (956) 381-0981 Address 115 West McIntyre Street E-mail mario@meldenandhunt.com City Edinburg State Texas Zip 78541 Contact Person Mario A. Reyna, P.E.		
Surveyor	Name Melden & Hunt, Inc. Address 115 West McIntyre Street City Edinburg State Texas Phone (956) 381-0981 E-mail ruben@meldenandhunt.com State Texas Zip 78541		

Minimum Developer's Requirements Submitted with Application

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
- ✓ 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:

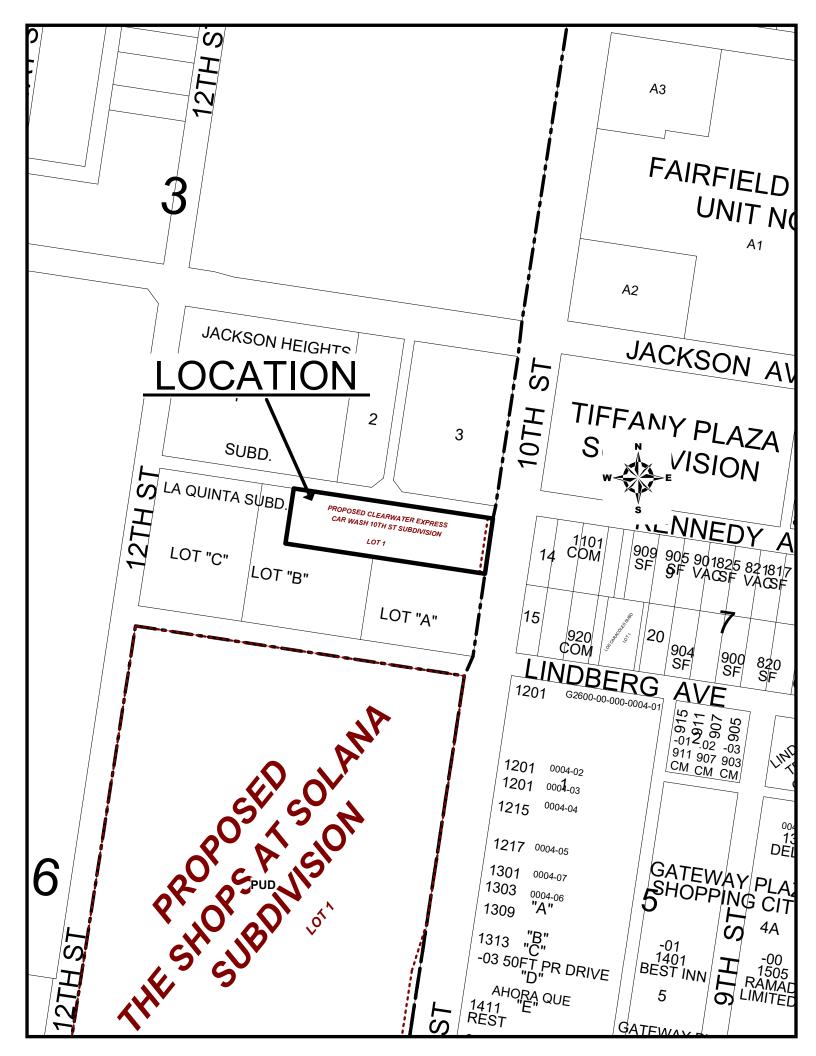
- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name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

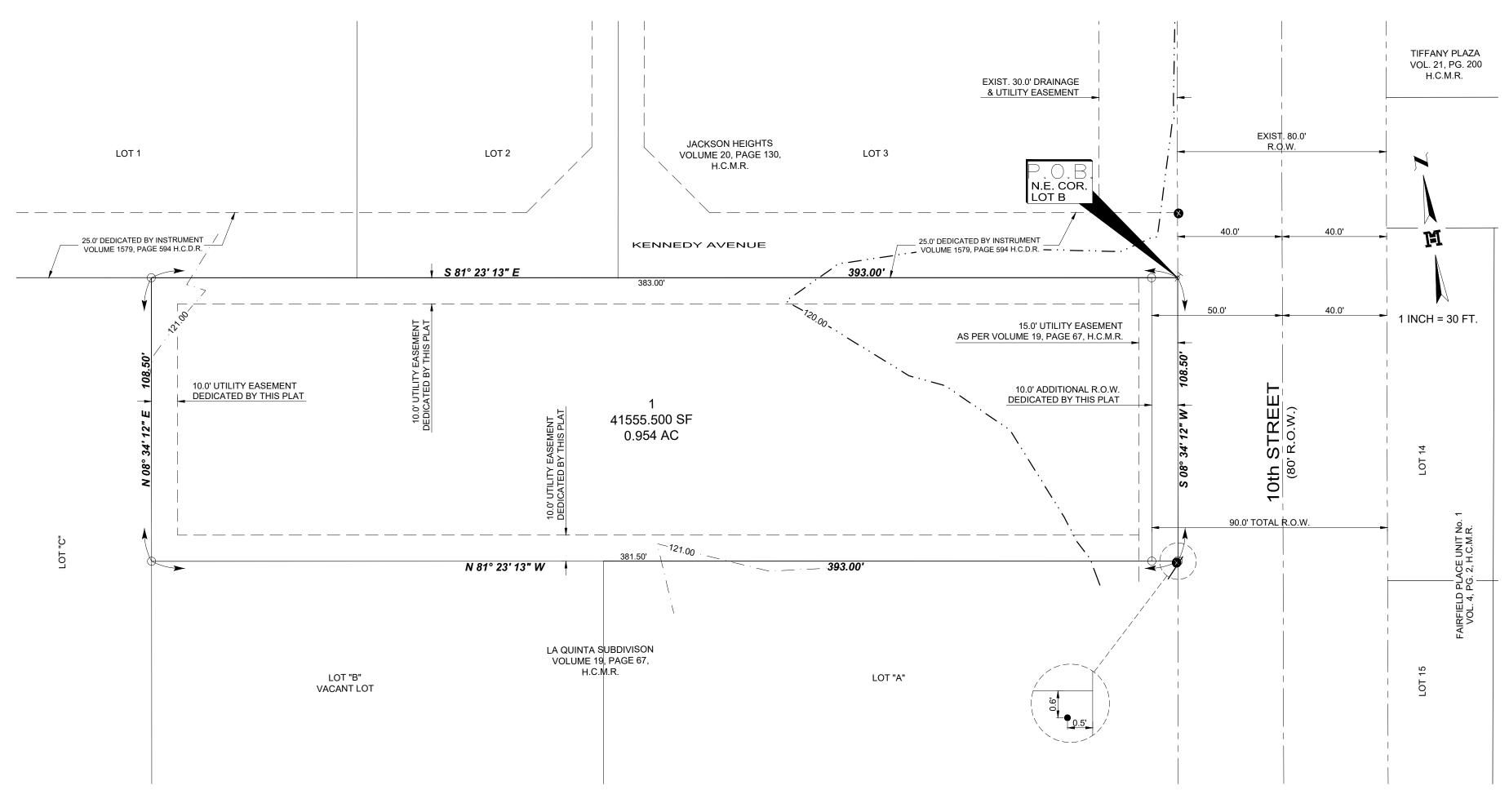
Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal 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 well are widence of such authorization.

Signature		Date	11/18/2022
Print Name	Martin Garza III		
Owner ☑	Authorized Ag	ıent □	





LEGEND FOUND PK NAIL ■ FOUND "X" MARK ON CONCRETE FOUND RAIL ROAD SPIKE FOUND PIPE SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT (X) SET "X" MARK ON CONCRETE SET NAIL H.C.M.R. - HIDALGO COUNTY MAP RECORDS

N.E. COR. - NORTHEAST CORNER

SF. - SQUARE FEET

LOCATION MAP



GENERAL NOTES:

- 1. THIS SUBDIVISION IS IN FLOOD 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: 480343 0010 C MAP REVISED: NOVEMBER 02, 1982.
- 2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER
- 3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR IN LINE WITH EXISTING STRUCTURES, OR GREATER FOR
- EASEMENTS, OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES. IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES. SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES. IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES. CORNER:
- 4. CITY OF McALLEN BENCHMARK: NUMBER MC 82. TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP, LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF JACKSON RD & BROADWAY ST. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16596351.3392, E=1071202.7522, ELEV.=125.01
- 5. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 9,254 CUBIC FEET (0.121 AC-FT). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE BY EACH LOT AS APPROVED BY CITY OF
- 6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED
- 7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 8. 5 FT. WIDE MINIMUM ADA COMPLIANT SIDEWALK REQUIRED ON S.10th STREET AT SUBDIVISION STAGE.
- 9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL
- 10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 11. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS
- 13. COMMON AREAS, ANY PRIVATE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
- 14. COMMON AREAS FOR COMMERCIAL DEVELOPMENTS PROVIDE FOR COMMON PARKING, ACCESS, SETBACKS, LANDSCAPING, ETC.
- 15. A SERVICE DRIVE EASEMENT TO THE CITY OF MCALLEN, TEXAS IS GRANTED HEREIN FOR THE COLLECTION OF GARBAGE AND FOR THE

DRAWN BY: <u>C.P./ EM</u>	DATE <u>01-24-2023</u>
SURVEYED, CHECKED	DATE

FINAL CHECK



SUBDIVISION MAP OF

LA QUINTA LOT 1B SUBDIVISION

BEING A SUBDIVISION OF 0.9789 OF ONE ACRE OUT OF LOT "B", LA QUINTA SUBDIVISION VOLUME 19, PAGE 67, H.C.M.R., 0.9789 OF ONE ACRE BEING OUT OF TRI-VEST, INC., A TEXAS CORPORATION. IN VOLUME 1489, PAGE 435, H.C.D.R.

METES AND BOUNDS DESCRIPTION:

CHAIRMAN, PLANNING AND ZONING COMMISSION

REQUIRED.

CITY SECRETARY

A TRACT OF LAND CONTAINING 0.9789 OF ONE ACRE [42,640.500 SQUARE FEET] SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT "B", LA QUINTA SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 19, PAGE 67, HIDALGO COUNTY MAP RECORDS, WHICH SAID 0.9789 OF ONE ACRE BEING OUT OF A CERTAIN TRACT CONVEYED TO CWE McALLEN 1100, LLC. A TEXAS LIMITED LIABILITY COMPANY, BY VIRTUE OF A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN Doc. No. 3426632, HIDALGO COUNTY DEED RECORDS, SAID 0.9789 OF ONE ACRE [42,640.500 SQUARE FEET] ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE NORTHEAST CORNER OF SAID LOT "B" AND ON THE EXISTING WEST RIGHT-OF-WAY LINE OF S 10TH STREET, FOR THE POINT OF BEGINNING, AND THE NORTHEAST CORNER OF THIS

- THENCE, S 08° 34' 12" W (S 00° 02' 35" E MAP CALL), ALONG THE EAST LINE OF SAID LOT "B" AND THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, A DISTANCE OF 108.50 FEET TO AN "X" CUT IN CONCRETE SET AT THE NORTHERNMOST SOUTHEAST CORNER OF SAID LOT "B" AND THE NORTHEAST CORNER OF LOT "A", OF SAID LA QUINTA SUBDIVISION, FOR THE SOUTHEAST CORNER OF THIS TRACT; FROM WHICH AN "X" CUT IN CONCRETE FOUND BEARS N 52° 17' 53" E, A DISTANCE OF 0.77 FEET;
- THENCE, N 81° 23' 13" W, ALONG THE NORTH LINE OF SAID LOT "A", AT A DISTANCE OF 220.00 FEET PASS AN INSIDE CORNER OF SAID LOT "B" AND THE NORTHWEST CORNER OF SAID LOT "A", FROM WHICH AN IRON PIPE FOUND BEARS S 65° 51' 16" E, A DISTANCE OF 0.85 FEET, CONTINUING A TOTAL DISTANCE OF 393.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHWEST CORNER OF THIS TRACT:
- THENCE, N 08° 34' 12" E, A DISTANCE OF 108.50 FEET TO A NO. 4 REBAR SET ON NORTH LINE OF SAID LOT "B" AND THE SOUTH LINE OF JACKSON HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20, PAGE 130, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHWEST CORNER OF THIS TRACT:
- THENCE, S 81° 23' 13" E (EAST MAP CALL), ALONG THE NORTH LINE OF SAID LOT "B" AND THE SOUTH LINE OF SAID JACKSON HEIGHTS, A DISTANCE OF 393.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.9789 OF ONE ACRE [42,640.500 SQUARE FEET] OF LAND, MORE OR LESS.

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.

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

MAYOR, CITY OF McALLEN

PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.

- PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT,
- 12. 25 X 25 SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CLIP REQUIRED AT ALL STREET AND
- PROVISION OF OTHER MUNICIPAL TRASH SERVICES OVER, UPON, AND ACROSS THE DRIVE AISLES AS THE SAME NOW EXIST OR ARE HEREINAFTER CONSTRUCTED ON THE LAND SHOWN ON THIS PLAT BUT EXCLUDING ANY DRIVE-THRU LANE AND DRIVE-THRU STACKING LANES, MOTOR FUELS FACILITY AND THE CANOPY AREA HEREINAFTER CONSTRUCTED ON THE LAND SHOWN ON THIS PLAT.

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 LA QUINTA LOT 1B 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.

TERRAL HILL, MANAGER CWE McALLEN 1100, LLC. A TEXAS LIMITED LIABILITY COMPANY 4336 MARSH RIDGE ROAD CARROLLTON, TEXAS 75010

THE STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TERRAL HILL 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 _

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

SUBDIVISION., WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-02-2022, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION

DATED THIS THE DAY OF

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

DATE PREPARED: 01/18/2022 DATE REVISED: 6-30-2023 ENGINEERING JOB # 22169.00



STATE OF TEXAS COUNTY OF HIDALGO:

OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, #6238

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF LA QUINTA LOT 1B

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

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

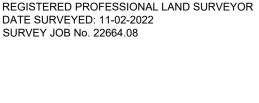
THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS

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

RAULE SESIN PE CEM GENERAL MANAGER







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

AM/PM

INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

DEPUTY

07/07/2023 Page 1 of 4 SUB2022-0148



Reviewed On: 7/7/2023

REQUIREMENTS	
TREETS AND RIGHT-OF-WAYS	
S. 10th Street: Dedication for 50 ft. from centerline for 100 ft. Total ROW Paving: 65 ft. Curb & gutter: both sides Revisions needed: - Label the centerline to determine any additional dedication to comply with requirements as noted above prior to recording Label ROW from centerline after accounting for dedications as "Total", prior to recording Please clarify how existing ROW was dedicated on plat and include document numbers as needed prior to recording **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are required prior to recording.	Required
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Compliance
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
LLEYS	
ROW: 20 ft. Paving: 16 ft. Revisions needed: - Provide alley/service drive easement on plat prior to final. As per plat submitted June 30th, 2023, there is a plat note proposed. Revisions Needed: -Revise plat note #15 as shown prior to recording: "A minimum 24 ft. private service drive easement will be established as part of the site plan and will be maintained by the lot owners and not the city of McAllen." *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Required
ETBACKS	
* Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: -Revise plat note as shown above prior to recording. **Zoning Ordinance: Section 138-356	Required

07/07/2023 Page 2 of 4 SUB2022-0148

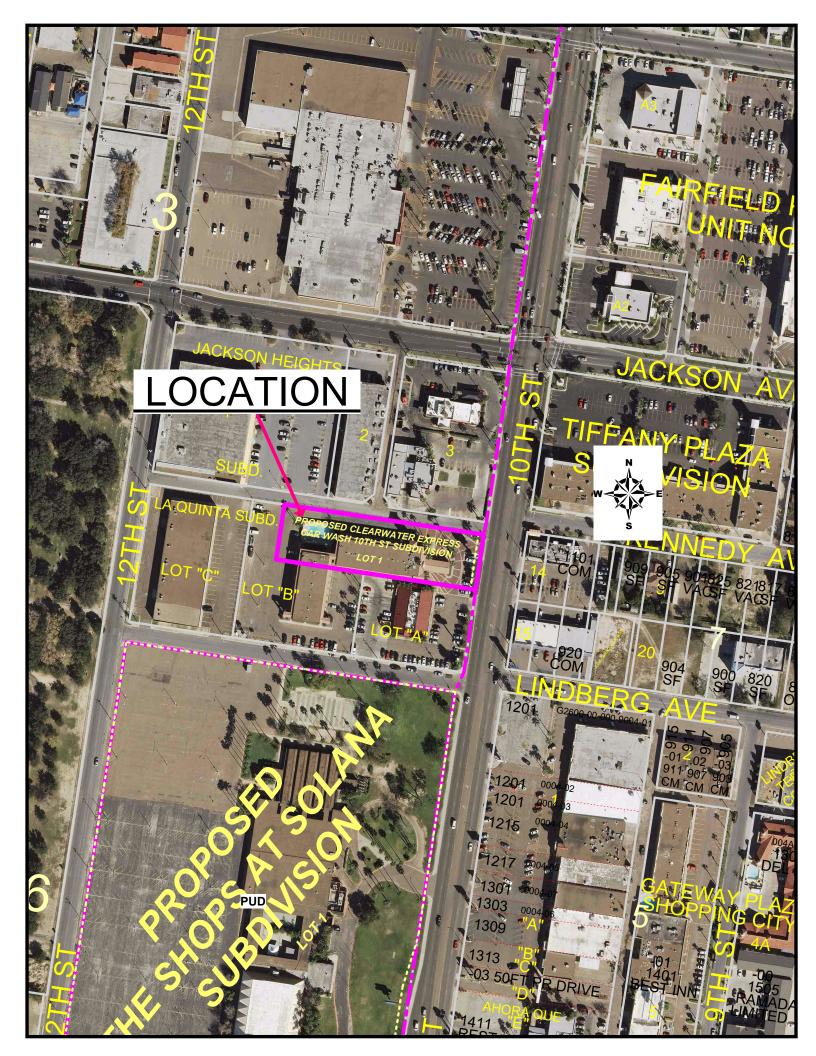
* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions needed: - Revise plat note #3 as shown above prior to recording.	Required
**Zoning Ordinance: Section 138-356 * Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions needed: - Revise plat note #3 as shown above prior to recording. **Zoning Ordinance: Section 138-356	Required
* Corner: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revision needed: - Revise plat note #3 as shown above prior to recording.	Required
**Zoning Ordinance: Section 138-356 * Garage: Commercial Development. **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on S.10th Street Revisions needed: - Revise plat note #8 as shown above prior to final **5 ft. sidewalk might be required as per Engineering Department requirements finalize note wording prior to recording. **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along North 10th Street. Revisions Needed: -Include note as shown above prior to recording. **Must comply with City Access Management Policy	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private drives, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Revisions Needed: -Remove plat note #14, as it is a requirement not a required plat note, prior to recording.	Required

07/07/2023 Page 3 of 4 SUB2022-0148

* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* 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	NA
LOT REQUIREMENTS	
* Lots fronting public streets Revisions needed: - Remaining portion of Lot B of La Quinta Subdivision not included in the replat appears to front a nondedicated street, clarify status of lot frontage requirements as applicable prior to recording. **Subdivision Ordinance: Section 134-1	Required
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: C-3 (General Business) District Proposed: C-3 (General Business) District ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval **Proposed zoning is compliant with current zoning. ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. As per application dated November 25,2022 proposed land use is commercial, commercial developments do not apply to Parks.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application dated November 25,2022 proposed land use is commercial, commercial developments do not apply to Parks.	NA
* Pending review by the City Manager's Office. As per application dated November 25,2022 proposed land use is commercial, commercial developments do not apply to Parks.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation approved, no TIA required.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat. *** As per Traffic Department, Trip Generation approved, no TIA required.	NA

07/07/2023 Page 4 of 4 SUB2022-0148

COMMENTS	
Comments/Revisions needed: -Must comply with City's Access Management Policy Clarify status of remaining portion of Lot B of La Quinta Subdivision. Documentation (Ownership map, etc.) still pending as it appears that the remaining portion of Lot B of La Quinta Subdivision is fronting a nondedicated street. Please clarify since landlock parcels are not allowed and provide any documentation accordingly prior to recording. Engineer request for final, must comply with requirements and conditions noted prior to recording Subdivision approved in Preliminary form at the Planning and Zoning Commission meeting of December 20,2022, subject to conditions noted in Planning Review.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



Suba021-0136

City of McAllen Planning Department

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

	Subdivision Name QQ 10th & JAY SUBDIVISION			
	Location SW Corner of North 10th Street and Jay Avenue			
	City Address or Block Number 6101 N 10th ST			
Project Information	Number of Lots 2 Gross Acres 0.970 Net Acres ETJ □Yes □No			
	Existing Zoning R1&C3 Proposed Zoning C-3 Rezoning Applied for ⊡Yes □No Date 10.05.2021			
ıforn	Existing Land Use Vacant Proposed Land Use Residential Irrigation District #_1			
ect Ir	Replat ⊵Yes □No Commercial _× Residential			
roje	Agricultural Exemption □Yes ⊡No Estim	nated F	Rollback Tax Due _n/a	
ш.	Parcel # 189795 Tax Dept. Review			
	Water CCN ⊡MPU □Sharyland Water SC Other			
	Legal Description 3.388 acres out of Lot 11, Section 12, Hidalgo Canal Company, Volume "Q", Page 177, H.C.D.R., City of McAllen,			
	Hidalgo County, Texas.			
ı.	Name QQRGV Investments, LLC		Phone (801) 718-5993	
Owner	Address 2208 West 700 South		E-mail_larvin@elevateng.com	
	City Springville State	Utah	_ Zip _84663	
ı.	Name QQRGV Investments, LLC		Phone (801) 718-5993	
Developer	Address 2208 West 700 South		E-mail_larvin@elevateng.com	
eve	City Springville State Utah		Zip 84663	
۵	Contact Person Larvin Pollock, P.E.			
\vdash	N		Disc. 2. 2. (252) 204 2024	
eer	Name Melden & Hunt, Inc.		Phone (956) 381-0981 E-mail mario@meldenandhunt.com / drobles@meldenandhunt.com	
Engineer	Address 115 West McIntyre Street City Edinburg State	Texas		
ū	Contact Person Mario A. Reyna, P.E.	Texas		
	Name Melden & Hunt, Inc.		Phone (956) 381-0981	
eyor	Address 115 West McIntyre Street		E-mail fkurth@meldenandhunt.com	
Surveyor	City Edinburg State	Texas	Zip 78541	
0			NOV 1 2 2021	

Initial: M

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
- 6 Folded blueline prints of the proposed plat
- 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)

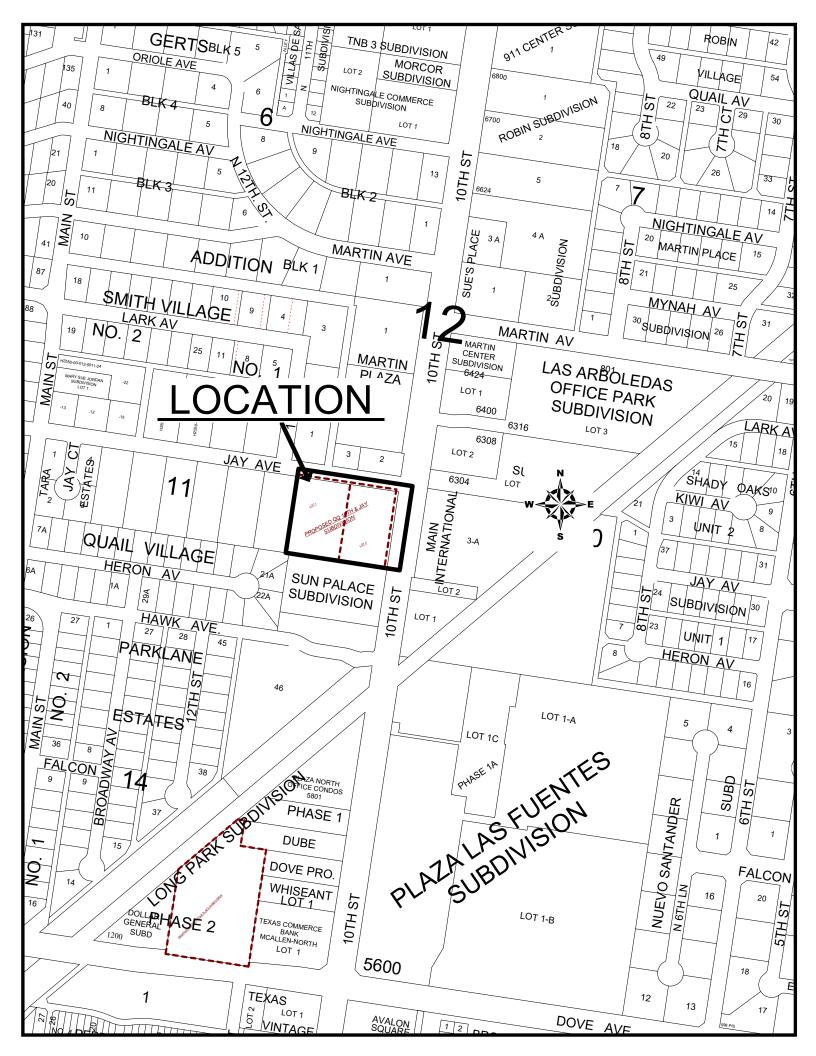
Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal 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.

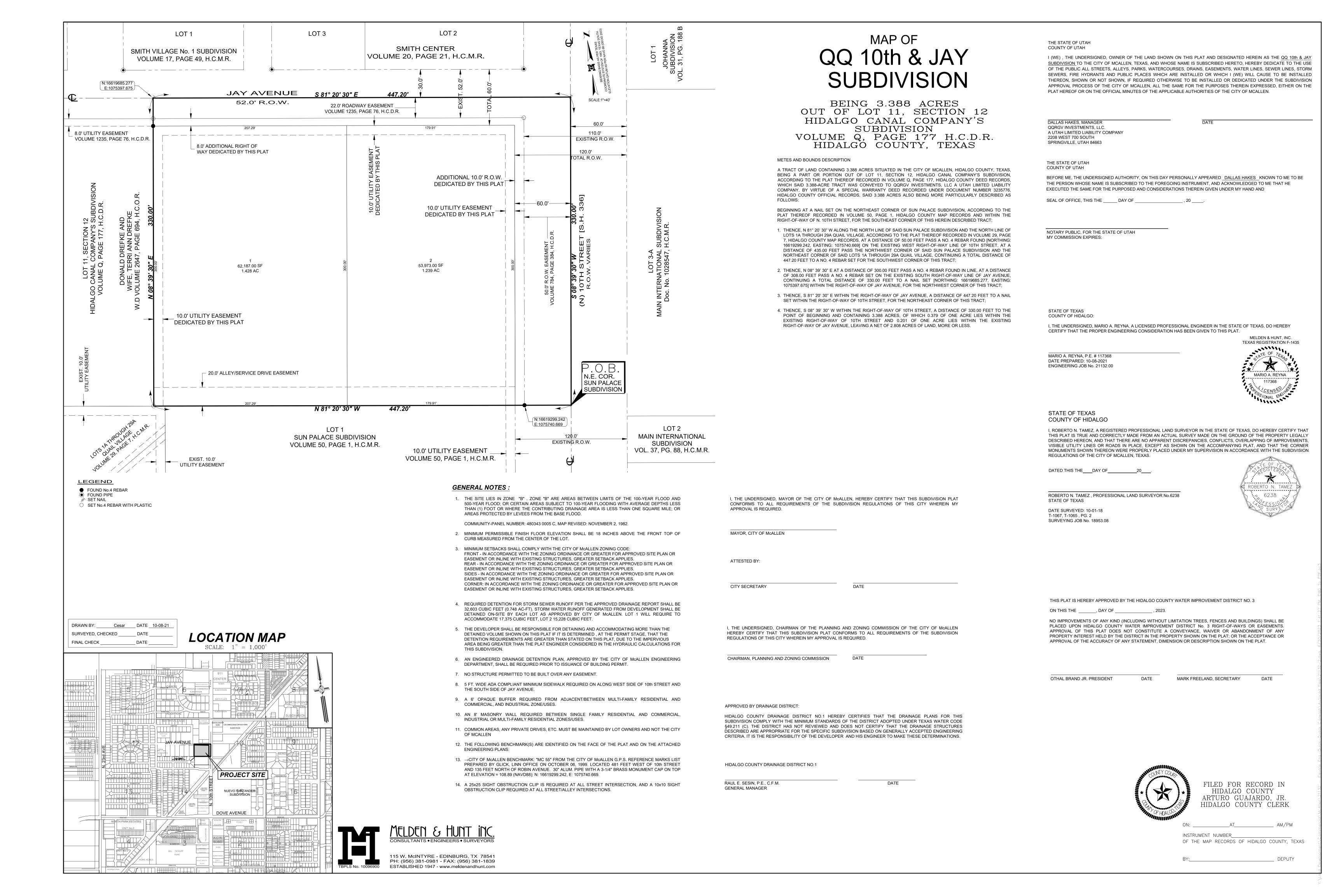
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I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature	/	Date_11.12.2021	
Print Name Mario A	Reyna, P.E.		
Owner □	Authorized A	aent 🗹	





07/07/2023 Page 1 of 4 SUB2023-0039



Reviewed On: 7/7/2023

SUBDIVISION NAME: QQ 10TH AND JAY SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. 10th Street: 10 ft. dedication for 60 ft. from centerline for 120 ft. ROW Paving: by the state Curb & gutter: by state Revisions needed: -Label ROW after accounting for dedications as "Total", prior to recordingProvide a copy of referenced document regarding existing dedications prior to recording. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are required prior to recording.	Required
Jay Avenue: min. 8 ft. dedication for 30 ft. from centerline for 60 ft. ROW Paving: 40 ft Curb & gutter: both sides Revisions needed: -Label ROW after accounting for dedications from centerline and label as "Total", prior to recordingProvide a copy of referenced document regarding existing dedications prior to recording. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are required prior to recording.	Required
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	NA
* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118	Compliance
* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
Alley: ROW: 20 ft. Paving: 16 ft. Revisions needed: -As per discussion with Engineer on July 06,2023, a plat note in lieu of alley deferring Alley/service drive easement requirements to site plan was discussed, however current submitted plat proposes a alley/service drive easement, if proposing Private Service Drive Easement, Easement must be private with 24 ft. of dedication with 24 ft. of paving in compliance with Public Works and Fire Department requirements. Alley or service drive easement cannot dead-end, provide for extension or looping of alley or service drive easement on the plat prior to recording. Finalize alley/ service drive requirements prior to recording. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-105	Required

07/07/2023 Page 2 of 4 SUB2023-0039

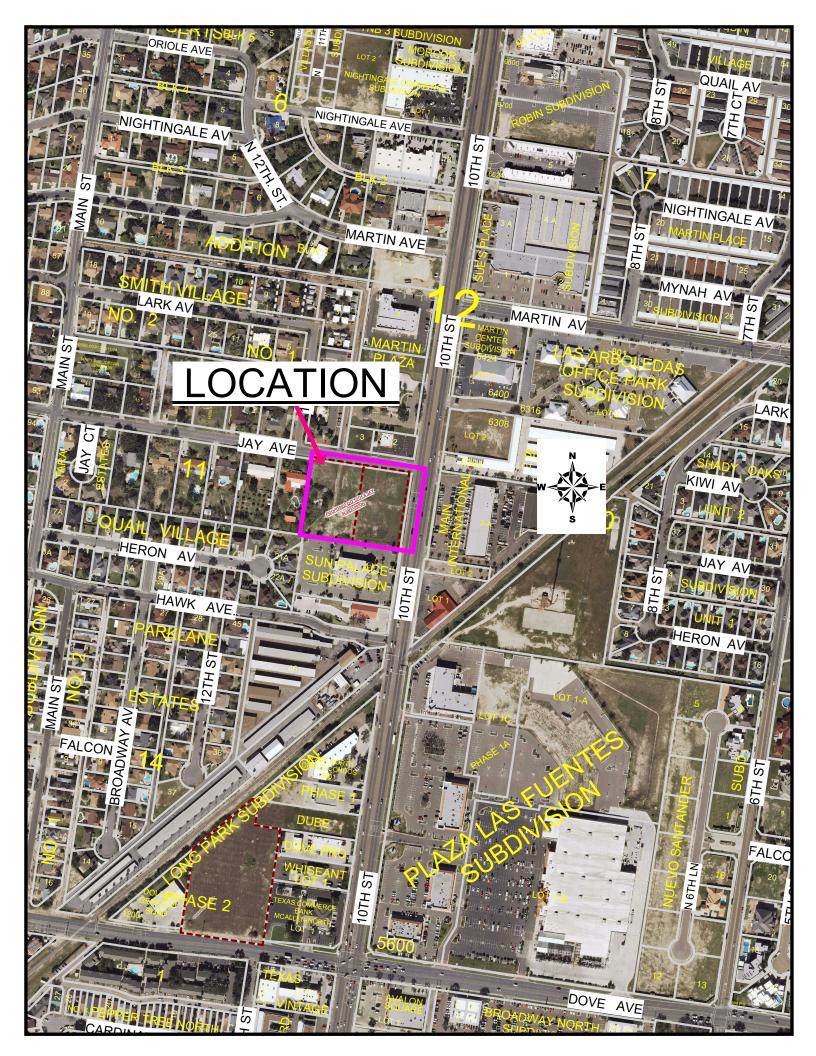
SETBACKS	
SEIBAGRO	
* Front:N.10th Street /Jay Avenue: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: -Revise plat note as shown above prior to recording. **Zoning Ordinance: Section 138-356	Required
*Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Revise plat note as shown above prior to recording. ***Zoning Ordinance: Section 138-356	Required
*Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Revise plat note as shown above prior to recording. **Zoning Ordinance: Section 138-356	Required
* Corner: See front setback section above. Revisions Needed: -Add note as shown prior to recording. **Zoning Ordinance: Section 138-356	Applied
* Garage: Commercial Development. **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. 10th Street and Jay Avenue. Revisions needed: - Revise plat note #8 as shown above prior to final **5 ft. sidewalk might be required as per Engineering Department requirements finalize note wording prior to recording. **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time. Revisions needed: - Required but not needed as a plat note, please remove wording from plat note #8 prior to final.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 134-120	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions needed: - Remove reference of subdivision improvement on plat note #10 prior to final.	Applied
**Landscaping Ordinance: Section 110-46	
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
*Must comply with City Access Management Policy	Applied

07/07/2023 Page 3 of 4 SUB2023-0039

* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
*Proposing: Common Areas, any private drives, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **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	NA
OT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Applied
ONING/CUP	
* Lot 1: * Existing: C-3(General Business) District Proposed: C-3(General Business) District **Rezoning to C-3 for proposed lot 1, Approved at the City Commission meeting of January 23,2023. Lot 2: * Existing: C-3(General Business) District Proposed: C-3(General Business) District	Compliance
***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval	Completed
Lot 1: * Existing: C-3(General Business) District Proposed: C-3(General Business) District **Rezoning to C-3 for proposed lot 1, Approved at the City Commission meeting of January 23,2023. Lot 2: * Existing: C-3(General Business) District Proposed: C-3(General Business) District ***Zoning Ordinance: Article V	Completed
ARKS	
* Land dedication in lieu of fee. Per conversation with Engineer on July 06,2023, proposed land use is commercial, commercial developments do not apply to Parks.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Per conversation with Engineer on July 06,2023, proposed land use is commercial, commercial developments do not apply to Parks.	NA
* Pending review by the City Manager's Office. Per conversation with Engineer on July 06,2023, proposed land use is commercial, commercial developments do not apply to Parks.	NA

07/07/2023 Page 4 of 4 SUB2023-0039

TRAFFIC	
* As per Traffic Department, Trip Generation approved, No TIA required.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat. ** As per Traffic Department, Trip Generation approved, No TIA required.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy. *At the Planning and Zoning Commission meeting of Dec. 20, 2022 the Board voted to approve the subdivision in preliminary form with 6-month extension request subject to conditions noted, drainage and utilities approval.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

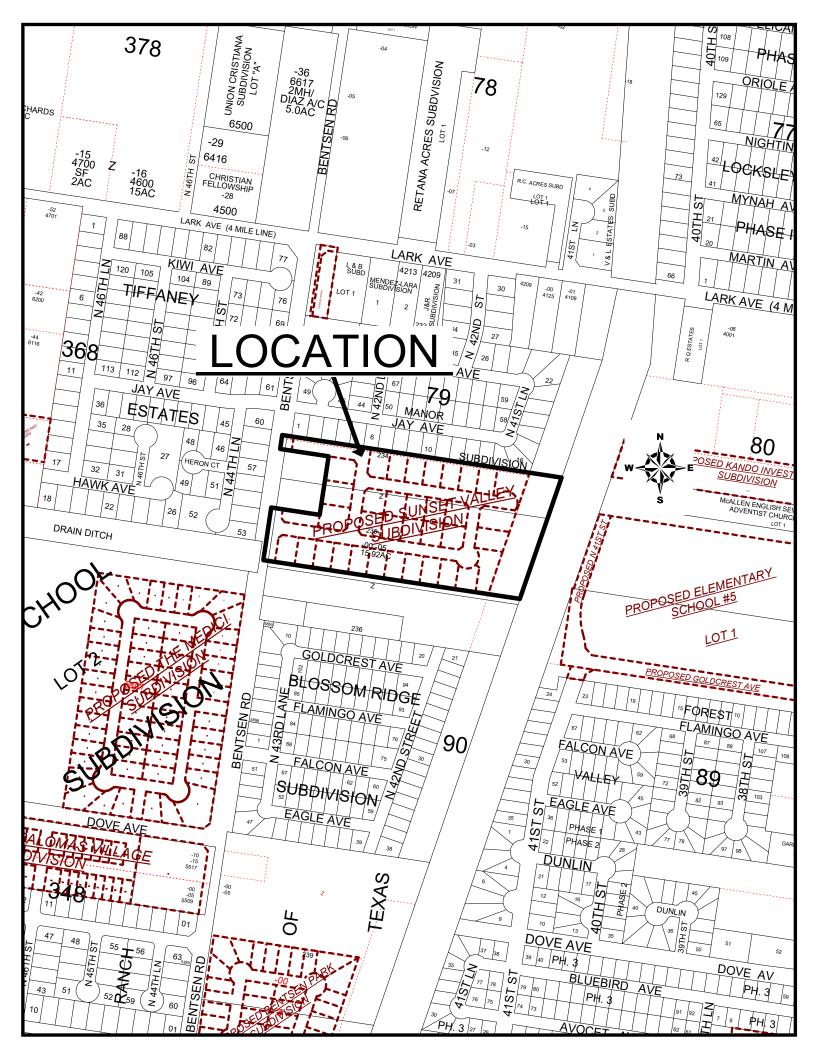


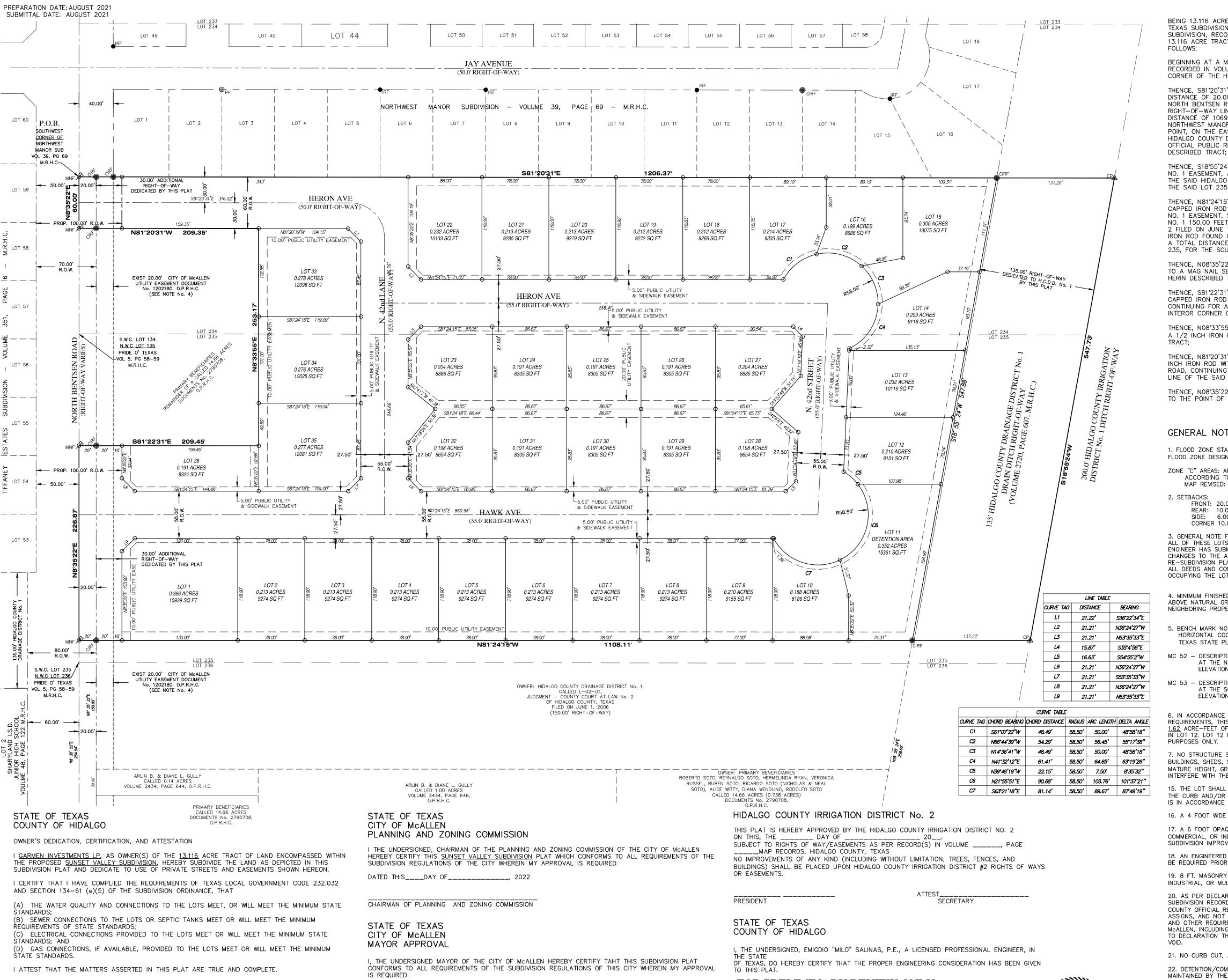
City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW

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

Project Description	Subdivision Name Sunset Valley Subdivision (Proposed Planned Unit Development) Location Approximate 900' south of N. Bentsen Rd/Lark Ave. intersection City Address or Block Number 6000 Al. BENTSEN RD Number of lots 36 Gross acres 13.116 Net acres Existing Zoning R-1 Proposed R-3 Rezoning Applied For Yes No Date Existing Land Use Proposed Land Use Duplex-Fourplex Irrigation District # 1 Residential Replat Yes No Commercial Replat Yes No ETJ Yes No Agricultural Tax Exempt Yes No Estimated Rollback tax due Parcel No. Tax Dept. Review Legal Description PRIDE O'TEXAS-W4.41AC-S5AC LOT 234,W 8.8AC LOT 235,N 124.35' & W 208.72'-S74.35' LOT 236 EXC W2AC-H/S 14.27AC GR 13.92AC NET
Owner	Name Garman Investments, LP Phone 956-600-8628 Address 1804 N. 23rd Street City McAllen State Texas Zip 78501 E-mail robertog20@yahoo.com
Developer	Name SAME AS OWNER Phone Address City State Zip Contact Person Roberto Garza E-mail robertog20@yahoo.com
Engineer	Name M2 Engineering, PLLC Phone 956-600-8628 Address 1810 E. Griffin Parkway City McAllen State Texas Zip 78572 Contact Person Hector Moreno E-mail hector@m2-engineers.com
Surveyor	Name Manuel Carrizales, RPLS Phone 512-470-1489 Address 4807 Gondola Ave. State Texas Zip 78542 ENTERE SEP 1 5 2021 SEP 1 5 2021 SEP 2021 <

Initial: <u>DM</u>





MAYOR, CITY OF McALLEN ATTESTED BY: CITY SECRETARY

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

ROBERTO GARZA

MANAGING MEMBER

MCALLEN, TEXAS 78501

STATE OF TEXAS

COUNTY OF HIDALGO

DATE MY COMMISSION EXPIRES

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

BEFORE ME. THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERTO GARZA,

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 ____

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND

1804 N. 23rd ST.

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

FOR PRELIMINARY REVIEW ONLY EMIGDIO "MILO" SALINAS, P.E. LICENSED PROFESSIONAL ENGINEER No. 107703

STATE OF TEXAS COUNTY OF HIDALGO

FIRM REGISTERED No. F-19545

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

EMIGDIO SALINAS

107703

MANUEL CARRIZALES

FOR PRELIMINARY REVIEW ONLY

MANUEL CARRIZALES, R.P.L.S. TEXAS R.P.L.S. No. 6388 TEXAS REG. SURVEYING FIRM No. 101194417 METES AND BOUNDS

BEING 13.116 ACRES OUT OF LOT 234 (4.404 ACRES) AND LOT 235 (8.712 ACRES), PRIDE O' TEXAS SUBDIVISION, OF A PART OF THE LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 5, PAGE 58-59, MAP RECORDS HIDALGO COUNTY, TEXAS. SAID 13.116 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS

BEGINNING AT A MAG NAIL SET, THE SOUTHWEST CORNER OF NORTHWEST MANOR SUBDIVISION RECORDED IN VOLUME 39, PAGE 69, MAP RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE POINT OF BEGINNING;

THENCE, S81°20'31"E, ALONG THE SOUTH LINE OF THE SAID NORTHWEST MANOR, PASSING AT A DISTANCE OF 20.00 FEET A CAPPED IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF NORTH BENTSEN ROAD, AT A DISTANCE OF 40.00 FEET A CAPPED IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF NORTH BENTSEN ROAD DEDICATED BY THE SAID NORTHWEST AT A DISTANCE OF 1069.17 FEET A CAPPED IRON ROD FOUND, THE SOUTHEAST CORNER OF THE SAID NORTHWEST MANOR, CONTINUING FOR A TOTAL DISTANCE OF 1206.37 FEET TO A CALCULATED POINT, ON THE EAST LINE OF THE SAID LOT 234, SAME BEING THE NORTHEAST CORNER OF THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 EASEMENT, RECORDED IN VOLUME 2720, PAGE 607, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN

THENCE, S18'55'24"W, ALONG THE EAST LINE OF THE SAID HIDALGO COUNTY DRAINAGE DISTRICT NO 1 FASEMENT A DISTANCE OF 547.73 FEET TO A CALCULATED POINT ON THE FAST LINE OF THE SAID HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 EASEMENT, SAME BEING THE EAST LINE OF THE SAID LOT 235, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°24'15"W, ACROSS THE SAID LOT 235, PASSING AT A DISTANCE OF 137.22 FEET A CAPPED IRON ROD FOUND ON THE WEST LINE OF THE SAID HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 EASEMENT, SAME BEING THE NORTHEAST CORNER OF HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 150.00 FEET RIGHT—OF—WAY, CALLED L—02—01, JUDGEMENT — COUNTY COURT AT LAW NO. 2 FILED ON JUNE 1, 2006, HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 1088.11 FEET A CAPPED IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF NORTH BENTSEN ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1108.11 FEET TO A MAG NAIL SET ON THE WEST LINE OF THE SAID LOT 235, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NO8°35'22"E, ALONG THE WEST LINE OF THE SAID LOT 235, A DISTANCE OF 226.87 FEET TO A MAG NAIL SET ON THE WEST LINE OF THE SAID LOT 235, FOR AN EXTERIOR CORNER OF THE HERIN DESCRIBED TRACT;

THENCE, S81°22'31"E, ACROSS THE SAID LOT 235, PASSING AT A DISTANCE OF 20.00 FEET A CAPPED IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF NORTH BENTSEN ROAD. CONTINUING FOR A TOTAL DISTANCE OF 209.45 FEET TO A CAPPED IRON ROD FOUND, FOR AN INTEROR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NO8°33'55"E, ACROSS THE SAID LOT 235 AND LOT 234, A DISTANCE OF 253.17 FEET TO A 1/2 INCH IRON ROD WITH A PINK CAP SET FOR AN INTEROR CORNER OF THE HEREIN DESCRIBED

THENCE, N81°20'31"W, ACROSS THE SAID LOT 234, PASSING AT A DISTANCE OF 189.35 FEET A 1/2 INCH IRON ROD WITH A PINK CAP SET ON THE EAST RIGHT-OF-WAY LINE OF NORTH BENTSEN ROAD, CONTINUING FOR A TOTAL DISTANCE OF 209.35 FEET TO A MAG NAIL SET ON THE WEST LINE OF THE SAID LOT 234, FOR AN EXTERIOR CORNER OF THE HERIN DESCRIBED TRACT; THENCE, NO8°35'22"E, ALONG THE WEST LINE OF THE SAID LOT 234, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 13.116 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "C"

ZONE "C" AREAS: AREAS OF MINIMAL FLOODING (NO SHADING) ACCORDING TO COMMUNITY-PANEL NO. 480334 0400 C, MAP REVISED: NOVEMBER 2, 1982.

2. SETBACKS: FRONT: 20.00 FFF1

REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER CORNER 10.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. GENERAL NOTE FOR MULTI-FAMILY:

ALL OF THESE LOTS WITHIN THIS SUBDIVISION SHALL BE FOR MULTI-FAMILY USE ONLY. THE ENGINEER HAS SUBMITTED PLANNING MATERIALS FOR THIS PURPOSE AND NO ALTERATIONS OR CHANGES TO THE APPROVED DESIGN OF THIS MULTI-FAMILY PROPOSAL SHALL BE MADE UNLESS A RE-SUBDIVISION PLAT IS APPROVED BY THE CITY FOR SUCH CHANGES. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" 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.

5 RENCH MARK NOTE. HORIZONTAL COORDINATES AND VERTICAL ELEVATION:

TEXAS STATE PLAN SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET

MC 52 — DESCRIPTION: 30" ALUMINUM PIPE WITH 3-1/4" BRASS MONUMENT CAP ON TOP. LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF TAYLOR RD. AND MILE 4 LINE RD. ELEVATION: 132.94

MC 53 - DESCRIPTION: 30" ALUMINUM PIPE WITH 3-1/4" BRASS MONUMENT CAP ON TOP, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSÉCTION OF WARE RD. AND MILE 4 LINE RD. ELEVATION: 125.83

6. IN ACCORDANCE WITH THE CITY OF MCALLEN AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 70,655 CUBIC—FEET OR IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 1.62 ACRE—FEET OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED IN DETENTION GREEN AREAS N LOT 12. LOT 12 IS NOT A BUILDABLE LOT, AND SHALL BE USED FOR DRAINAGE AND DETENTION PURPOSES ONLY.

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

15. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS

IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1. 16. A 4 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON NORTH BENTSEN DRIVE.

17. A 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND

COMMERCIAL, OR INDUSTRIAL ZONES/USES. PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS. 18. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

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

20. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SUNSET VALLEY SUBDIVISION RECORDED UNDER DOCUMENT NUMBER _ . HIDALGO

COUNTY OFFICIAL RECORDS, DEVELOPER/OWNER 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 110-72 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS, ANY AMENDMENT TO DECLARATION THAT CONFLICTS WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND

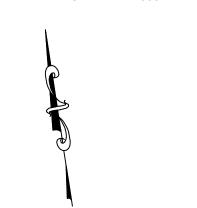
21. NO CURB CUT, ACCESS OR LOT FRONTAGE PERMITTED ALONG NORTH BENTSEN ROAD. 22. DETENTION/COMMON AREAS, ANY PRIVATE STREET/ALLEY, PRIVATE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

23. 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.

24. SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION AND CITY COMMISSION AS PART OF THE PUD PROCESS PRIOR TO FINAL PLAT REVIEW.



LOCATION MAP SCALE: 1" = 1000'



<u>LEGEND</u>

● 1/2" CAPPED IRON ROD FOUND "CIRF"

● 1/2" IRON ROD FOUND "IRF" O PIPE FOUND "PF"

O 1/2" IRON ROD SET WITH PINK CAP "CIRS" (S0°00'00"W 0.0') - RECORD BEARING & DISTANCE

MAG NAIL SET "MNS" △ CALCULATED POINT "CP"

SUNSET VALLEY SUBDIVISION

BEING 13.116 ACRES OUT OF LOT 234 (4.404 ACRES) AND LOT 235 (8.712 ACRES), PRIDE O' TEXAS SUBDIVISION, OF A PART OF THE LA LOMITA 5, PAGE 58-59, MAP RECORDS HIDALGO COUNTY, TEXAS.



TBPELS FIRM REGISTRATION F-19545

1810 E. GRIFFIN PARKWAY MISSION TX 78572 956-600-8628



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

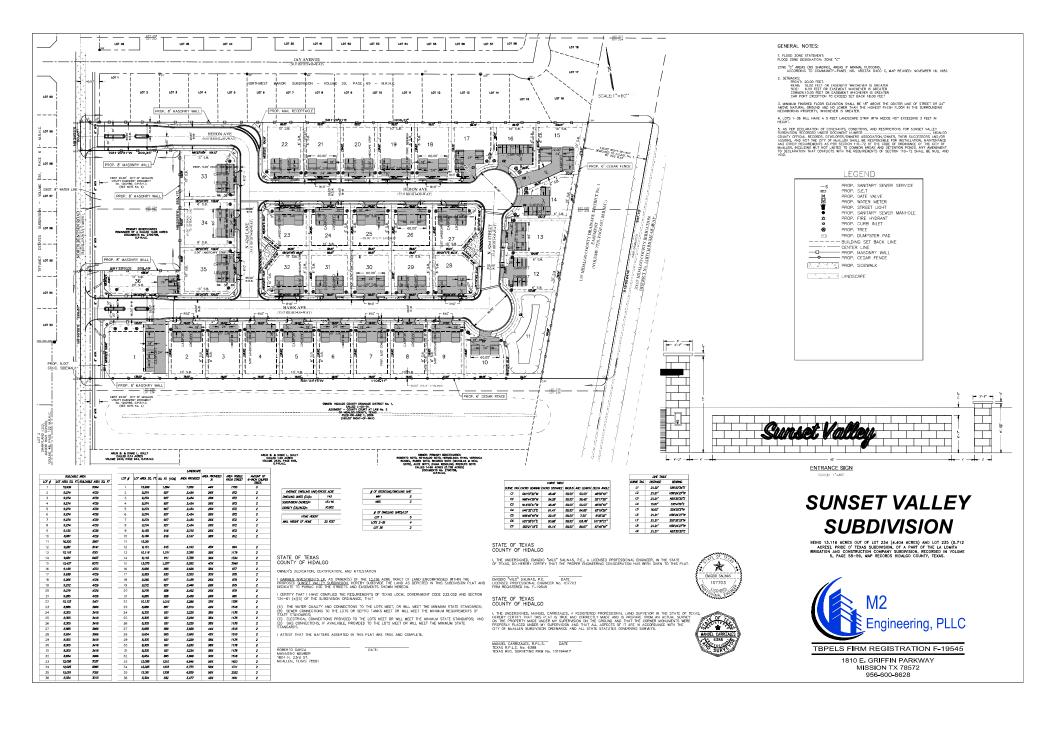
_____AT____ _ AM/PM INSTRUMENT NUMBER_

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

_ DEPUTY

CITY & ZIP

ADDRESS PHONE (956) 655-2393 OWNER: ROBERTO GARZA 1804 N. 23rd STREET MCALLEN, TEXAS 78501 ENGINEER: EMIGDIO "MILO" SALINAS, P.E. 1810 E. GRIFFIN PARKWAY MISSION, TEXAS 78572 (956) 600-8628 (512) 470-1489 SURVEYOR: MANUEL CARRIZALES, R.P.L.S. 4807 GONDOLA AVE. EDINBURG, TEXAS 78542



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Reviewed On: 7/7/2023

JBDIVISION NAME: SUNSET VALLEY SUBDIVISION	
QUIREMENTS	
REETS AND RIGHT-OF-WAYS	
North Bentsen Road: 30 ft. dedication for 50 ft. from centerline for 100 ft. of total ROW Paving: 65 ft. Curb & gutter: Both sides Revisions needed: - Label centerline prior to recording. **Monies must be escrowed if improvements are not built prior to recording. **Show ROW on both sides of centerline to verify ROW dedication requirements prior to final. **COM Thoroughfare Plan	Required
Hawk Avenue: 60 ft. ROW required Paving: 40 ft. required Curb & gutter: Both sides * 55 ft. ROW for interior streets with minimum 5 ft. Utility and Sidewalk easements on both sides and 40 ft. paving was approved as part of the Planned Unit Development (CUP2022-0165) by the City Commission on 11/28/2022. **Street names will be finalized prior to recording. **Monies must be escrowed if improvements are not built prior to recording. **Subdivision Ordinance: Section 134-105	Applied
Heron Avenue: 60 ft. ROW required Paving: 40 ft. required Curb & gutter: Both sides * 55 ft. ROW for interior streets with minimum 5 ft. Utility and Sidewalk easements on both sides and 40 ft. paving was approved as part of the Planned Unit Development (CUP2022-0165) by the City Commission on 11/28/2022. **Street names will be finalized prior to recording. **Monies must be escrowed if improvements are not built prior to recording. **Subdivision Ordinance: Section 134-105	Applied
N. 42nd streets: 60 ft. ROW required Paving: 40 ft. required Curb & gutter: Both sides * 55 ft. ROW for interior streets with minimum 5 ft. Utility and Sidewalk easements on both sides and 40 ft. paving was approved as part of the Planned Unit Development (CUP2022-0165) by the City Commission on 11/28/2022. ***Street names will be finalized prior to recording. ***Monies must be escrowed if improvements are not built prior to recording. **********Subdivision Ordinance: Section 134-105	Applied
N. 42nd Lane: 60 ft. ROW required Paving: 40 ft. required Curb & gutter: Both sides * 55 ft. ROW for interior streets with minimum 5 ft. Utility and Sidewalk easements on both sides and 40 ft. paving was approved as part of the Planned Unit Development (CUP2022-0165) by the City Commission on 11/28/2022. **Street names will be finalized prior to recording. **Monies must be escrowed if improvements are not built prior to recording. ***Street names will be escrowed if improvements are not built prior to recording.	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3T & R-3C Zone Districts **Subdivision Ordinance: Section 134-118	NA

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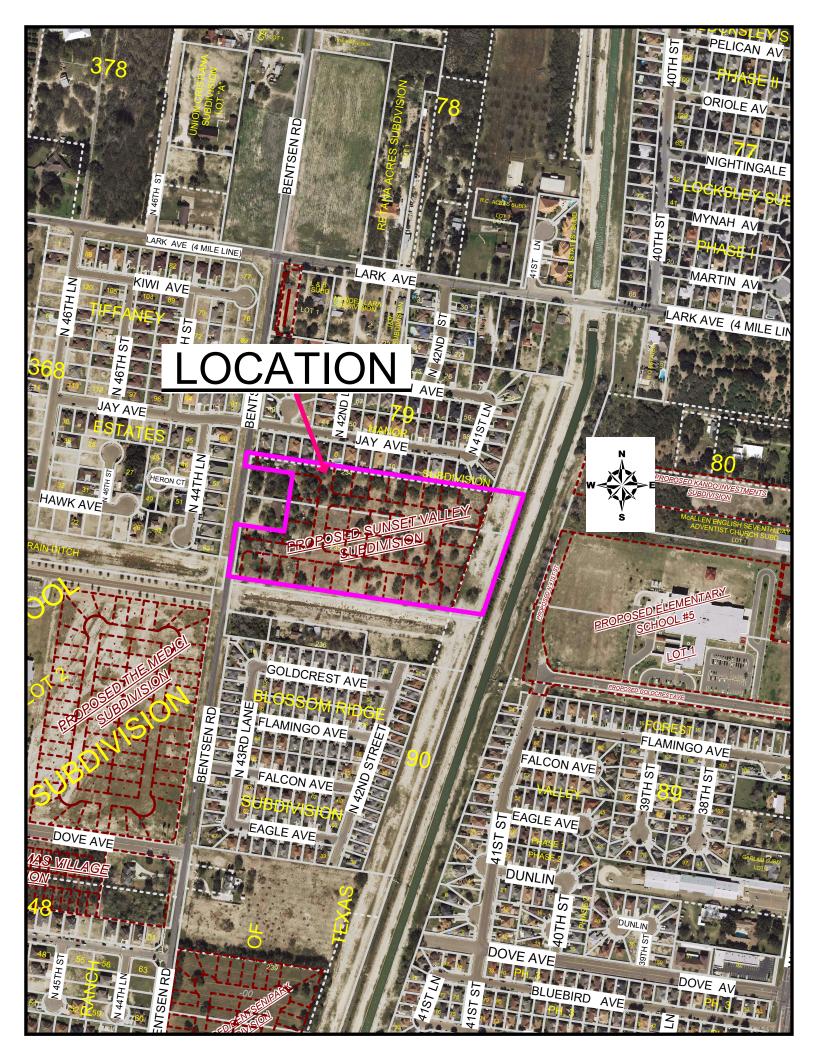
 * 600 ft. Maximum Cul-de-Sac * A Cul-de-Sac is not proposed. **Subdivision Ordinance: Section 134-105 	NA
LLEYS	
ROW: 20 ft. Paving: 16ft. *Alley/service drive easement required for commercial properties *A Planned Unit Development (CUP2022-0165) with two centralized dumpster locations was approved by the City Commission on 11/28/2022. The dumpster locations are shown as Common Area "A" and Common Area "B" on the latest submitted plat as required by Public Works Department. ********Subdivision Ordinance: Section 134-105 **Subdivision Ordinance: Section 134-106	Applied
ETBACKS	
* Front: 20 ft. *Planned Unit Development (CUP2022-0165) was approved by the City Commission on 11/28/2022 with setback note as shown above.	Applied
* Rear: 10 ft. or easements whichever is greater *Planned Unit Development (CUP2022-0165) was approved by the City Commission on 11/28/2022 with setback note as shown above.	Applied
* Interior Sides: 6 ft. or easements whichever is greater *Planned Unit Development (CUP2022-0165) was approved by the City Commission on 11/28/2022 with setback note as shown above.	Applied
* Corner: 10 ft. or easements whichever is greater *Planned Unit Development (CUP2022-0165) was approved by the City Commission on 11/28/2022 with setback note as shown above.	Applied
 * Garage: 18 ft. except where greater setback is required; greater setback applies. **Add a garage setback note as shown above prior to recording. **Zoning Ordinance: Section 138-356 	Required
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
DEWALKS	
* 4 ft. wide minimum sidewalk required on North Bentsen Road, and both sides of all internal streets. ** 5 ft. sidewalk might be required by Engineering Department prior to final plat review. - Revise the plat note as shown above prior to recording. *****Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
UFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Bentsen RoadRevise the plat note as shown above prior to recording. **Landscaping Ordinance: Section 110-46	Required
* 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

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NOTES	
* No curb cut, access, or lot frontage permitted along N. Bentsen Road. **Must comply with City Access Management Policy	Applied
*Planned Unit Development (CUP2022-0165) was approved by the City Commission on 11/28/2022. Approved PUD site plan must be recorded along with the subdivision plat.	Applied
* Detention/Common Areas, any private streets/alleys, private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recordingSubmit a copy of the draft HOA document for staff review prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public/private streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356	Compliance
ZONING/CUP	
* Existing: R-1 Proposed: Multi-family **Rezoning from R-1 (single-family residential) to R-3A (multi-family residential apartments) was withdrawn on May 12, 2021 after it being tabled at Planning and Zoning Board meeting of May 4, 2021. Opposition showed up mainly concerned with traffic increase and drainage issues. **Planned Unit Development (CUP2022-0165) was approved by the City Commission on 11/28/2022 for a multifamily development in an R-1 District. Approved PUD's site plan will have to be recorded along subdivision plat. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval **Rezoning from R-1 (single-family residential) to R-3A (multi-family residential apartments) was withdrawn on May 12, 2021 after it being tabled at Planning and Zoning Board meeting of May 4, 2021. Opposition showed up mainly concerned with traffic increase and drainage issues. ***Planned Unit Development (CUP2022-0165) was approved by the City Commission on 11/28/2022 for a multifamily development in an R-1 District. Approved PUD's site plan will have to be recorded along subdivision plat. ***Zoning Ordinance: Article V	Applied

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PARKS	
* As per Park Department, Park Fee of \$100,100 based on (143 X \$700 per lot/dwelling unit) to be paid prior to recording and/or land dedication. If the number of dwelling units changes, additional fee/dedication will be required.	Required
* As per Park Department, Park Fee of \$100,100 based on (143 X \$700 per lot/dwelling unit) to be paid prior to recording and/or land dedication. If the number of dwelling units changes, additional fee/dedication will be required.	Required
 Pending review by the City Manager's Office. If park land dedication is proposed in lieu of fee, City Manager's Office review and approval will be required. 	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation is approved and TIA is required.	Applied
* As per Traffic Department, Trip Generation is approved and TIA is required.	Applied
COMMENTS	
Comments: **Planned Unit Development (CUP2022-0165) was approved by the City Commission on 11/28/2022 with the following variances: 1. Multifamily development in an R-1 District. 2. 10 ft. separation instead of 12 ft. 3. 20 ft. front setback instead of 25 ft. in an R-1 District 4. 55 ft. or right-of-way on interior streets and 5 ft. utility easement on both sides, and 40 ft. of pavement back to back, instead of 60 ft. right-of-way. **Approved PUD's site plan will have to be recorded along subdivision plat. **A plat note regarding planned unit development required on plat prior to recording, finalize wording as applicable. Clarify notes #3 and 24 as needed prior to recording.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied



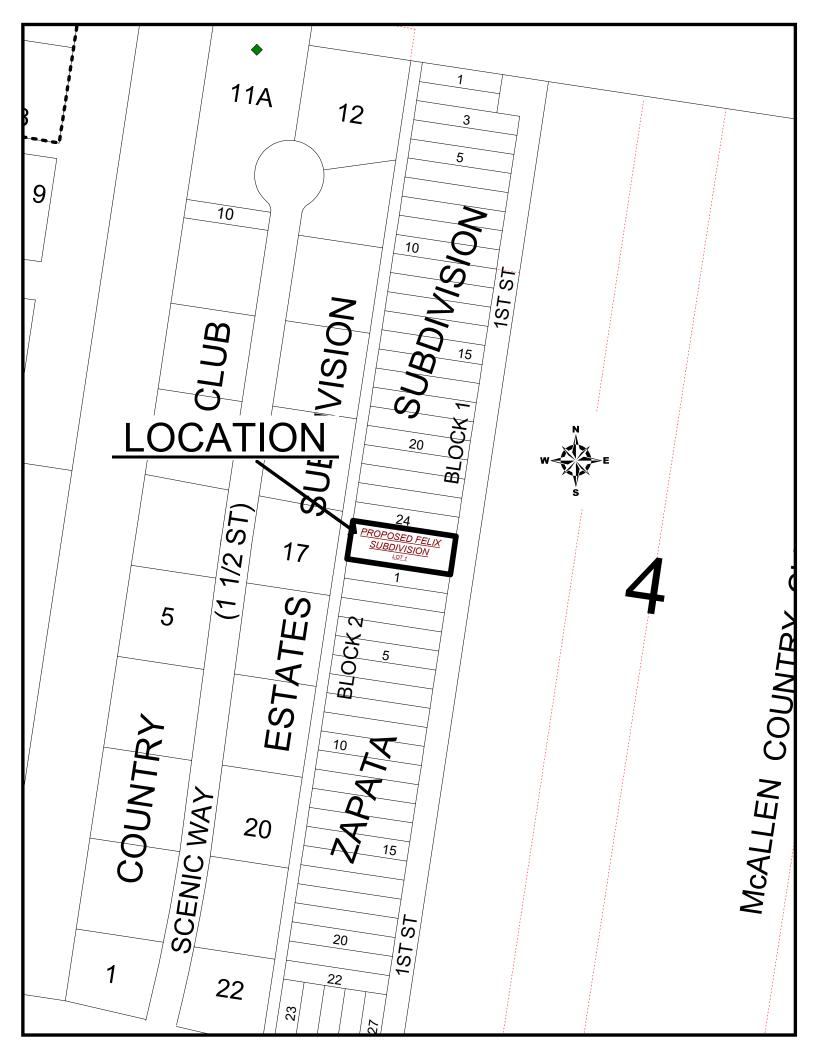
City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW

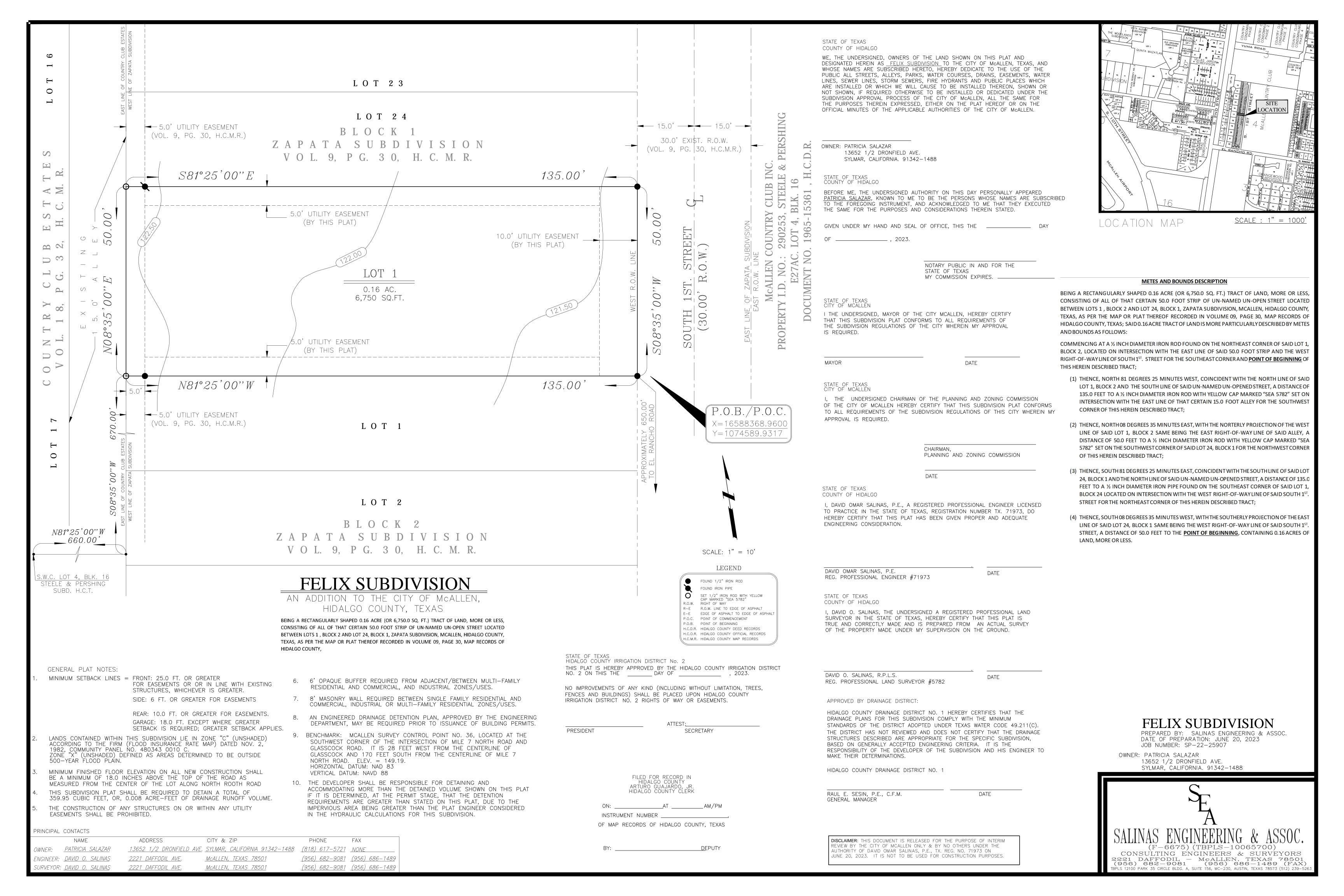
311 North 15th Street McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)

Project Description	Subdivision Name FELIX SOBO. Location 600' JOETH OF RL PASCHO ROAD MONG 6025 SIDE City Address or Block Number 3024 S. 155. 0F S. 195 ST. Number of lots Gross acres 0.16 Net acres 0.16 Existing Zoning Proposed 2-1 Rezoning Applied For Yes No Date Existing Land Use 600 Proposed Land Use 75. Irrigation District # Z. Residential Replat Yes No Commercial Replat Yes No ETJ Yes No Agricultural Tax Exempt Yes No Estimated Rollback tax due 1 500 Parcel No. Tax Dept. Review Legal Description 6.16 AC 6/6 Park SUED. (A BANDONE)
Owner	Name PATRICIA SALAZAR Phone (818) 617-5721 Address 13652/2 DROWEFIELD AVE. City SYLMAR State CA Zip 91342-1488 E-mail
Developer	Name
Engineer	Name DRUID SMILLAGE Phone 956-662-9081 Address ZZZI DAFFODIL AVE. City MFAILED State TX Zip 78501 Contact Person DRUID E-mail d salines @ Salines progration of Comments.
Surveyor	Name SAME NS EWGL. Phone Address City State Zip ENTERED

L6.

Initial: NM





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Reviewed On: 7/6/2023

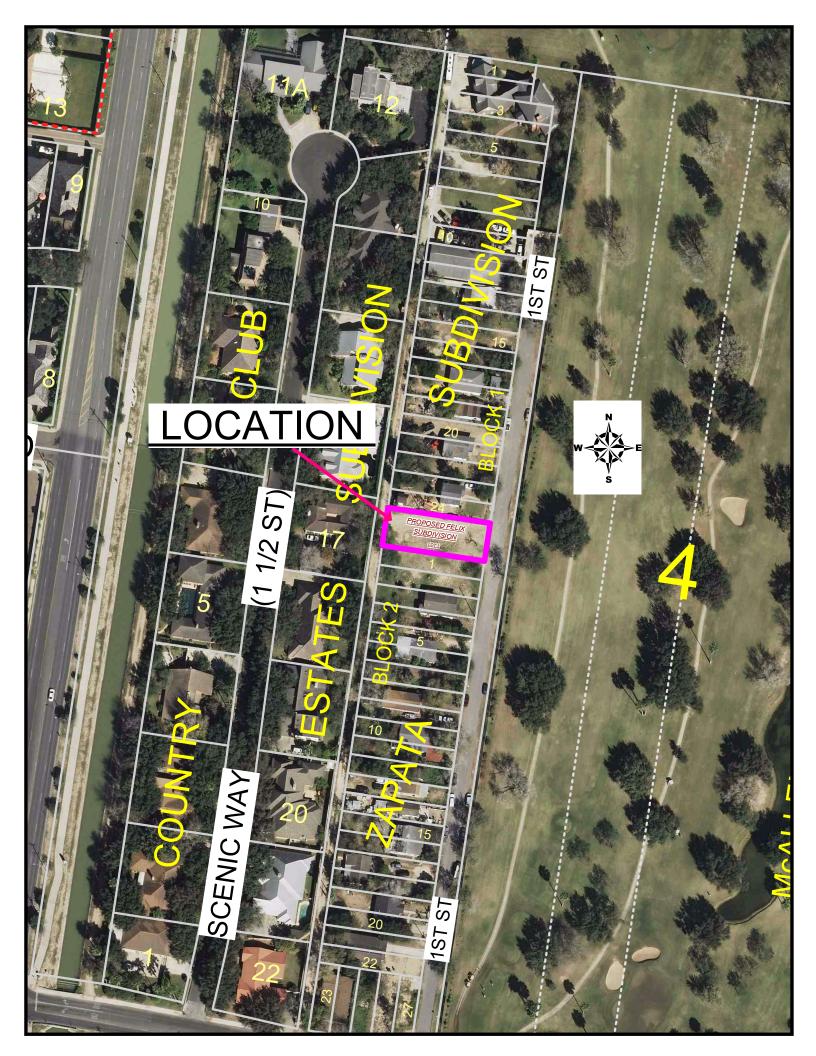
SUBDIVISION NAME: FELIX SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
South 1st Street: Dedication as needed for 25 ft. from centerline for 50 ft. Total ROW.(Existing 30 ft. total ROW) Paving: 32 ft. (Existing Approximately 18.3 ft.) Curb & gutter: Both Sides	Applied
*Engineer submitted a variance application on May 5, 2023, to maintain the existing 30 ft. ROW and existing paving of approximately 18.3 ft., and not require sidewalk on S. 1st Street. As per the submitted survey there is an existing ROW of 30 ft. and approximately 18.3 ft. of paving with no curb and gutter or sidewalk. The subdivision was approved in revised preliminary form by the Planning and Zoning Commission at the meeting of June 6, 2023, subject to the conditions noted. The Board recommended approval of the variance requests to not dedicate any additional ROW to S. 1st Street, and not provide sidewalk along S. 1st street. The variance requests were approved by the City Commission on June 12, 2023.	
**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 25 ft. or greater for easements or inline with average setback of existing structures, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Rear:10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Sides:6 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft., except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

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SIDEWALKS	
* 4 ft. wide minimum sidewalk required along S. 1st Street.	Applied
*Engineer submitted a variance application on May 5, 2023, to maintain the existing 30 ft. ROW and existing paving of approximately 18.3 ft., and not require sidewalk on S. 1st Street. As per the submitted survey there is an existing ROW of 30 ft. and approximately 18.3 ft. of paving with no curb and gutter or sidewalk. The subdivision was approved in revised preliminary form by the Planning and Zoning Commission at the meeting of June 6, 2023, subject to the conditions noted. The Board recommended approval of the variance requests to not dedicate any additional ROW to S. 1st Street, and not provide sidewalk along S. 1st street. The variance requests were approved by the City Commission on June 12, 2023.	
***Subdivision Ordinance: Section 134-120	
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance

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* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, In accordance with McAllen's Park Land Dedication and Park Development Fees Ordinance, Park fees apply at a rate of \$700 per dwelling unit and payable prior to plat recording. If it's only one single family home then the fee is \$700.	Required
* Pending review by the City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation for 1 lot subdivision will be waived.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat. ** As per Traffic Department, Trip Generation for 1 lot subdivision will be waived.	NA
COMMENTS	
Comments: -Lot numbers on Zapata Subdivision are not legible. Please use a more zoomed in location map, and add the north arrow prior to recording. *Must comply with City's Access Management Policy. **The subdivision was approved in revised preliminary form by the Planning and Zoning Commission at the meeting of June 6, 2023, subject to the conditions noted. The Board recommended approval of the variance requests to not dedicate any additional ROW to S. 1st Street, and not provide sidewalk along S. 1st street. The variance requests were approved by the City Commission on June 12, 2023.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied



SCANNED

City of McAllen Planning Department APPLICATION FOR

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

SUBDIVISION PLAT REVIEW

	SUBDIVISION TENT ILE VIZ
Project Description	Subdivision Name Location NEC Freddy 6007002 & 2000000000000000000000000000000
Owner	Name The Villas on Fredly LLC Phone 90 (956) 381-0981 Address 2005. 10th St., Ste. 1700 City McAllen state TX zip 78 501 E-mail 90 f Kurth amelden and hunt. com
Developer	Name The Individual LC Phone 90(990) 381-0981 Address 200 5. 10th St. Se. 1700 City McAllu State TX Zip 78501 Contact Person 90 Fred L. Kuth, f.E. E-mail 90 fkurth@Meldenandwat.com
Engineer	Name Wilden & Hult Thic Phone 976) 38-098 Address 15 W. Mc Intwe St City Fdiving State Tx Zip 7854 Contact Person Fyld (/UYA) P. E-mail FKUALO MEIOPNANCH LINE COM
Surveyor	Name Melden & Funt The Phone (954) 381 098 Address 115 W Mc Tutyre St. City Park May State Tr zip 7854

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 (Identifiying 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
Developer's Requirements	PLAT TO SHOW: ✓ Metes and bounds ✓ Lots numbered with dimensions and area of irregular lots noted ✓ Surrounding platted lots and/or lot lines for uplatted 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
Minimum	not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 ½ by 11" copies/legible copy of the plat, affected by changes.
Owner's Signature	I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization. Signature Print Name Fred L. Kurh Owner Authorized Agent 10/19

Proposed Plat Submittal

Kaveh Forghanparast

From: Della Robles <drobles@meldenandhunt.com>

Sent: Thursday, June 22, 2023 11:23 AM

To: Kaveh Forghanparast

Cc: Mario Escamilla, Jr.; Luis J. Mora; Mario Reyna

Subject: RE: Villas on Freddy Phase II

Mr. Kaveh,

Good morning, we are going with the original request. Thank you.

Respectfully,
Della Robles,
S/D Administrative Assistant



Melden & Hunt, Inc. • 115 W. McIntyre Street • Edinburg, Texas 78541 **P**: 956.381.0981 • F: 956.381-1839 • **drobles@meldenandhunt.com**

TBPELS F-1435 & F-10096900

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From: Kaveh Forghanparast < kforghanparast@mcallen.net>

Sent: Thursday, June 22, 2023 11:05 AM

To: Della Robles <drobles@meldenandhunt.com>

Cc: Mario Escamilla, Jr. <mescamilla@mcallen.net>; Luis J. Mora <lmora@mcallen.net>; Mario Reyna

<Mario@meldenandhunt.com>
Subject: RE: Villas on Freddy Phase II

Good Morning Della,

Just following up to see if Mr. Reyna decided to move forward with the original request for front setback of Lot 120 & Lots 163-192 to be at 20 feet or would like to apply for another variance request for the rear setback for Lots 139-162 to be at 20 feet too? The previous request did not include the rear setback for Lots 139-162 to be 20 ft., essentially keeping it at 23 ft.

Please let me know if you have any questions.

Regards,

KAVEH FORGHANPARAST, CNU-A

PLANNER III
City of McAllen | Planning Department (956) 681-1250
kforghanparast@mcallen.net

From: Della Robles < drobles@meldenandhunt.com>

Sent: Wednesday, June 14, 2023 1:19 PM

To: Kaveh Forghanparast < kforghanparast@mcallen.net >

Subject: Villas at Freddy

Mr. Kaveh,

Have you been able to go over the Villas at Freddy since last Thursday, we needed the information for the setbacks as discussed at the meeting.

Respectfully,
Della Robles,
S/D Administrative Assistant

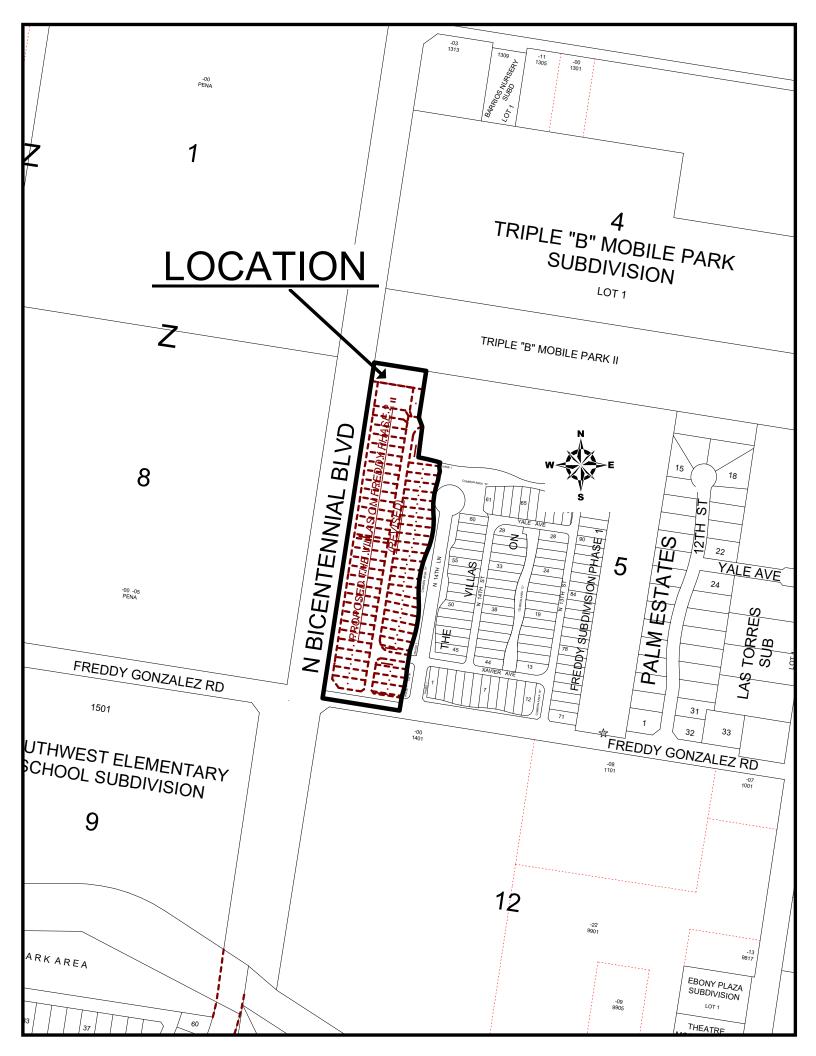


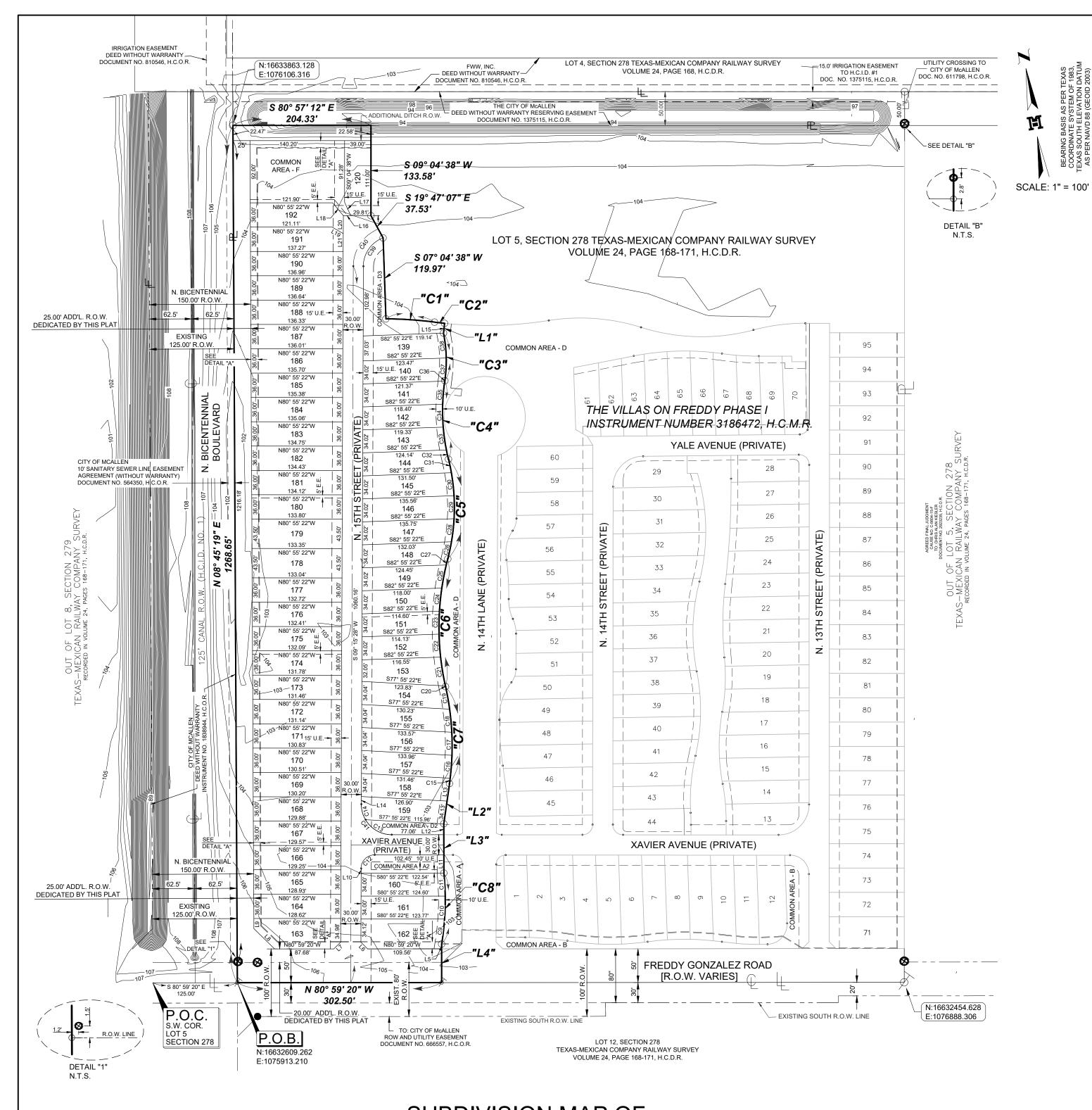
Melden & Hunt, Inc. • 115 W. McIntyre Street • Edinburg, Texas 78541 **P**: 956.381.0981 • F: 956.381-1839 • drobles@meldenandhunt.com

TBPELS F-1435 & F-10096900

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BOUNDARY Curve Table						
Curve #	Curve # Length Radius Delta Chord Direction Chord Length Tangen					
"C1"	72.13'	600.00'	006° 53' 17"	S77° 07' 29"E'	72.09'	36.11
"C2"	15.01'	600.00'	001° 25' 59"	S74° 23' 49"E'	15.01'	7.50
"C3"	71.37'	203.96'	020° 02' 51"	S7° 27' 58"W'	71.00'	36.05
"C4"	116.49'	300.00'	022° 14' 51"	S6° 21' 58"W'	115.76'	58.99
"C5"	149.09'	300.00'	028° 28' 25"	S9° 28' 45"W'	147.56'	76.12
"C6"	190.83'	400.00'	027° 20' 02"	S10° 02' 57"W'	189.02'	97.26
"C7"	144.44'	400.00'	020° 41' 24"	S6° 43' 38"W'	143.66'	73.02
"C8"	105.36'	400.00'	015° 05' 29"	S10° 53' 40"W'	105.05'	52.99

			LOTO	nza Tal-l-			
LOT Curve Table							
urve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent	
C9	37.27'	400.00'	005° 20' 17"	N15° 46' 15"E'	37.25'	18.65'	
C10	34.02'	400.00'	004° 52' 25"	N10° 39' 54"E'	34.01'	17.02'	
C11	34.07'	400.00'	004° 52' 47"	N5° 47' 19"E'	34.06'	17.04'	
C12	31.35'	20.00'	089° 49' 10"	S54° 10' 03"W'	28.24'	19.94'	
C13	46.76'	45.00'	059° 32' 15"	S51° 09' 14"E'	44.69'	25.74'	
C14	24.07'	45.00'	030° 38' 34"	S6° 03' 49"E'	23.78'	12.33'	
C15	8.16'	400.00'	001° 10' 06"	N16° 29' 17"E'	8.16'	4.08'	
C16	34.02'	400.00'	004° 52' 23"	N13° 28' 02"E'	34.01'	17.02'	
C17	34.07'	400.00'	004° 52' 50"	N8° 35' 26"E'	34.06'	17.05'	
C18	34.38'	400.00'	004° 55' 28"	N3° 41' 17"E'	34.37'	17.20'	
C19	33.81'	400.00'	004° 50' 37"	N1° 11' 46"W'	33.80'	16.92'	
C20	1.14'	400.00'	000° 09' 48"	S3° 32' 10"E'	1.14'	0.57'	
C21	43.21'	400.00'	006° 11' 20"	S0° 21' 36"E'	43.18'	21.62'	
C22	34.03'	400.00'	004° 52' 28"	S5° 10' 18"W'	34.02'	17.02'	
C23	34.06'	400.00'	004° 52' 41"	S10° 02' 53"W'	34.05'	17.04'	
C24	34.33'	400.00'	004° 55' 05"	S14° 56' 46"W'	34.32'	17.18'	
C25	34.88'	400.00'	004° 59' 47"	S19° 54' 11"W'	34.87'	17.45'	
C26	25.97'	300.00'	004° 57' 38"	N21° 14' 09"E'	25.96'	12.99'	
C27	9.18'	400.00'	001° 18' 53"	S23° 03' 31"W'	9.18'	4.59'	
C28	34.39'	300.00'	006° 34' 03"	N15° 28' 19"E'	34.37'	17.21'	
C29	34.04'	300.00'	006° 30' 02"	N8° 56' 16"E'	34.02'	17.04'	
C30	34.13'	300.00'	006° 31' 06"	N2° 25' 42"E'	34.11'	17.08'	
C31	20.56'	300.00'	003° 55' 36"	N2° 47' 39"W'	20.56'	10.28'	
C32	13.98'	300.00'	002° 40' 14"	S3° 25' 20"E'	13.98'	6.99'	
C33	34.20'	300.00'	006° 31' 54"	S1° 10' 44"W'	34.18'	17.12'	
C34	34.02'	300.00'	006° 29' 51"	S7° 41' 36"W'	34.00'	17.03'	
C35	34.28'	300.00'	006° 32' 52"	S14° 12' 58"W'	34.27'	17.16'	
C36	0.42'	300.00'	000° 04' 50"	S17° 31' 49"W'	0.42'	0.21'	
C37	33.79'	200.00'	009° 40' 48"	N12° 43' 49"E'	33.75'	16.94'	
C38	37.17'	200.00'	010° 38' 53"	N2° 33' 59"E'	37.11'	18.64'	
C39	54.39'	45.00'	069° 15' 11"	S43° 53' 03"W'	51.14'	31.07'	
C40	70.34'	60.00'	067° 10' 10"	S42° 50' 33"W'	66.38'	39.84'	
C41	70.021	45.00	000° 10' 50"	C25° 40' 57"F'	62.74	4E 14'	

C41 70.83' 45.00' 090° 10' 50" S35° 49' 57"E'

BOUNDARY Line Table			
Line #	Length	Direction	
"L1"	14.52'	S14° 53' 11"W	
"L2"	60.10'	S17° 04' 20"W	
"L3"	72.95'	S08° 55' 03"W	
"L4"	56.98'	S09° 05' 08"W	

	Table	
Line #	Length	Direction
L5	6.98'	N09° 05' 08"E
L6	14.11'	S35° 51' 56"E
L7	14.17'	N54° 08' 04"E
L8	42.90'	N36° 37' 25"W
L9	15.13'	S08° 45' 19"W
L10	6.89'	S09° 15' 28"W
L11	26.83'	S08° 55' 03"W
L12	16.12'	S08° 55' 03"W
L13	25.97'	N17° 04' 20"E
L14	11.41'	S09° 15' 28"W
L15	14.52'	N14° 53' 11"E
L16	11.03'	N80° 55' 22"W
L17	21.75'	N15° 55' 22"W
L18	24.80'	N30° 55' 22"W
L19	19.00'	N50° 55' 22"W
L20	26.50'	S09° 15' 28"W
L21	26.50'	S09° 15' 28"W

120	4238.36	0.097	166	4658.67	0.107
139	4509.78	0.104	167	4670.04	0.107
140	4178.90	0.096	168	4681.41	0.107
141	4064.88	0.093	169	4692.77	0.108
142	4030.54	0.093	170	4704.14	0.108
143	4127.88	0.095	171	4715.51	0.108
144	4349.16	0.100	172	4726.87	0.109
145	4551.21	0.104	173	4738.24	0.109
146	4623.36	0.106	174	4749.61	0.109
147	4563.64	0.105	175	4760.97	0.109
148	4368.64	0.100	176	4772.34	0.110
149	4112.80	0.094	177	4783.71	0.110
150	3945.75	0.091	178	5794.05	0.133
151	3880.09	0.089	179	5810.64	0.133
152	3913.35	0.090	180	4822.54	0.111
153	4460.86	0.102	181	4833.91	0.111
154	4327.87	0.099	182	4845.27	0.111
155	4492.97	0.103	183	4856.64	0.111
156	4556.27	0.105	184	4868.01	0.112
157	4520.49	0.104	185	4879.37	0.112
158	4393.43	0.101	186	4890.74	0.112
159	4190.05	0.096	187	4902.11	0.113
160	4209.69	0.097	188	4913.47	0.113
161	4230.49	0.097	189	4924.84	0.113
162	5305.01	0.122	190	4936.21	0.113
163	5278.23	0.121	191	4869.27	0.112
164	4635.94	0.106	192	4885.21	0.112

165 4647.31 0.107

Lot Area Table

Area # SQ, FT, Acres

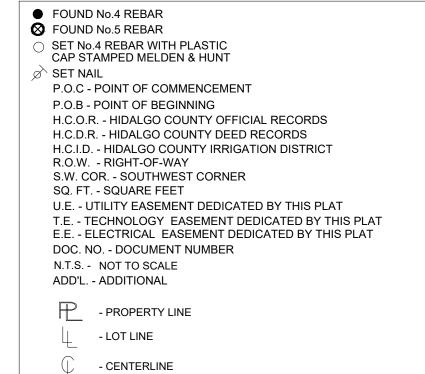
Lot Area Table

Area # SQ, FT, Acres

Common Area Table				
Area #	SQ, FT,	Acres		
A2	3200.22	0.075		
D2	1967.33	0.045		
D3	5978.32	0.137		
F	13151.97	0.302		

SUBDIVISION MAP OF THE VILLAS ON FREDDY PHASE II

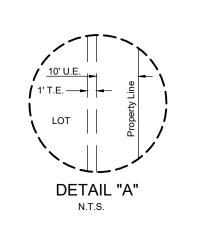
(PRIVATE SUBDIVISION)
BEING 8.416 ACRES OUT OF LOT 5, SECTION 278
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
RECORDED IN VOLUME 24, PAGES 168-171, H.C.D.R.,
CITY OF McALLEN, HIDALGO COUNTY, TEXAS



NOTE: ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET

WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.

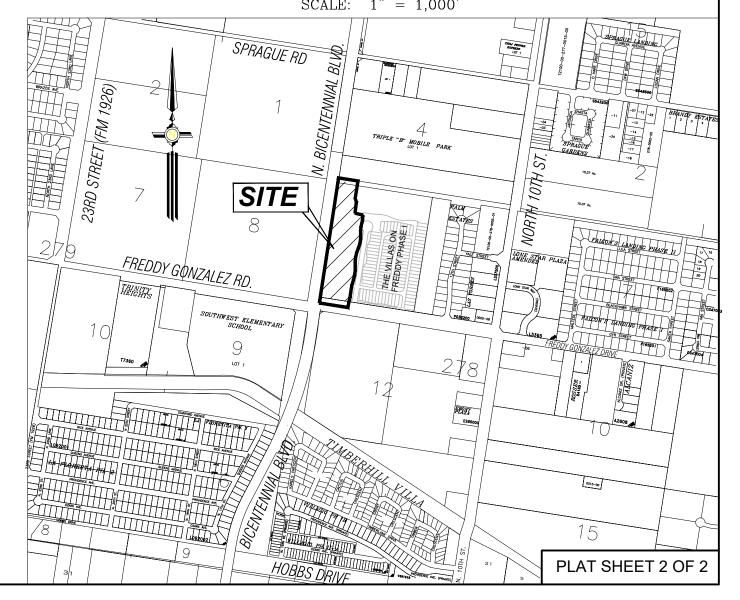
LEGEND & ABBREVIATIONS



DRAWN BY: _____ / R.N. __ DATE ___04-02-20 SURVEYED, CHECKED ___J.L.G. DATE ___10-31-22 _____







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. COMMUNTY PANEL NUMBER 480334 0325 D, MAP REVISED: JUNE 06, 2000;
- 2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
- 3. MINIMUM SETBACKS SHALL BE: AS FOLLOWS OR GREATER FOR EASEMENTS.

FRONT:

LOT 120 SHALL BE 20 FEET (FRONTING SOUTH) LOTS 139-162 SHALL BE 10 FEET (FRONTING EAST) LOTS 163-192 SHALL BE 20 FEET (FRONTING EAST)

LOT 120 SHALL BE 10 FEET (NORTH) LOTS 139-162 SHALL BE 23 FEET (GARAGE WEST) LOTS 163-192 SHALL BE 10 FEET (WEST)

SIDE CORNER:

5 FEET, OR GREATER FOR EASEMENTS.

LOT 120 SHALL BE 3 FEET EAST SIDE AND 7 FEET WEST SIDE LOTS 139-162 SHALL BE 7 FEET SOUTH SIDE AND 3 FEET NORTH SIDE LOTS 163-192 SHALL BE 3 FEET NORTH SIDE AND 7 FEET SOUTH SIDE

20 FEET, EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES

- 4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 44.044 C.F. (1.001 ac-ft). 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 MC46, 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP TOP LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF N. 10TH STREET AND FREDDY GONZALEZ. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 96) N=16632426.4526, E=1077730.38009, ELEV.=104.17
- 7. NO STRUCTURES ALLOWED OVER ANY EASEMENT.
- 8. 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 9. 6 FT. OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG FREDDY GOZALEZ ROAD AND N. BICENTENNIAL BLVD.
- 10. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG FREDDY GONZALEZ ROAD AND/OR N. BICENTENNIAL
- 11. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
- 12. NO DWELLINGS SHALL BE ALLOWED IN ANY COMMON AREAS.
- 13. INTERIOR SIDEWALKS SHALL BE INSTALLED AT BUILDING PERMIT STAGE AS PER SIDEWALKS & TRAILS PLAN.
- 14. 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.
- 15. COMMON OR DETENTION AREAS AND PRIVATE STREETS/ALLEYS AND/OR GATES MUST BE MAINTAINED BY THE PROPERTY OWNERS/HOA AND NOT THE CITY OF McALLEN
- 16. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER. THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.
- 17. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAS ON FREDDY PHASE II, RECORDED AS 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 AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL
- 18. A 25-FOOT BY 25-FOOT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS, AND 10-FOOT BY 10-FOOT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET/ALLEY INTERSECTIONS.
- 19. ALL EASEMENTS SHOWN IN PLAT ARE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.
- 20. 4-FOOT WIDE MINIMUM SIDEWALK REQUIRED ON FREDDY GONZALEZ ROAD AND N. BICENTENNIAL BLVD.
- 21. COMMON AREAS A2, D2, D3 AND F ARE TO BE FOR LANDSCAPING PURPOSES ONLY AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS\HOA AND NOT THE CITY OF McALLEN.
- 22. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES ONTO 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 TRANSPARENT 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.

SUBDIVISION MAP OF THE VILLAS ON FREDDY PHASE II

(PRIVATE SUBDIVISION) BEING 8.416 ACRES OUT OF LOT 5, SECTION 278 TEXAS-MEXICAN RAILWAY COMPANY SURVEY RECORDED IN VOLUME 24, PAGES 168-171, H.C.D.R. CITY OF McALLEN, HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 8.416 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, SAID 8.416 ACRES BEING A PART OR PORTION OUT OF LOT 5, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, HIDALGO COUNTY DEED RECORDS, WHICH SAID 8.416 ACRES ARE OUT OF A CERTAIN TRACT THAT WAS CONVEYED TO THE VILLAS ON FREDDY, LLC, BY VIRTUE OF A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3022928, HIDALGO COUNTY OFFICIAL RECORDS; SAID 8.416 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5, SECTION 278 AND BEING WITHIN THE EXISTING FREDDY

THENCE, S 80° 59' 20" E ALONG THE SOUTH LINE OF SAID LOT 5, SECTION 278 AND WITHIN THE EXISTING FREDDY GONZALEZ ROAD, A DISTANCE OF 125.00 FEET TO A NAIL SET [NORTHING: 16632609.262, EASTING: 1075913.210] FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 08° 45' 19" E ALONG THE EAST LINE OF A CERTAIN TRACT THAT WAS CONVEYED THE CITY OF MCALLEN, BY VIRTUE OF A DEED WITHOUT WARRANTY RECORDED IN INSTRUMENT NUMBER 1838944, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF FREDDY GONZALEZ ROAD, CONTINUING A TOTAL DISTANCE OF 1,268.65 FEET TO A NO. 4 REBAR SET, [NORTHING: 16633863.128, EASTING: 1076106.316] FOR THE NORTHWEST CORNER OF THIS TRACT;

- 2. THENCE, S 80° 57' 12" E A DISTANCE OF 204.33 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS
- 3. THENCE, S 09° 04' 38" W A DISTANCE OF 133.58 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT
- 4. THENCE, S 19° 47' 07" E A DISTANCE OF 37.53 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT
- 5. THENCE, S 07° 04' 38" W A DISTANCE OF 119.97 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT
- 6. THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 06° 53' 17", A RADIUS OF 600.00 FEET, AN ARC LENGTH OF 72.13 FEET, A TANGENT OF 36.11 FEET, AND A CHORD THAT BEARS S 77° 07' 29" E A DISTANCE OF 72.09 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT
- 7. THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 01° 25' 59", A RADIUS OF 600.00 FEET, AN ARC LENGTH OF 15.01 FEET, A TANGENT OF 7.50 FEET, AND A CHORD THAT BEARS S 74° 23' 49"
- 8. THENCE, S 14° 53' 11" W A DISTANCE OF 14.52 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

E A DISTANCE OF 15.01 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT

- THENCE, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 20°02' 51", A RADIUS OF 203.96 FEET, AN ARC LENGTH OF 71.37 FEET, A TANGENT OF 36.05 FEET, AND A CHORD THAT BEARS S 07° 27' 58" W, A DISTANCE OF 71.00 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- 10. THENCE, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 22°14'51", A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 116.49 FEET, A TANGENT OF 58.99 FEET, AND A CHORD THAT BEARS S 06° 21' 58" W, A DISTANCE OF 115.76 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT:
- 11. THENCE, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 28°28'25", A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 149.09 FEET, A TANGENT OF 76.12 FEET, AND A CHORD THAT BEARS S 09° 28' 45" W, A DISTANCE OF 147.56 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;

12. THENCE, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 27°20'02", A RADIUS OF 400.00 FEET, AN ARC

- LENGTH OF 190.83 FEET, A TANGENT OF 97.26 FEET, AND A CHORD THAT BEARS S 10° 02' 57" W, A DISTANCE OF 189.02 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- 13. THENCE, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 20°41'24", A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 144.44 FEET, A TANGENT OF 73.02 FEET, AND A CHORD THAT BEARS S 06° 43' 38" W, A DISTANCE OF 143.66 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- 14. THENCE, S 17° 04' 20" W A DISTANCE OF 60.10 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT; 15. THENCE, S 08° 55' 03" W A DISTANCE OF 72.95 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT:
- 16. THENCE, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 15°05'29", A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 105.36 FEET, A TANGENT OF 52.99 FEET, AND A CHORD THAT BEARS S 10° 53' 40" W. A DISTANCE OF 105.05 FEET
- TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT; 17. THENCE, S 09° 05' 08" W AT A DISTANCE OF 26.98 FEET PASS THE EXISTING NORTH RIGHT-OF-WAY LINE OF FREDDY
- GONZALEZ ROAD, CONTINUING A TOTAL DISTANCE OF 56.98 FEET TO A NAIL SET ON THE SOUTH LINE OF SAID LOT 5, SECTION 278, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- 18. THENCE, N 80° 59' 20" W ALONG THE SOUTH LINE OF SAID LOT 5, SECTION 278 AND WITHIN THE EXISTING FREDDY GONZALEZ ROAD, A DISTANCE OF 302.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.416 ACRES OF LAND, MORE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT 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. ALSO 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 No. 1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID No. 1

PRESIDENT SECRETARY

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

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

STATE OF TEXAS COUNTY OF HIDALGO

WE, THE UNDERSIGNED, LIEN HOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VILLAS ON FREDDY PHASE II , OF THE CITY OF MCALLEN, TEXAS, HEREBY CONSENT TO THE SUBDIVISION OF THE REAL PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED REAL PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

JOE QUIROGA. TRUSTEE TEXAS NATIONAL BANK 4908 SOUTH JACKSON ROAD EDINBURG, TEXAS 78539

STATE OF TEXAS

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

AND SEAL OF OFFICE, THIS THE _____ DAY OF _____

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

STATE OF TEXAS COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE VILLAS ON FREDDY PHASE II SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AS EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE SURFACE USE OF THE STREETS, ALLEYS, COMMON AREAS AND UTILITY EASEMENTS THEREON SHOWN ARE RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF McALLEN, EMPLOYEES OF THE UTILITY COMPANIES UNDER FRANCHISE OF SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. OWENERSHIP AND MAINTENANCE OF ALL STREET IMPROVEMENTS AND COMMON AREAS SHALL REMAIN WITH AND BE THE RESPONSIBILITY OF THE VILLAS ON FREDDY PHASE II HOMEOWNER'S ASSOCIATION. RIGHT-OF-WAY DEDICATION FOR FREDDY GONZALEZ ROAD AND N. BICENTENNIAL BLVD. IS BEING DEDICATED TO THE PUBLIC BY THIS PLAT.

OWNER: THE VILLAS ON FREDDY, LLC, A TEXAS LIMITED LIABILITY COMPANY.

BY: RHODES ENTERPRISES, INC. (MEMBER)

NICK RHODES, PRESIDENT 200 S. 10TH STREET, STE. 1700

McALLEN, TEXAS 78501

2606 ZINNIA AVENUE, McALLEN, TEXAS 78504

BY: RIVERSIDE DEVELOPMENT SERVICES. LLC (MEMBER) ANTONIO M. AGUIRRE, JR., MANAGER

DATE:

DATE:

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS MY COMMISSION EXPIRES:

STATE OF TEXAS COUNTY OF HIDALGO

> BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANTONIO M. AGUIRRE, JR. 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

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 ____

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368

DATE PREPARED: 01/06/23 DATE REVISED: 03/23/23 ENGINEERING JOB # 20088.00

STATE OF TEXAS

MELDEN & HUNT, INC. **TEXAS REGISTRATION F-1435**

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 ____

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

DATE SURVEYED: 03/25/2019 SURVEY JOB # 19078.08



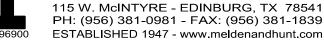


FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

INSTRUMENT NUMBER

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

_ DEPUTY



07/06/2023 Page 1 of 4 SUB2020-0039



Reviewed On: 7/6/2023

SUBDIVISION NAME: THE VILLAS ON FREDDY PHASE II	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Freddy Gonzalez Road - 20 ft. ROW dedication, for 50 ft. from center line for 100 ft. ROW Paving:65 ft. Curb & gutter: both sides. *Must escrow monies if improvements are not constructed prior to recording.	Applied
N. 15th Street (Private), Xavier Ave. (Private), Zurich Ave. (Private): 30 ft. ROW Paving 30 ft. Curb & gutter both sides *Variance request for 30 ft. ROW width, and 30 ft. paving back to back approved by City Commission on May 13, 2019. **Fire Lanes and HOA enforcement of no parking on the streets per Fire Department requirements.	Applied
Bicentennial Boulevard - Proposed 25 ft. additional ROW for 150.50-150.87 ft. total ROW **Engineer to clarify if improvements have been built and ROW has been acquired or dedicated. Paving: By the state Curb & gutter: Both sides	Applied
* 800 ft. Block Length **Variance request to the 800 ft. block length requirement approved by City Commission at the May 13, 2019 meeting.	Compliance
* 600 ft. Maximum Cul-de-Sac	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties	NA
SETBACKS	
* Front: LOTS 120 SHALL BE 20 FEET (FRONTING SOUTH) LOTS 139-162 SHALL BE 10 FEET (FRONTING EAST) LOTS 163-192 SHALL BE 20 FEET (FRONTING EAST) **Originally 23 ft. Garage setback was proposed so vehicles don't overlap over the sidewalks. Based on The sidewalks plans submitted in 2019, the sidewalks were proposed to be built along the rear side of the lots, not at the front. The engineer is asking for 20 ft. garage setback to match The Villas on Freddy Phase I Subdivision, with a proposed note as shown above. ***Setbacks under plat note #3 must be revised as previously approved for TVOF II prior to recording. If any changes are proposed, variance might be required. ****Zoning Ordinance: Section 138-356	Required
* Rear: LOT 120 SHALL BE 10 FEET (NORTH) LOTS 139-162 SHALL BE 23 FEET (GARAGE WEST) LOTS 163-192 SHALL BE 10 FEET (GARAGE WEST) ***Plat note #3 to be revised as shown above prior to recording. ****Zoning Ordinance: Section 138-356	Required

07/06/2023 Page 2 of 4 SUB2020-0039

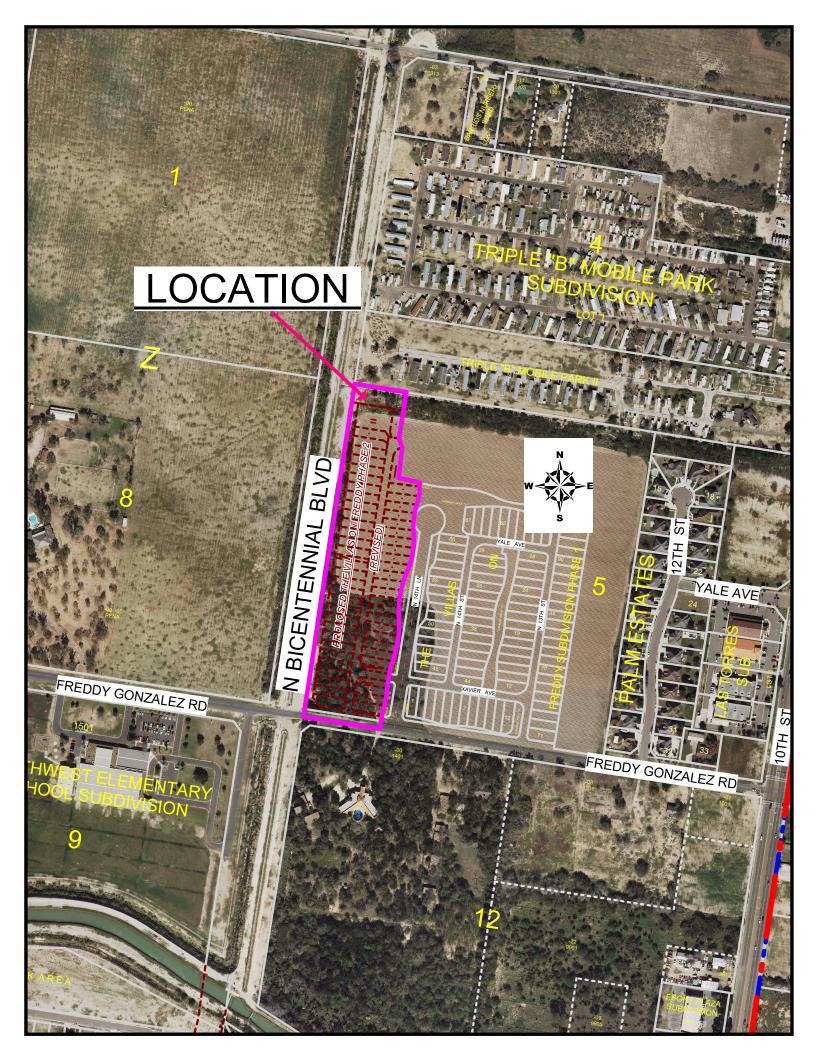
* Interior sides: LOT 120 SHALL BE 3 FEET EAST SIDE AND 7 FEET WEST SIDE LOTS 139-162 SHALL BE 7 FEET SOUTH SIDE AND 3 FEET NORTH SIDE LOTS 163-192 SHALL BE 3 FEET NORTH SIDE AND 7 FEET SOUTH SIDE *Plat note #3 to be revised prior to recording. **Engineer to clarify if setbacks will be modified prior to recording. ****Zoning Ordinance: Section 138-356	Required
* Side Corner: 5 FEET, OR GREATER FOR EASEMENTS	Applied
* Garage: (Proposed) 20 ft. except where greater setback is required, greater setback applies. **Originally 23 ft. Garage setback was proposed so vehicles don't overlap over the sidewalks. Based on The sidewalks plans submitted in 2019, the sidewalks were proposed to be built along the rear side of the lots, not at the front. The engineer is asking for 20 ft. garage setback to match The Villas on Freddy Phase I Subdivision, with a proposed note as shown above. ***Setbacks under plat note #3 must be revised as previously approved for TVOF II prior to recording. If any changes are proposed, variance might be required. ******Zoning Ordinance: Section 138-356	Required
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Freddy Gonzalez Rd., Bicentennial Blvd. and both sides of all interior streets; however Engineer submitted a Walking Trails plan for the interior street which provides for sidewalks along the front of each unit. Sidewalks are located along some streets, while others are within common areas. **Variance request for sidewalk requirement approved by City Commission on May 13, 2019 as per Walking Trails Plan for the interior streets, etc.	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Freddy Gonzalez Rd. and Bicentennial Blvd.	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along Freddy Gonzalez Rd. and/or Bicentennial Blvd.	Required
* Site plan must be approved by the Planning and other Development Department prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen	Compliance
* 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.	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Applied

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T REQUIREMENTS	
* Minimum lot width and lot area - All lots must be minimum 20 ft. wide and corner lot must be minimum 24 ft. wide in R-3T district.	Compliance
* Lots fronting public streets	Compliance
NING/CUP	
* Existing : R3T Proposed: R3T	Applied
* Rezoning Needed Before Final Approval	NA
RKS	
* Land dedication in lieu of fee* Land dedication in lieu of fee **Park Land Dedication Advisory Board approved a variance for land dedication in lieu of fees at the meeting held on September 19, 2019. City Commission approved the variance to waive fees due to 3.9 acres of green space allocation at the meeting of October 28, 2019.	Applied
* Park Fee of \$700 to be paid prior to recording * Land dedication in lieu of fee **Park Land Dedication Advisory Board approved a variance for land dedication in lieu of fees at the meeting held on September 19, 2019. City Commission approved the variance to waive fees due to 3.9 acres of green space allocation at the meeting of October 28, 2019.	Applied
* Pending review by the Parkland Dedication Advisory Board and CC. * Land dedication in lieu of fee **Park Land Dedication Advisory Board approved a variance for land dedication in lieu of fees at the meeting held on September 19, 2019. City Commission approved the variance to waive fees due to 3.9 acres of green space allocation at the meeting of October 28, 2019.	Complete
AFFIC	
* Trip Generation to determine if TIA is required, prior to final plat. **Per Traffic Department Trip generation has been approved.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
MMENTS	
****Comments: *Must comply with City's Access Management Policy ****Gate detail must be submitted and approved, prior to recording ****Previously approved, The Villas on Freddy II, is splitting into two new phases: The Villas on Freddy Phase II and Phase III. Must comply with overall Master Plan requirements. ***The Villas on Freddy Phase II was approved in Final form at the P&Z meeting of July 7, 2020 and a 6-month extension on September 21, 2021, and revised final form at the P&Z meeting of December 21, 2021, and May 16, 2023. ****At the Planning and Zoning Commission meeting of May 16, 2023, the Board approved the subdivision in revised final form and approved the variance request for garage setback to be at 20 ft. instead of the originally approved 23 ft. On June 23, 2023, the engineer clarified that the variance request included front setback of Lot 120 & Lots 163-192 to be at 20 feet too. They also clarified that the rear setback for Lots 139-162 will remain at 23 ft. Staff scheduled the subdivision to be heard by the Planning and Zoning Commission on July 12, 2023, so that the meeting minutes would reflect the setbacks as requested by the engineer. ****Setbacks will have to be shown on plat note #3 as previously approved for TVOF II prior to	Applied

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



City of McAllen 5UB 20B-0059

Planning Department

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

Project ^I nfo ^{rm} ation	Subdivision Name CEH ADDITION Location North East Corner of South 23rd Street and F.M 1016 City Address or Block Number 632/5. 23 57 Number of Lots 1—Net Acres 3.5 Gross Acres 3.5 ETJ Yes Mo Existing Zoning I-1 Proposed Zoning I-1 Rezoning Applied for Yes No Date Existing Land Use Vacant Proposed Land Use Commercial Irrigation District #HCDD 1 Replat Yes No Commercial Yes Residential Agricultural Exemption Yes No Estimated Rollback Tax Due Parcel # 1125956 Tax Dept. Review
Owner	Name Interchange Park Partners, INC Phone 210 495 6776 Address 1900 NW Loop 410 E-mail jmgt Dgwpngp com nx City Son Antonio State Zip 78213
De ^V eloper	Name Circle K Phone 281-855-6433 Address 19500 Bulverde Rd, Suite 100 E-mail matt@morrisassoc.com City San Antonio State TX Zip 78259 Contact Person Matt Marek
Eng heer	Name Morris + Associates, Engineers LLC Phone 832.653.3373. ext 116 Address14139 Huffmeister Road E-mail e.clarke@morrisassoc.com CityCypress StateTX Zip77429 Contact PersonEmma Clarke
Surveyor	Name Eagle Surveying
	IN F 19 2023

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Minimum Developer's Requirements Submitted with Application

Proposed Plat Submittal

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

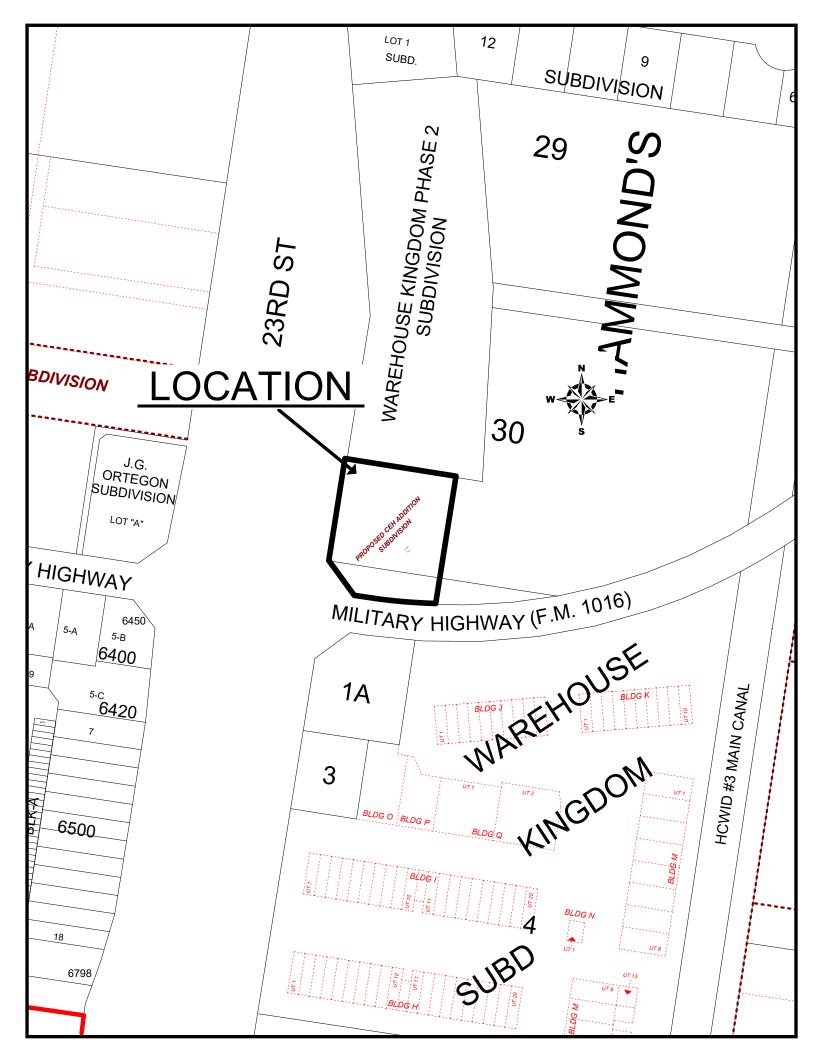
Owners Signature

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 Maria Garga Trevion	Date_	6/19/2023
Print Name	Jose Maria Garza Trevion		

Owner 🛛 Authorized Agent 🗆

The Planning Department is now accepting DocuSign signatures on application



VICINITY MAP NOT TO SCALE



BEARING DISTANCE L1 N 81°30'12" W

			CURVE TABLE		
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	216.67'	1849.86'	6°42'40"	N 84°48'52" W	216.55'

0' UTILITY EASEMENT

LOT 30R

BLOCK 3

3.50 ACRES 152,629 SQ. FT.

JUAN ANTONIO SURVEY,

120' RIGHT-OF-WAY VOL. 1649, PG. 458 D.R.H.C.T.

ABSTRACT NO. 44

SUBDIVISION PHASE II

DOC. NO. 3297741

BRICK COMMERCIAL BUILDING **BUILDING HEIGHT= 37.0' ABOVE**

FINISHED FLOOR

CIRS S 80°58'15" E 83.11'

-WETLAND

ABASTO CORP. DOC. NO. 1691448

=102.8'

DOC. NO. 3116294

ORHCT

JTILITY EASEMENT

DOC. NO. 3116293

O.R.H.C.T.

POB

GENERAL NOTES . This property is located in "Zone AH" and "Zone B" as scaled from the F.E.M.A. Flood Insurance Rate Map dated November 16, 1982 as shown on Map Number 4803340400C. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP. 2. Minimum finished floor elevations shall be elevation ______ feet. 3. No Structures permitted over any easements. 4. The purpose of this plat is to create one lot of record from two existing lots of record and to dedicate easements. 5. Set 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" on all lot corners otherwise noted. Residential and commercial or Industrial zones/uses. 6. TxDot permit is required for access along TxDot right-of-ways. All driveway requirements included location and dimensions along the east side of South 23rd Street shall be constructed as per approved TxDot permitting requirements and the City of McAllen. 3. The detention areas for this subdivision will be located within the private drainage easements. Maintenance of the private drainage easements shall be the responsibility of the owner of C.E. Hammond Subdivision and not the City of McAllen. The detention areas are part of the overall detention required for this Minimum 24 foot private service drive to provide City Services at time of site plan. It will be maintained by the property owners and not the City of McAllen.

SURVEYOR Eagle Surveying, LLC Contact: Brad Eubanks 222 S. Elm Street, Suite 200 Denton, TX 76201 (940) 222-3009

Interchange Park Partners, Inc. 3030 N.E. Loop 410 San Antonio, TX 78218

LEGEND Electric Box Guy Wire Grate Inlet Power Pole R Traffic Signal Pole Fiber Optic Utility Sign Gas Utility Mark Buried Gas Utility Sign G Gas Riser

CERTIFICATE OF SURVEYOR

STATE OF TEXAS COUNTY OF DENTON I, MATTHEW RAABE, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat was prepared from an actual survey of the property made under my supervision on the ground. **PRELIMINARY** this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document Matthew Raabe, R.P.L.S. # 6402 STATE OF TEXAS COUNTY OF DENTON BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _ Notary Public in and for the State of Texas My commission expires on _____

JOB NUMBER

2207.053-03

DATE

05/17/2023

REVISION

DRAWN BY

BE/EN

Eagle Surveying, LLC 222 South Elm Street Suite: 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com

TX Firm # 10194177

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS, INTERCHANGE PARK PARTNERS, INC. is the owner of a 3.50 acre tract or parcel of land situated in the

Juan Antonio Survey, Abstract Number 44 in Hidalgo County, Texas and being all of a called 3.5 acre tract of land described in the deed to Interchange Park Partners, Inc., recorded in Document Number 2017-2840653 of the Official Records of Hidalgo County, Texas and being more particularly described by metes and bounds as follows: **BEGINNING** at a capped 1/2" iron rod stamped "CVQLS" found at the Northwest corner of said 3.5 acre tract and the

common Southwest corner of Warehouse Kingdom Subdivision, Phase II, recorded in Document Number 3297741 of the Map Records of Hidalgo County, Texas and being in the East right-of-way line of Farm to Market Road 1926 (S. 23rd

Kingdom Subdivision, Phase II, a distance of 365.50 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northeast corner of said 3.5 acre tract: **THENCE** South 09°01'45" West, with the East line of said 3.5 acre tract, a distance of 419.48 feet to 1/2" iron rod with an

illegible cap found at the Southeast corner of said 3.5 acre tract and being in the North right-of-way line of Farm to Market

THENCE South 80°58'15" East, with the North line of said 3.5 acre tract and the common South line of said Warehouse

THENCE with the South line of said 3.5 acre tract and the common North right-of-way line of said Farm to Market Road

acre tract and being in the East right-of-way line of said Farm to Market Road 1926;

1016 the following courses and distances: With a curve to the right, having a radius of 1849.86 feet, a delta angle of 06°42'40", a chord bearing and distance of North 84°48'52" West, 216.55 feet and an arc length of 216.67 feet to a 1/2" iron rod with an illegible cap found; North 81°30'12" West, a distance of 49.52 feet to a 1/2" iron rod with an illegible cap found at the Southerly

Southwest corner of said 3.5 acre tract; North 36°14'57" West, a distance of 140.63 feet to a 1/2" iron rod found at the Westerly Southwest corner of said 3.5

THENCE North 09°01'45" East, with the West line of said 3.5 acre tract and the common East right-of-way line of said Farm to Market Road 1926 a distance of 335.50 feet to the **POINT OF BEGINNING** and containing 3.50 acres of land more or less.

STATE OF TEXAS COUNTY OF HIDALGO

I, The undersigned owner of the land shown on this plat and designated herein as CEH ADDITION, an addition to the City of McAllen, Texas, and whose name is subscribed herein, hereby dedicated to the use of the public all streets, alleys, parks, sewer lines, water courses, storm sewers, fire hydrants and public places which are installed or which we will cause to be installed or dedicated under the subdivision approval process of the City of McAllen, all the same for the purposes therein expressed, either on the plat or on the Official Minutes of the applicable authorities of the City of McAllen.

Interchange Park Partners, Inc.

3030 N.E. Loop 410, San Antonio TX 78218

STATE OF TEXAS COUNTY OF HIDALGO

Before me, the undersigned notary public, on this day the owner personally appeared _ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same purposes and considerations therein expressed and in the capacity therein stated. All given under my hand and seal of office.

Notary Public for the State of Texas

subdivision regulations of the City wherein my approval is required.

My commission expires on:

I, the undersigned Mayor of the City of McAllen hereby certify that this subdivision plat conforms to all requirements of the

Mayor, City of McAllen

I, the undersigned, Chairman of the Planning and Zoning Commission of the City of McAllen hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City wherein my approval is required.

Chairman, Planning Commission

PRELIMINARY PLAT **CEH ADDITION** LOT 30R, BLOCK 3

A TRACT OF LAND CONTAINING 3.50 ACRE OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OF OR PORTION OF LOTS 30 AND 31, BLOCK 3, C.E. HAMMOND SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 18, PAGE 438-439, DEED RECORDS, HIDALGO COUNTY, TEXAS, AN ALSO BEING ALL OF A TRACT OF LAND DEEDED TO INTERCHANGE PARK PARNERS, INC., RECORDED IN DOCUMENT NUMBER 2017-2840653, DEED RECORDS, HIDALGO COUNTY, TEXAS

07/06/2023 Page 1 of 4 SUB2023-0059



Reviewed On: 7/6/2023

SUBDIVISION NAME: C	CEH ADDITION	
REQUIREMENTS		
STREETS AND RIGHT-OF-W	AYS	
Paving: By State Curb & Revisions needed: - Label the Street as "S. 23 by the State. It could be ad Please provide a document - Show and label Centerline - Show the existing ROW of - Provide a copy of the document - Show the existing ROW of - Please clarify the Gas Utiliare any existing gas lines/eeasement with the ROW decuments and the ROW requirements must subdivision Ordinance: S	and Street (F.M. 1926)" prior to final. Clarify if "SPUR 115" is required ided in parenthesis after "S. 23rd Street (F.M. 1926)" if needed. It referencing S. 23rd Street as "SPUR 115" prior to final. It is to establish ROW dedication requirement prior to final. It is both sides of the centerline and total existing ROW prior to final. It is multiple points to show how it varies in this area prior to final. It is multiple points to show how it varies in this area prior to final. It is multiple points to final. Any overlap of the existing gas or utility edication must be clarified prior to final.	Non-compliance
Paving: 65 ft. to 105 ft. Cu Revisions needed: - Label the Street as "Milita - Show and label Centerline - Show the existing ROW of the ROW dedicated ROW after the dedication, proceeding the Gas Utiliare any existing gas lines/eleasement with the ROW deserted t	ary Highway (F.M. 1016)" prior to final. e to establish ROW dedication requirement prior to final. on both sides of the centerline and total existing ROW prior to final. d by this plat, ROW from centerline after the dedication, and total prior to final. lity Marks and Buried Gas Utility Signs along the ROW and if there easements prior to final. Any overlap of the existing gas or utility edication must be clarified prior to final. GIS Map, it seems that this area of Military Highway is not a State documents if it is a State Road, prior to final. ust be addressed prior to final approval.	Non-compliance
Paving Curb & gutte **Subdivision Ordinance: S **Monies must be escrowe **COM Thoroughfare Plan	Section 134-105 d if improvements are required prior to final	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: S	Section 134-118	Applied
* 900 ft. Block Length for R **Subdivision Ordinance: S		NA

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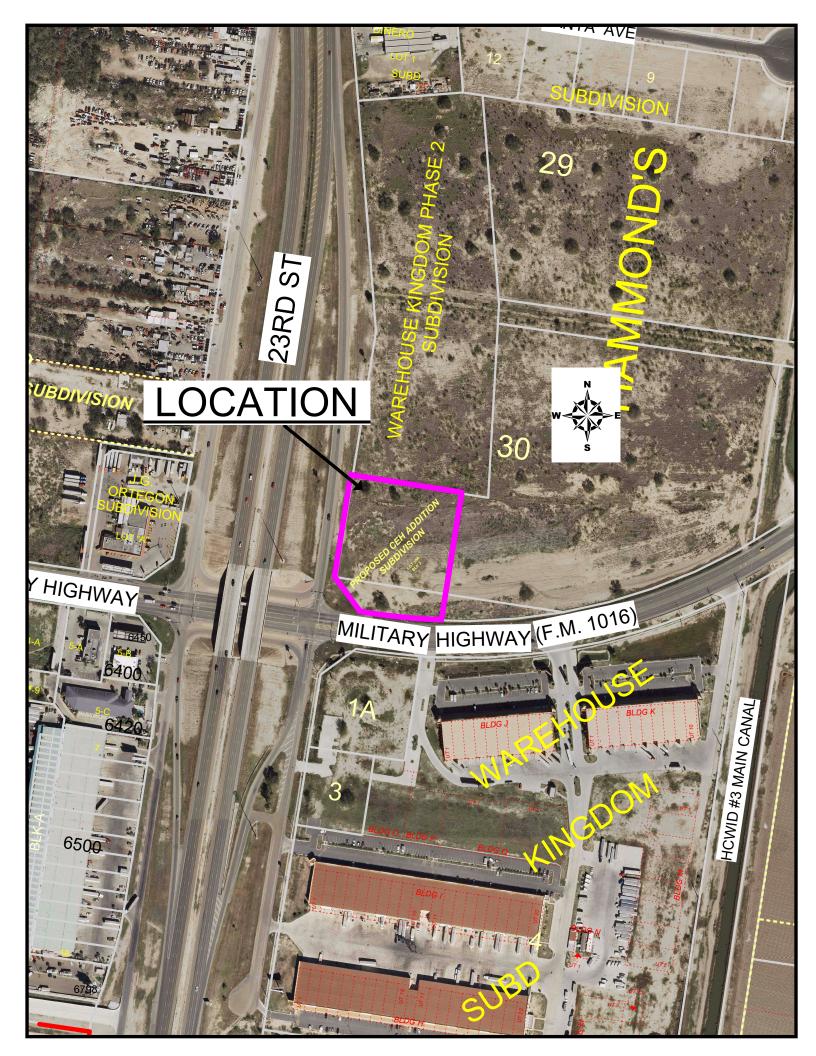
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties *Plat note #9 proposes minimum 24 ft. private service drive to provide City Services at times of site plan. -Plat note will be finalized by staff to extend to the adjacent lots to provide City services prior to final. **Subdivision Ordinance: Section 134-106	
SETBACKS	
*Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. - Add a plat note as shown above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
 * Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. - Add a plat note as shown above prior to final **Zoning Ordinance: Section 138-356 	Non-compliance
 * Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. - Add a plat note as shown above prior to final **Zoning Ordinance: Section 138-356 	Non-compliance
 * Corner: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. - Add a plat note as shown above prior to final **Zoning Ordinance: Section 138-356 	Non-compliance
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on S. 23rd Street and Military Highway Engineering Department may require 5 ft. sidewalk Add the sidewalk plat note prior to final. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses - Add a plat note as shown above prior to final **Landscaping Ordinance: Section 110-46	Non-complianc
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses - Add a plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46	Non-complianc
*Perimeter buffers must be built at time of Subdivision Improvements.	Required

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NOTES	
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
 * Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. - Add a plat note as shown above prior to final. 	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: I-1 Proposed: I-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. As per the subdivision application submitted on June 19, 2023, a commercial development is proposed. Park fees do not apply to commercial properties, unless the proposed use changes.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording As per the subdivision application submitted on June 19, 2023, a commercial development is proposed. Park fees do not apply to commercial properties, unless the proposed use changes.	NA
* Pending review by the City Manager's Office. As per the subdivision application submitted on June 19, 2023, a commercial development is proposed. Park fees do not apply to commercial properties, unless the proposed use changes.	NA
TRAFFIC	
 * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - Submit a Trip Gen to be reviewed by Traffic Department. 	Non-compliance

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* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Subdivision proposed as Lot 30R, Block 3. Clarify/revise the Lot and Block number for the proposed subdivision prior to final If Lot 30R, Block 3 is part of the subdivision name, it must be written bold in the subdivision name prior to final Remove the improvements, utility marks, etc. from the plat prior to final Provide a copy of the documents referenced on the plat, including the utility easement, for staff review prior to final Provide the legal description of the adjacent properties on all sides prior to final Any overlap of ROW dedication with the existing easements must be clarified prior to final. Staff will review to verify if the dedication may include an existing easement prior to final Clarify Owner's Certificate and Dedication on the play prior to final Add a north arrow and label Military Highway on the vicinity map Clarify/remove plat note #4 from the plat. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied



City of McAllen Sub2023-0002 Planning Department

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

Project Information	VACATING RECREATIONAL AREA Subdivision Name REPLAT OF RECREATIONAL AREA Location North Side of Vivian Street and south side of Jer City Address or Block Number 4308 VIVIA Number of Lots 2 Gross Acres 0657 Net Existing Zoning ETJ Proposed Zoning ETJ Re Existing Land Use Vacant Proposed Land Use Replat Yes No Commercial Residential Agricultural Exemption Yes No Estimated Parcel # 242362 Tax Dept. Review Water CCN MPU Sharyland Water SC Other Legal Description Being a 0.657 acre tract of land out of as recoded in Volme 23, Page 195A, Hidalgo County Map	Acres 0.657 ETJ 2Yes No OL. 23.2023 Ezoning Applied for Yes No Date Se Residential Irrigation District #United PROID APPLY Of the recreational area, Monte Cristo Subdivision
Owner	Name Jose L Palacios Address 13301 North Ware Road City Edinburg State Texas	Phone <u>(956) 381-0981</u> E-mail_c/o cesar@meldenandhunt.com s_ Zip <u>78541</u>
Developer	Name Jose L Palacios Address 13301 North Ware Road City Edinburg State Texas Contact Person Cesar Pedraza	edit is alkindred
Engineer	Name Melden & Hunt, Inc. Address 115 West McIntyre Street City Edinburg State Texa Contact Person Mario A. Reyna, P.E. or Della Robles	Phone (956) 381-0981 E-mail mario@meldenandhunt.com or drobles@meldenandhunt.com Zip 78541
Surveyor	Name Melden & Hunt, Inc. Address 115 West McIntyre Street City Edinburg State Texa	
	KF	JUN 2,6 2023

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 1/2" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner, if applicable
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

PLAT TO SHOW:

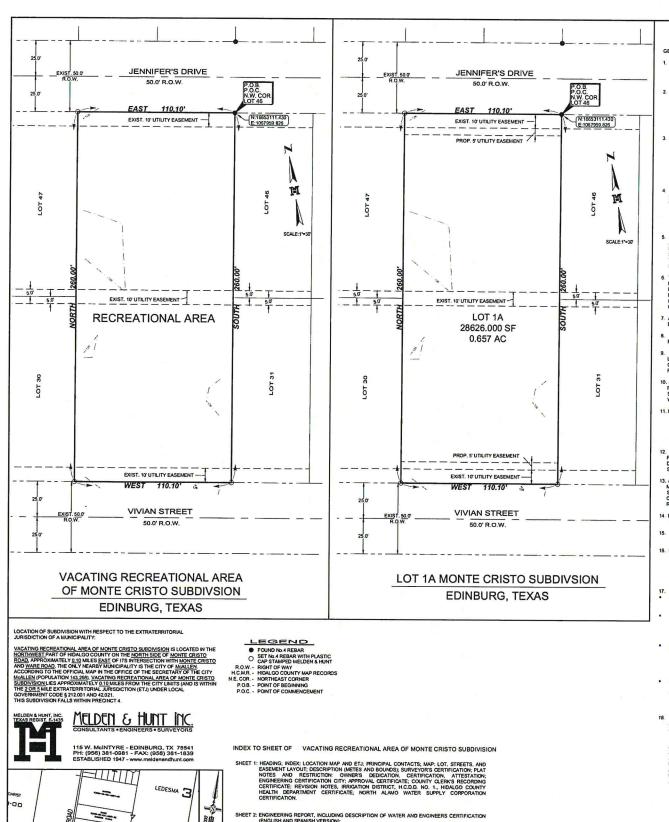
- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & 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 ⊡	



SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WASTE WATER / OSSF AND ENGINEERS
CERTIFICATION (ENGLISH AND SPANISH VERSION)

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE SWALES REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS.

DRAWN BY:Cesar_P.	DATE: 05-24-23.
SURVEYED, CHECKED	DATE:
FINAL CHECK	DATE:

-

PROJECT SITE

-

LOCATION MAP

11

10

PRINCIPAL CONTACTS ADDRESS CITY & ZIP PHONE 13301 N. WARE ROAD JOSE L PALACIOS

GENERAL PLAT NOTES & RESTRICTIONS:

FLOOD ZONE STATEMENT: ZONE "X" (UNSHADED), ZONE "X" (UNSHADEO) ARE DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER: 480334 0300 D, MAP REVISED: JUNE 6, 2000

SETBACKS:
FRONT:
REAR:
10.00 OR EASEMENT, WHICHEVER IS GREATER
10.00 OR EASEMENT, WHICHEVER IS GREATER
5.00 FEET OR EASEMENT, WHICHEVER IS GREATER
10.14-SAC:
15.00 FEET OR EASEMENT, WHICHEVER IS GREATER

ANNAUN FINISHED FLOOR BLEVITION SHALL BE 16" ABOVE THE CENTER LINE OF STREET ON 18" ASSOCIATIONAL GROUND, WHICHEVER IS GREATER BLEVATION, DESTRUCTION OF THE STREET ON 18" ASSOCIATION OF THE STREET ON 18" AND POST OF THE STREET ON 18" AND POST ON 18" AND

THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, AS PER NAVD 88 [GEOID 2003]

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAWAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS. THIS DEVILOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1.771 (JUBIC-RET [QUA] AGRIC-FEET [OF STORM WATER RUNGE: DRAWAGE RETENTION IN ACCROMACE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS).

THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED. AT THE DEVELOPMENT STACE, AT THE DETERMINED. REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE MIPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CAL CULATIONS OF THIS SUBDIVISION.

A 4-FOOT WIDE SIDEWALK IS REQUIRED ALONG VIVAN STREET & JENIFFER

ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION

NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

O. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB ANDIOR ROADSIDE DITCH AT A 10%, SLOPE TO ACCOMPLISH POSITIVE DRAINAGE THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.

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

2. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND "INFO WATER, SEVER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 1500. FEET BY PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENIMEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY ACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

14. BUFFER FENCE IS REQUIRED BY DEVELOPER ALONG THE REAR SIDE OF THE PROPOSED LOT ABUTTING JENIFER'S DRIVE.

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

I. CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SAWITARY SEVER MUST LOCAL GOVERNMENT CODE REQUIREMENTS, SAWITARY SEVER MUST A FINAL. CLEARANCE FOR A WATER METER, SEVER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVED A CLEARANCE FOR A WATER METERS!)

UNITED IRRIGATION DISTRICT NOTES.
ALL RIRIGATION EASEMENTS ARE EXCUSIVE TO UNITED IRRIGATION
DISTRICT. AND THE DISTRICT ALLOWS NO OTHER UTILLINES OR
OUTSIDE USE WITHOUT ITS EMPRESS WRITTEN APPROVAL.
OUTSILT COMPANT, PUBLIC ENTITY, PARTY OF PERSON IS ALLOWED
TO CROSS ABOVE OR BELOW GROUND ANY RRIGATION DISTRICT
EASEMENT OR INGHIT OF MAY WITH LINES, PICES, OPEN DITCHES OR
UNITED RIRIGATION DISTRICT PAINING A CROSSING PERMIT FROM
UNITED BRIGATION DISTRICT THE TOP OF THE OWN OF THE TOP OF THE OWN.

UNITED IRRIGATION DISTRICT.

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

AN VICENION'S EXPENSE.

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

18. NO FILL OR PERMANENT STI INCLUDED IN FLOOD ZONE 'A EXCEPT AS PROVIDED HEREIN PORTION OF WHICH IS IN ZO LOT CLEAR OF ANY STRUCT NATURAL PONDING THAT IS IN EVENT A LOT OWNER DESI STRUCTURES WITHIN ZONE A WRITTEN VERIFICATION FROM NO. 1 THAT SUCH FILL AND/OF O. I THAT SUCH FILL ANDOR STRUCTURES WILL BE FULLY COMPLIAN
THE HIDAGO COUNTY S FLOOPLAN MANAGEMENT REGULATIONS
TO FEMA'S NATIONAL FLOOD INSURANCE PROGRAM SUBDIVISION MAP OF

VACATING RECREATIONAL AREA OF MONTE CRISTO SUBDIVISION

BEING A SUBDIVISION OF 0.657 OF ONE ACRE OUT OF RECREATIONAL AREA, MONTE CRISTO SUBDIVISION, VOLUME 23, PAGE 195A, H.C.M.R. CITY OF MCALLEN, HIDALGO COUNTY TEXAS

METES AND BOUNDS DESCRIPTION:

THENCE, SOUTH ALONG THE EAST LINE OF SAID RECREATIONAL AREA AND THE WEST LINE OF LOTS 48 AND 31, OF SAD MONTE CRISTO SUBDIVISION, AT A DISTANCE OF 130.00 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 48 AND THE NORTHWEST CORNER OF SAID LOT 31, CONTINUING A TOTAL DISTANCE OF 250.00 FEET TO A NO. 4 REAR SET ON THE SOUTHEAST CORNER OF SAID RECREATIONAL AREA AND THE SOUTHWEST CORNER OF SAID LOT 31, FOR THE SOUTHEAST CORNER OF THIS TRACT;

3. THENCE, NORTH ALONG THE WEST LINE OF SAID RECREATIONAL AREA AND THE EAST LINE OF LOTS 30 AND 47, OF SAD MONTE CRISTIO SUBDIVISION, AT A DISTANCE OF 130.00 FEET PASS THE NORTHEAST CORNER OF SAID LOT 30 AND THE SOUTHEAST CORNER OF SAID LOT 47, CONTINUING A TOTAL DISTANCE OF 280.00 FEET TO A NO.4 REBAR SET ON THE NORTHWEST CORNER OF SAID RECREATIONAL AREA AND THE NORTHWEST CORNER OF SAID LOT 47, FOR THE NORTHWEST CORNER OF SAID LOT 47, FOR

4. THENCE, EAST ALONG THE NORTH LINE OF SAID RECREATIONAL AREA AND THE SOUTH RIGHT-OF-WAY LINE OF JENNFER-DRIVE, A DISTANCE OF 110.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.657 OF ONE ACRE OF LAND, MORE OIL LESS.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT No.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 496 211 (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 REGISHERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

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

STATE OF TEXAS

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I. AS OWNER OF THE 0.657 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE VACATING RECREATIONAL AREA OF MONTE CRISTO SUBDIVISION, HEREBY SUBDIVISIOT THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK AND EASEMENTS SHOWN HEREIN. WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232,032 AND THAT

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOT MEETS, OR WILL MEET THE MINIMUM STATE

STANDARDS;

(B) SEWER CONNECTION TO THE LOT OR SEPTIC TANK MEETS, OR WILL MEET THE MINIMUM

REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTION PROVIDED TO THE LOT MEETS, OR WILL MEET THE MINIMUM STATE

STANDARDS; AND

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT MEETS, OR WILL MEET THE MINIMUM STATE STANDARDS

RUCTURES SHALL BE ALLOWED IN AREAS A' AS INDICATED ON THIS PLAT (ZONE A). IN, FURTHER, EACH OWNER OF A LOT ANY DNE A SHALL KEEP SUCH PORTION OF THE TURES THAT WOULD INTERFERE WITH THE VTENDED TO OCCUR WITHIN ZONE A, IN THE	WE ATTEST THAT THE MATTERS ASSER	RTED IN THIS PLAT ARE TRUE AND COMPLI
SIRES TO DEPOSIT FILL OR CONSTRUCT A. SUCH LOT OWNER MUST FIRST OBTAIN M HIDALGO COUNTY DRAINAGE DISTRICT	JOSE L. PALACIOS 13001 N. WARE ROAD	DATE

STATE OF TEXAS § COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOSE L. PALACIOS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THE ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

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

NO	ARY	PUBLIC.	FOR	THE	STATE,	TEXAS
MY	COM	MISSION	EXP	RES:		

THE STATE OF TEXAS § COUNTY OF HIDALGO §

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY	
CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS DI AT	

DATED THIS THE_	DAY OF	. 20	MELDEN & HUNT TEXAS REGISTRATION

MMARIO A. REYNA, PROFESSIONAL ENGINEER No. 1117368 STATE OF TEXAS

CITY SECRETARY

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.

DATED THIS THE DAYOF

DATE SURVEYED: 01-27-2022 T-1109, PG. 48



UNITED IRRIGATION DISTRICT OF HIDALGO COUNTY THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS

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

PRESIDENT	SECRETARY

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

MAYOR, CITY OF MCALLEN	DATE
------------------------	------

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL

DATE

MAN DI ANNINO COMMICCIONI	0.00

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE \$ 232.028 (A)

	IFY THAT THIS PLAT OF <u>VACATING RECREATIONAL AREA OF</u> WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY
COMMISSIONERS COURT	

	_ DAT OF	
ATTEST:		
	HIDALGO COUNTY JUDGE	*

HIDALGO COUNTY CLERK



FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR.

INSTRUMENT NUMBER_______OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

SHEET 1 OF 5 SHEETS

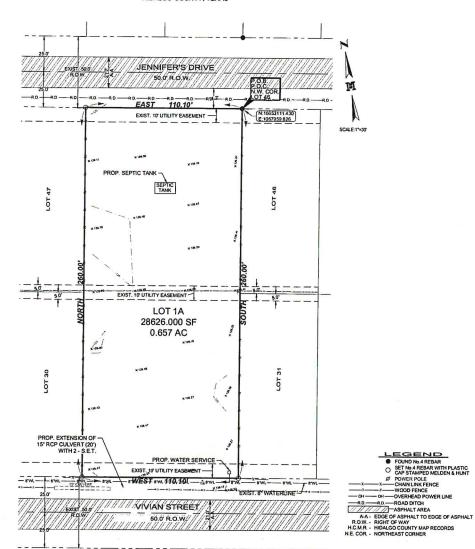
DEPUTY



SUBDIVISION MAP OF

VACATING RECREATIONAL AREA OF MONTE CRISTO SUBDIVISION

BEING A SUBDIVISION OF 0.657 OF ONE ACRE OUT OF RECREATIONAL AREA, MONTE CRISTO SUBDIVISION, VOLUME 23, PAGE 195A, H.C.M.R. CITY OF McALLEN, HIDALGO COUNTY, TEXAS



1 COPPER SERVICE TENE 3/4" BRONZE 3/4" CURS STOP

TYPICAL SERVICE CONNECTION

GENERAL NOTES :

- 1. DRAWINGS INDICATE COPPER SERVICE LINES.
- 2. FOR P.V.C. SERVICE UNES REFER TO SWALLER TYPE NOTES.
- ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE
- WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2° P.V.C. SHC40 CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 100 FEFT.

TYPICAL WATER SERVICE CONNECTIONS

FINAL WATER ENGINEERING REPORT FORMAT WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

LOT 1A REPLAT OF RECREATIONAL AREA MONTE CRISTO SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARILAND WATER SUPPLY COPORATION (S.W.S.C.). THE SUBDIVIDER AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. HAS PROVIDED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 "EARS AND S.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND CUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

S.W.S.C. HAS AN EXISTING 8" WATER LINE ALONG THE NORTH RIGHT-OF-WAY OF VIVIAN ROAD. THE WATER SYSTEM FOR LOT 1A REPLAT OF RECREATIONAL AREA MONTE CRISTO SUBDIVISION CONSISTS OF A 1" WATER SERVICE CONNECT TO THE EXISTING 8" WATER LINE ALONG THE NORTH RIGHT-OF-WAY OF VIVIAN ROAD TO SERVE THIS SUBDIVISION.

OF VINANTAURU ID SERVE INIS SERVICE IN REPLAT OF RECREATIONAL AREA MONTE CRISTO SUBDIVISION CONSISTS OF ONE (I --I" DIAMETER SINGLE SERVICE LINE. SAID SERVICE TERMINATE AT THE WATER METER BOXES FOR LOT IT. ES INGLE SERVICE, AND THE METER BOXES FOR LOT IT. HE SINGLE SERVICE, AND THE METER BOX WILL BE INSTALLED, AT A TOTAL COST OF \$ 545.00. IN ADDITION, THE SUBDIVIDER HAS PAID S.W.S.C. THE SUM OF \$1,075.00, STATED IN THE 30 YEAR WATER SERVICE ARCREMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER RICHTS ACCUSITION FOR SAID ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE MOVIDUAL LOTS IN THE SUBDIVISION TO S.W.S.C. UPON REQUEST BY THE METER WATER METER FOR THAT LOT. THE DISCUSSION SERVICE AND SAID STATEMENT OF THE METER METER FOR THAT LOT. THE DISCUSSION SERVICE AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS O'T THE DATE OF THE RECORDING OF THE PLOY BY S.W.S.C.. AND SAID DISTRIBUTION SYSTEM IS

ENGINEER CERTIFICATION:
BY MY SIGNATURE BOOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE
IN COMPUNICE WITH THE MODEL RULES ADDR'TED UNDER SECTION 16,343, WATER CODE. I CERTIFY THAT THE
COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METER, WILL COST A GRAND TOTAL OF \$2,440.00.

ENGINEERS REPORT FOR LOT 1A REPLAT OF RECREATIONAL AREA MONTE CRISTO SUBDIVISION

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES
SEWAGE FROM LOT 1A REPLAT OF RECREATIONAL AREA MONTE CRISTO SUBDIVISION WILL BE TREATED BY INDIVIDUAL
ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TAIN AND ORANI FIELD ON EACH LOT, JOSE A. GONZALE PROFESSIONAL ENGINEER NO. 12258, HAS EVALULATED THE SUITABILITY
OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR CSSF.
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 PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE <u>NATURAL RESOURCES CONSERVATION</u>
SERVICE. SOIL SURVEY BOOK INDICATED A HIDALGO FINE SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL
EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL
BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA.) THE SOIL IS A UNIFORM SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. THE OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 1,500.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON _2018.

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPUSANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 18.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$ 1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 1,500.00 FOR THE ENTIRE SUBDIVISION.

		MELDEN & HUN TEXAS REGISTRAT
ENGINEER'S SIGNATURE	DATE	TATE OF
		** ***
		MARIO A. RI
		A CENS

NOTARY PUBLIC MY COMMISSION EXPIRES__

SUBDIMDER CERTIFICATION

SUBDIMDER STATEMEN

JOSE L PALACIOS

STATE OF TEXAS COUNTY OF HIDALGO:

REPORTE FINAL DE AGUA DEL ENGENIERO PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

__DAY OF ____

LA SUBDIVISION LOT 1A REPLAT OF RECREATIONAL AREA MONTE CRISTO SUBDIVISION RECIBIRÁ SU PROVISIÓN DE ACUA DE SHARYLAND WATER SUPPLY COPCRATION (LA COMPAÑIA DE ACUA S.W.S.C.). EL DUERO DE LA SUBDIVISIÓN Y S.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE ACUA POR EN SPRÓXIMOS 30 AÑOS. S.W.S.C. CA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARCO PLAZO LA CANTIDAD Y CAUDAD DE ACUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIMDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (Q) WATER QUALITY AND CONNECTIONS INCLUDING WATER WETERS AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (6) SEWER CONNECTIONS TO THE LOTS OR SETTO TANKS MEET OR WILL WEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY RECOUNTAINS.

1. WE, JOSE L PALACIOS SUBDIMIDERS OF LOT <u>1A REPLAT OF RECREATIONAL AREA MONTE CRISTO SUBDIMISION</u>
HERE DY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALE OF
COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY MAJULATED
EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE
WATER TO COMPLY WITH THE REQUIATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED <u>JOSE L_PALACIOS</u>. KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORECOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE

EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISIÓN LOT 1A REPLAT OF RECREATIONAL AREA MONTE CRISTO SUBDIVISION CONSISTE DE CONDUCTO DE AGUA DE 12º OUE PASA POR EL LADO CESTE DE BRUSHUNE ROAD. EL SISTEMA DE PROVISIÓN DE AGUA DE LA SUBDIVISIÓN LOT 1A REPLAT OF RECREATIONAL AREA MONTE CRISTO SUBDIVISION CONSISTE DE SERMICIO DE 1º IN LOTE 1 PARA SERVIR ESTA SUBDIVICION.

DEL CONDUCTO DE AGUA DE 8° SE PRODUCEN UN CONDUCTO INDIVIDUALES DE AGUA DE 1° PARA LOTE 1. SE HAN INSTALADO EL CONDUCTO DE 1°, Y UN MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$' 545.00 EL DUERO DE LA SUBDIVISIÓN TAMBIEN LE HA PAGADO A LA COMPAÑIA SW.S.C. \$ 1,875.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GATIOS DE CONCRIÓN. CUANDO EL DUERO DE CADA LOTE SOLUCITE UN MEDIDOR DE AGUA, LA COMPAÑIA S.W.S.C. LO INSTALADA SIN ALGON GASTO DE LOGADA CONTROLLO EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDINISÓN SEA REGISTRADA EN EL CONDADO DE HIDIACO.

CERTIFICACIÓN:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DREMAJE, DESCRITOS EN ESTE
DOCUMENTO CUMPLEM CON LAS MODEL SUBDIMISIÓN RULES (LAS REGLAS GOBERNANDO A LAS SUBDIMISIÓNES),
ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS MATER CODO (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS
CASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DREMAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARA UN TOTAL DE \$ 2,440.00 PARA UN LOTE.

ENGINEER'S SIGNATURE	DATE
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REPORTE DE INGENIERIA DE LOT 1A REPLAT OF RECREATIONAL AREA MONTE CRISTO SUBDIVISION

DRENAJE SANITARIO: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD

EL DRENAJE SANITARIO: DE MARIA CUIVARES SUBDIVISION SE TRATARA DE FORMA INDIVIDUAL POR MEDIO DE UN
TANQUE/FOSA SEPICA PARA COA, SOLAR DICHO TANQUE/FOSA SEPICA PARA DI UCENCIA NO. 12250,
AL EVALUADO EL LUGAR DONDE SE ENCUENTRA ESTA SUBDIVISIONE PARA COA PARA CADE CANDADO DE LIDA TANQUE/FOSA SEPICA (OSSF). EL REPORTE FUE
REVISADO Y APROGADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH
DEPARTMENT). CADA LOTE CUENTA CON UNA REA ADECUADA PARA REBUPLAZAR EL AREA DE DERNADO.

CADA LOTE EN ESTA SUBDIVISION CUENTA CON UNA AREA DE AL MENOS X ACRE. EN LA BASE DE DATOS DE "THE NATURAL RESOURCES CONSERVATION SERVICE" INDICA QUE EL SUBLEO. EN ESTA PROPIEDAD ES DEL TIPO "HIDALGO ARENOSA-ARCILLOSA FINO". AL MENOS DOS PERFORACIONES SE EXCAVARON EN ESTE LUÇAR EN DOS PUNTOS OPUESTOS EN EL AREA DONDE EL TANQUE/FOSA SEPICA SE INSTALARA (PERFORACIONES ADICIONALES FUERON INCECSARIAS DEBIDO A QUE EL TIPO DE SUBLEO ES BASTANTE UNIFORME EN ESTA AREA). EL SUELO EN ESTA PROPIEDAD ES DEL TIPO "ARENOSA-ARCILLOSA" EXTENDENDES HASTA 38" DEBAJO DEL FONDO DE CADA PERFORACION. NO HAY NINCURIA INDICACION DE CAJA EN ELA SUPERFICIE, O ALGUNA CAPA RESTRICTIVA DENTRO DE 24" DEBAJO DEL FONDO DE CADA PERFORACION. STA PROPIEDAD CUENTA CON BUEN DRENADO.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE TANQUES/FOSAS SEPTICAS POR LOTE ES DE: \$ 1.500,000. DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. TODOS LOS TANQUES/FOSAS SEPTICAS HAN SIDO INSTALADOS AL TIEMPO DE LA APLICACION PARA LA APROBACION FINAL DE ESTA SUBDIVISON AU COSTO TOLAL DE \$ 1,500,000. EXISTEN TANQUES/FOSAS EN LOTE Z. LE DEPARTAMENTO DE SALURRIDAD DEL CONDADO DE 2018.

CERTIFICACIÓN:

CENTIFICACION. CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA POTABLE Y DE DRENAJE SANITARIO DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS REGLAS MODELO (WODEL SUBDIVISION RULES) ADOPTADAS EN LA SECCIÓN 16.343 DEL CODIGIO DEL AGUA (WASTER CODE). CERTIFICIO QUE LOS COSTOS PARA INSTALAR LOS SISTEMAS DE AGUA POTABLE Y DE DRENAJE SANITARIO SON DE LA SIGUIENTE MANERA:

DRENAJE SANITARIO: SE ESTIMA QUE LOS TANQUES/FOSAS SEPTICAS COSTARAN \$ 2,500.00 POR LOTE, TENIENDO UN COSTO TOTAL DE \$ 1,500.00 POR TODA LA SUBDIMISION.

ENGINEER'S SIGNATURE DATE

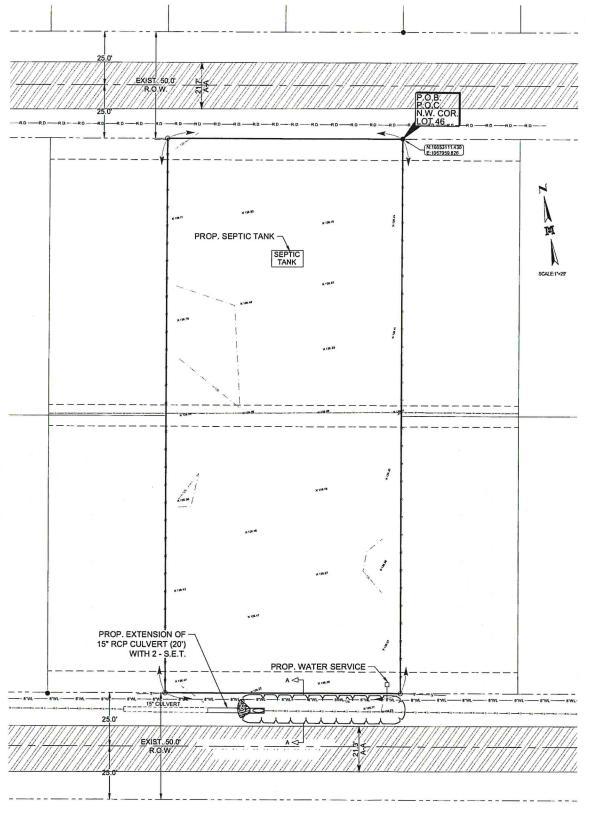




MELDEN & HUNT INC

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

SHEET 2 OF 3 SHEETS



DRAINAGE STATEMENT

LOT 1A REPLAT OF REPRATORIAL AREA MONTE CRISTO SUBDINSION A Lost of land contemps 0.657 acres and of her recent tends of bodies have. November 27, app 1504, H.O.M. R.C. yor Modern, Heldings County 1 results. The subdivinities her a Zone "X" (Unbedded), which is defined determined to be outside 50-year hoodpain. Community Panel No. 40030 (1000). Map Rement June 8.2000. The property is located 63 leet each in Modern 1 and 1

The soil in this area it (1) Brennan fine sandy loam, which is in Hydrologic Group "B". These soils are moderately pervious and have a relatively low plasticity index. (Se excepts from "Soil Survey of Hidalgo County, Texas").

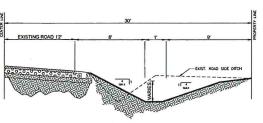
Existing runoff is in a northeasterly direction, with a runoff of 1.01 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after

The proposed drainage for this subdivision shall consist of surface runoff from a southernly direction and discharge into the north roadside dilch of Vivian Road. Due to the

In accordance with the City of McAllen drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the bu



BY: MARIO A. REYNA, P.E. DATE



RECONSTRUCTION OF ROAD SIDE DITCH SECTION A - A DETENTION PROVIDED 2,385 CF

SUBDIVISION MAP OF VACATING RECREATIONAL AREA OF MONTE CRISTO SUBDIVISION

BEING A SUBDIVISION OF 0.657 OF ONE ACRE OUT OF RECREATIONAL AREA, MONTE CRISTO SUBDIVISION, VOLUME 23, PAGE 195A, H.C.M.R. CITY OF MCALLEN, HIDALGO COUNTY, TEXAS



MELDEN & HUNT INC.

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

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07/06/2023 Page 1 of 4 SUB2023-0062



Reviewed On: 7/6/2023

SUBDIVISION NAME: VACATING RECREATIONAL AREA OF MONTE CRISTO SUBDIVISION TO THE REPLAT OF RECREATIONAL AREA OF MONTE CRISTO LOT 1A SUBDIVISION

REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Vivian Street: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides Revisions needed: - Label Centerline prior to final **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan	Non-compliance
Jennifer's Drive: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides Revisions needed: - Label Centerline prior to final **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan	Non-compliance
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Compliance
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
 * Front: 25 ft. or in line with existing structures or easements, whichever is greater Proposed: 20 ft. or easement, whichever is greater - Clarify/Revise the plat note as shown above prior to final. - Clarify which side of the property will be the front to finalize the setback requirement prior to final. - Setback note will be finalized, once the front and rear sides are clarified. **Zoning Ordinance: Section 138-356 	Non-compliance

07/06/2023 Page 2 of 4 SUB2023-0062

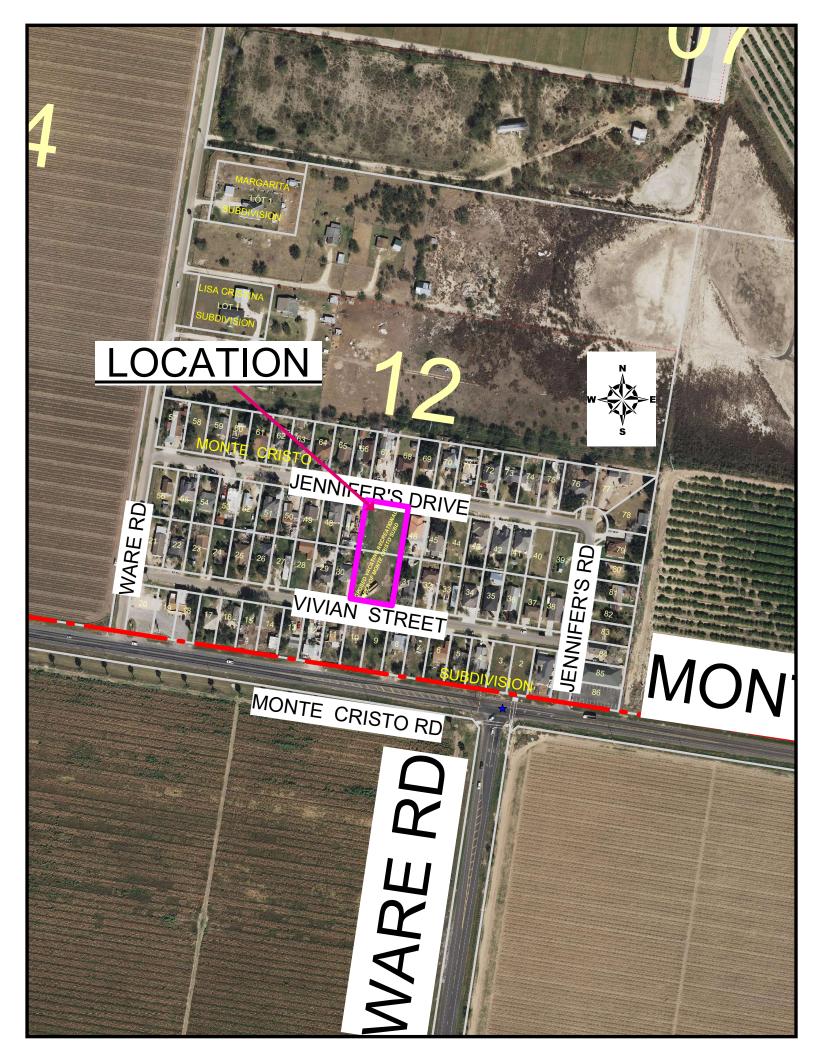
* Rear: 15 ft. or greater for easements Proposed: 10 ft. or easement, whichever is greater - There seems to be 15 ft. of total U.E. based on the existing 10 ft. U.E. and additional 5 ft. U.E. by this plat. Clarify/Revise the plat note as shown above prior to final Clarify which side of the property will be the rear to finalize the setback requirement prior to final.	Non-compliance
 Setback note will be finalized, once the front and rear sides are clarified. **Zoning Ordinance: Section 138-356 	
* Sides: 6 ft. or greater for easements Proposed: 5 ft. or easement, whichever is greater - Clarify/Revise the plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required, greater setback applies - Add a plat note as shown above prior to final **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Vivian Street and Jennifer's Drive Engineering Department may require 5 ft. sidewalk. **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	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. - Add a plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along	Non-compliance
- Clarify the rear side of the property to finalize the plat note prior to final. **Must comply with City Access Management Policy	
- Clarify the rear side of the property to finalize the plat note prior to final.	NA
 Clarify the rear side of the property to finalize the plat note prior to final. **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building 	NA NA

07/06/2023 Page 3 of 4 SUB2023-0062

* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **HOA is required for more than 3 lots. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
OT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
ONING/CUP	
* Existing: ETJ Proposed: ETJ ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
ARKS	
* Land dedication in lieu of feePark fees do not apply for lots in ETJ unless they get annexed.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recordingPark fees do not apply for lots in ETJ unless they get annexed.	NA
 Pending review by the Parkland Dedication Advisory Board and CC. Park fees do not apply for lots in ETJ unless they get annexed. 	NA
RAFFIC	
* As per Traffic Department, TG waived for 2-lot single family residential.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.-TG waived for 2-lot single family residential.	NA

07/06/2023 Page 4 of 4 SUB2023-0062

COMMENTS	
Comments: - Please correct the name of the subdivision on the plat and application to the following prior to final. "Vacating Recreational Area of Monte Cristo Subdivision and replat to Monte Cristo Lot 1A Subdivision" Please use larger font only for "Monte Cristo Lot 1A Subdivision" on the plat The submitted application proposes 2 lots but the plat shows Lot 1A only. Please clarify prior to final There is an existing 10 ft. U.E. going through the proposed Lot 1A. Any abandonment must be done with a separate instrument and referenced on the plat. Please clarify prior to final Remove any reference to "Edinburg, Texas" from the plat Revise the name of the replat map name to "Replat map of Monte Cristo Lot 1A Subdivision" - Public notice is required prior to final approval. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied



SUB 2023-0020

City of McAllen Planning Department

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

- 1								
	Subdivision Name_GARDEN ROSE							
Project Information	LocationSOUTH SIDE OF E. YUMA AVENUE, APPROXIMATELY 145' EAST OF S. "J." STREET							
	City Address or Block Number 1200 E. YUMA AVE							
	Number of Lots Gross Acres <u>5.007</u> Net Acres ETJ □Yes x No							
	R-1 & Existing Zoning R-1 Proposed Zoning _{R-3T} Rezoning Applied for XYes □No Date							
nfori	Existing Land Use RES/ VACANT Proposed Land Use RESIDENTIAL Irrigation District #HCID#2							
oct I	Replat □Yes MNo Commercial N/A Residential N/A							
Proje	Agricultural Exemption ⊐Yes X No Estimated Rollback Tax Due							
	Parcel # <u>231203 & 231204</u> Tax Dept. Review <u>M</u>							
	Water CCN M MPU □Sharyland Water SC Other							
	Legal Description 5.007 ACRES OUT OF LOT 3, BLOCK 8, A.J. MCCOLL SUBD							
r.	Name KARLA ESCOBEDO, TRUSTEE Phone 210-636-5003							
Owner	Address 3700 SOUTH 2ND STREET, APT. 5 E-mail ESCOBE8@AOL.COM							
	City MCALLEN State TX Zip 78501							
_	Name EDGAR ESCOBEDO Phone 210-636-5003							
obe	Address 3100 SOUTH 2ND STREET, APT. 5 E-mail ESCOBE8@AOL.COM							
Developer	City MCALLEN State TX Zip 78501							
۵	Contact Person <u>EDGAR ESCOBEDO</u>							
	MAS ENGINEERING, LLC.							
_	Name MARIO A. SALINAS, P.E. Phone 956-537-1311							
ineer	Address 3911 N. 10TH STREET, SUITE H E-mail_MSALINAS6973@ATT.NET							
Engine	City MCALLEN State TX Zip 78501							
	Contact Person NIKKI CAVAZOS- 956-321-1930 / NCAVAZOS.MASE@GMAIL.COM							
ı	Name CARRIZALES LAND SURVEYING Phone 956-567-2167/ 512-470-1489							
/eyc	MANUEL CARRIZALES Address 4807 GONDOLA AVENUE E-mail FNFCAD@GMAIL.COM							
Surveyor	City EDINBURG State TX Zip 78542							
٠,	ENTER							

Proposed Plat Submittal

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

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.

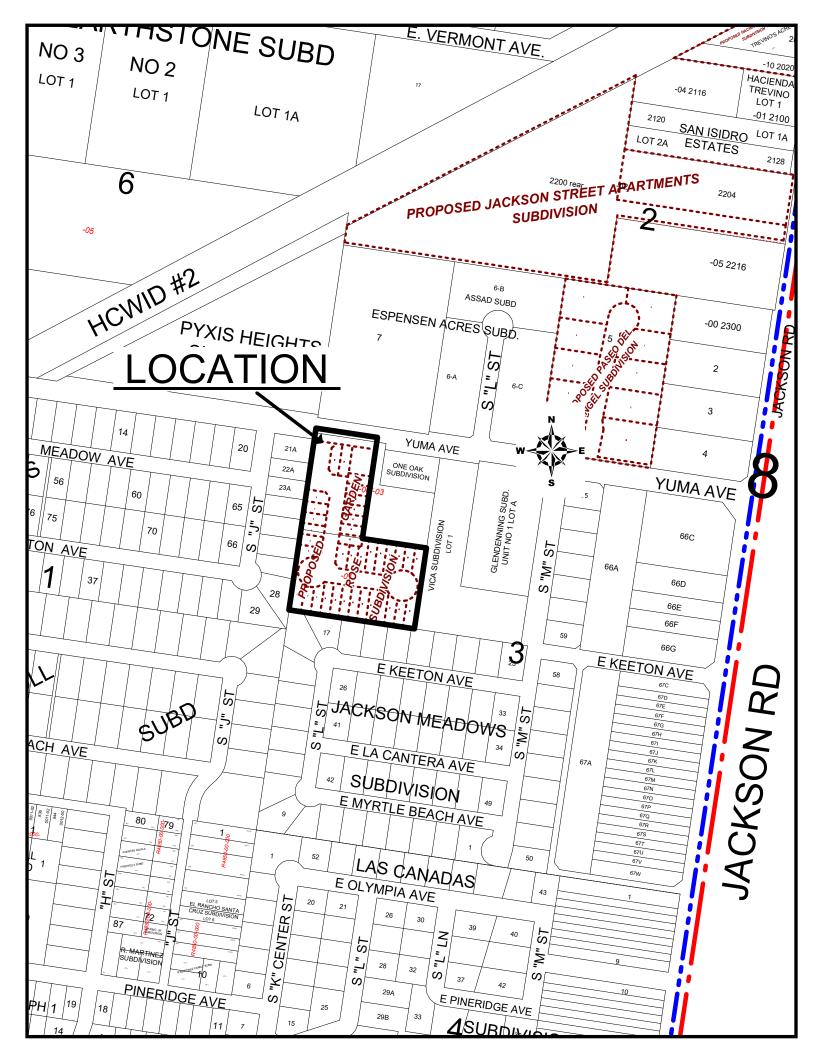
Date 🔿

Signature __ Print Name

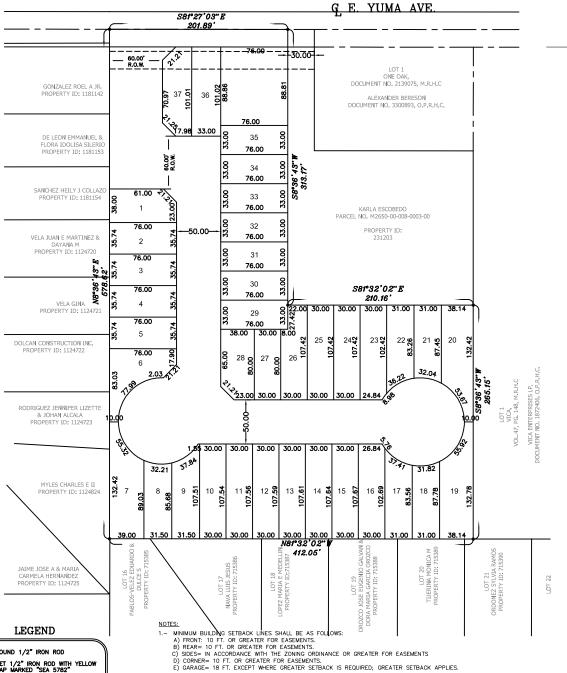
Owner \Box

Authorized Agent

The Planning Department is now accepting DocuSign signatures on application







2.— THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480343 0005C, REVISED NOV. 2, 1982. FLOOD ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODNON WITH AVERAGE DETHIS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)

4.- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP CENTERLINE OF PAVEMENT MEASURED AT FRONT CENTER OF EACH LOT.

5.— A MINIMUM 5.0 FT. SIDEWALK IS REQUIRED ON YUMA AVE, A MINIMUM 4.0 FT. SIDEWALK IS REQUIRED ON S. "K" CENTER STREET, E. AUGUSTA AVE. AND BOTH SIDES OF ALL INTERIOR STREETS.

7.- 6.0 FOOT OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES, AND ALONG YUMA AVE.

8.— CITY OF McALLEN BENCHMARK: MC 55; SET BY J. A. GARZA & ASSOCIATES INSIDE OF ROBIN PARK. THE PARK IS BEHIND FINA GAS STATION. THE MONUMENT IS 2 FT WEST FROM A WOODEN POST AND 116 FT NORTH FROM C.L. OF ROBIN AVE. 9.— OWNER IS REQUIRED TO PROVIDE AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMITS. 10.— AN 8 FOOT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

14.— AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR YUMA SUBDIVISION, RECORDED AS DOCUMENT NUMBER.—
HIDALGO COUNTRY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS. THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF
MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110—72 OF THE CODE OF ORDINANCES
OF THE CITY MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS, LOT 1 (DETENTION POND). ANY AMENDMENT TO DECLARATIONS THAT CONFLICT
WITH THE REQUIREMENTS OF SECTION 110—72 SHALL BE NULL AND VOID.

16.— DEVELOPER/HOMEOWNER'S ASSOCIATION / OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF THE 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.

3.- STORM WATER DETENTION OF 36,577.00 C.F. OR 0.88 AC-FT IS REQUIRED FOR THIS SUBDIVISION;

11.- NO CURB CUT, ACCESS, OR LOT FRONTING PERMITTED ALONG S. McCOLL RD., E. AGUSTA AVENUE & K CENTER ST.

12.- COMMON AREAS MUST BE MAINTAINED BY THE LOT OWNER(S) AND NOT THE CITY OF McALLEN. 13.- A 25 FT X 25 F.T SIGHT OBSTRUCTION EASEMENT, IS REQUIRED AT ALL STREET INTERSECTIONS.

15.- A 25' X 25' SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.

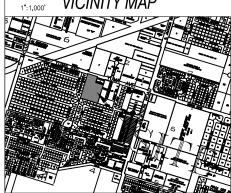
6.- NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.

FOUND 1/2" IRON ROD SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782" RIGHT OF WAY

PROPERTY LINE TO BACK OF CURB BACK OF CURB TO BACK OF CURB POINT OF COMMENCEMENT

P.O.B. POINT OF BEGINNING H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS HICINIR HIDALGO COLINTY MAP RECORDS

VICINITY MAP





McALLEN, TEXAS

METES AND BOUNDS DESCRIPTION

ME LES AND BOUNDS DESCRIPTION

BEING 3,960 ACRES OUT OF THE WEST ONE—HALF (1/2) OF THE NORTH 20 ACRES OF LOT 3, BLOCK 8, A.J. McCOLL SUBDIVISION, RECORDED IN VOLUME 21, PACE 589, MAP RECORDS OF HIDALGO COUNTY, TEXAS SAME BEING OUT WENDOR'S LIEN, CONVEYED TO EDCAR ESCOBED, RECORDED IN DOCUMENT NO. 1703073, OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, SAID 3,960 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;
COMMENCING AT A MAG NAIL FOUND, THE NORTHWEST CORNER OF THE SAID LOT 3, SAME BEING THE NORTHEAST CORNER OF THE HEIGHTS AT MCCOLL, RECORDED IN DOCUMENT NO. 2799603, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE CENTERLINE OF E. YUMA AVENUE; THE NORTHEAST CORNER OF THE WEST LINK OF THE SAID THE WEST LINK OF THE SAID THE HEIGHTS AT MCCOLL A DISTANCE OF 20,000 THE WEST LINK OF THE SAID THE HEIGHTS AT MCCOLL A DISTANCE OF 20,000 THE WEST LINK OF THE SAID THE HEIGHTS AT MCCOLL A DISTANCE OF 20,000 THE WEST LINK OF THE SAID THE HEIGHTS AT MCCOLL A DISTANCE OF 20,000 THE WEST LINK OF THE SAID THE HEIGHTS AT MCCOLL A DISTANCE OF 20,000 THE WEST LINK OF THE SAID THE HEIGHTS AT MCCOLL A DISTANCE OF 20,000 THE WEST LINK OF THE SAID THE HEIGHTS AT MCCOLL A DISTANCE OF 20,000 THE WEST LINK OF THE SAID THE HEIGHTS AT MCCOLL A DISTANCE OF 20,000 THE WEST LINK OF THE SAID THE HEIGHTS AT MCCOLL A DISTANCE OF 20,000 THE WEST LINK OF THE SAID THE HEIGHTS AT MCCOLL A DISTANCE OF 20,000 THE SOUTH HEIGHT SAID TRACT I, FOR THE NORTH LINK OF THE SAID TRACT I, FOR THE NORTH LINK OF THE SAID TRACT I, FOR THE NORTH LINK OF THE SAID TRACT I, FOR THE NORTH LINK OF THE SAID TRACT I, FOR THE NORTH LINK OF THE SAID TRACT I, FOR THE NORTH LINK OF THE SAID TRACT I, FOR THE NORTH LINK OF THE SAID TRACT I, FOR THE NORTH LINK OF THE SAID TRACT I, FOR THE NORTH LINK OF THE SAID TRACT I, FOR THE NORTH LINK OF THE SAID TRACT I, FOR THE NORTH LINK OF THE SAID TRACT I, FOR THE NORTH LINK OF THE SAID TRACT I, FOR THE MESTING THE SAID TRACT I, FOR THE MESTING THE THE NORTH LINK OF THE SAID TRA

6388-FOUND, A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF E. YMMA AVENUE, SAME BEING A POINT ON THE NORTH-LINE OF THE SAID TRACT I, FOR THE MORTH-WEST CORNER OF THE HERRIN DESCRIBED TRACT AND THE POINT OF BEGINNING.

THENCE, S 81' 27' 03" E, ACROSS SAID LOT 3, SAME BEING ALONG THE MORTH-LINE OF THE SAID TRACT I, A DISTANCE OF 201.89 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED C.L.S. RPLS# 6388'SET, A POINT ON THE MORTH-LINE OF THE SAID TRACT I, A DISTANCE OF 201.89 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED C.L.S. RPLS# 6388'SET, A POINT ON THE MORTH-LINE OF THE SAID TRACT I, FOR THE NORTH-EAST CORNER OF THE MORTH-LAST CORNER OF THE MORTH-LAST CORNER OF THE MORTH-LAST CORNER OF THE SAID TRACT I, A DISTANCE OF 313.17 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED CL.S. RPLS# 6388'SET, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, S 81' 32" OZ E, ACROSS THE SAID LOT 3, SAME BEING ACROSS OF MIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE EAST LINE OF THE SAID TRACT I, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, S 81' 32" 34" W, ACROSS THE SAID LOT 3, SAME BEING ALONG THE EAST LINE OF THE SAID TRACT II, FOR THE SAID T

l	J	۸	١T	Υ	ΩF	Н	۱ſ) A	٧l	GO:

(, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE GARDEN ROSE

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, WATERCOURSES, DRAINS, WATERCHINES SEWED HIMES STORM SEWERS FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE), WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR

EASEMENTS, WALERLINES, SEWER LINES, STORM SEWERS, FIRE FITURANT NOT SHOWN IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUT	JNDER THE SUBDIVISION APPROVAL PROCESS OF	F THE CITY OF MICALLEN, ALL THE SAME FOR THE PURPOSES
KARLA ESCOBEDO 3100 S. 2ND STREE MCALLEN TX, 78503	r, suite 5	DATE
STATE OF TEXAS: COUNTY OF HIDALGO: BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO N	APPEARED KARLA ESCOBEDO K	NOWN TO ME TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO TO		THE PURPOSES AND CONSIDERATION THEREIN STATED., 2022.
		NOTARY PUBLIC
I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMIS REQUIREMENTS THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN M	SSION OF THE CITY OF MCALLEN, HEREBY CERTI IY APPROVAL IS REQUIRED.	FY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL
	CHAIRMAN, PLANNING COMMISSI	ON Date
I, THE UNDERSIGNED MAYOR OF THE CITY OF MCALLEN, HEREBY CERTIF OF THIS CITY WHERE IN MY APPROVAL IS REQUIRED.		
	MAYOR, CITY OF McALLEN	
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THUNDER TEX. WATER CODE 49.211(c) THE DISTRICT HAS NOT REVIEWED SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. DETERMINATIONS.	IE DRAINAGE PLANS FOR THIS SUBDIVISION COM AND DOES NOT CERTIFY THAT THE DRAINAGE S	TRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE
	TIIDAEGO COONTT DIVAINAGE DISTINIC	T NO. T
	BY:	
STATE OF TEXAS	RAUL SESIN, P. E.	Date
COUNTY OF HIDALGO I, THE UNDERSIGNED, DAVID O. SALINAS , A REGISTERED PROFF CORRECTLY MADE AND IS PREPARE FROM AN ACTUAL SURVEY	SSIONAL LAND SURVEYOR IN THE STATE ON THE PROPERTY MADE UNDER MY SUPE	OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE . RYISION ON THE GROUND.
SALINAS ENGINEERING & ASSOCIATES CONSULTING ENGINNERS & SURVEYORS FIRM No. 100657—00 2221 DAFFOOIL AVE. MCALLEN, TEXAS 78501 (986) 682–9081		
STATE OF TEXAS COUNTY OF HIDALGO		
I, THE UNDERSIGNED, <u>MARIO A. SALINAS</u> , A LICENSED PROFESSI CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.	ONAL ENGINEER, IN THE STATE OF TEXAS,	DO HEREBY CERTIFY THAT THE PROPER ENGINEERING
MARIO A. SALINAS LICENSED PROFESSIONAL ENGINNER # 96611 3911 N. 10TH STREET, SUITE H MCALLEN, TEXAS 78501		
I/WE THE UNDERSIGNED HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY. BEING THE LYPLAT AND DESIGNATED HEREIN AS	ATING TO THE	
BY:		
EXECUTIVE VP TEXAS NATIONAL BANK 4908 S. JACKSON RD. EDINBURG, TEXAS 78539	DATE	

NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAT PERSONALLY APPEARED

, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE)
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.



DATE OF PREPARATION: OCTOBER 5, 2022

MAS ENGINEERING LLC consulting engineering firm no. f-15499

3911 N 10TH. ST. STE. H MCALLEN, TEXAS. 78501

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

STATE OF TEXAS: COUNTY OF HIDALGO:

THIS THE DAY

07/06/2023 Page 1 of 5 SUB2023-0020



Reviewed On: 7/6/2023

SUBDIVISION NAME: GARDEN ROSE	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
E. Yuma Avenue: Dedication as needed for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft 65 ft. Curb & gutter: both sides. Revisions needed: -Label centerline prior to finalPlease provide how existing ROW was dedicated on plat and a copy of any referenced document for staff review, prior to finalLabel existing ROW dedications, from centerline, total, existing, etc. on both sides, prior to finalLabel ROW dedications by this plat as applicable, prior to final, once existing dedication have been finalized -Label Easement along street and ensure there are no issues with overlap, dedication, etc. with the Irrigation company, finalize prior to final. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	Non-compliance
Interior Streets: 60ft. Total ROW. Paving 40 ft. Curb & gutter: Both Sides Revisions needed: -Proposed Interior dedications range from 50-60 ft. of ROW, please see ROW requirements above, review and revise as applicable prior to finalStreet names will be established prior to final and plat will need to revised accordinglyClarify if subdivision is proposed to be private as gate details are required and ROW are subject to increase for gate areas, finalize prior to final and submit gate details as applicable. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	Non-compliance
N/S collector (western boundary): Dedication as needed for 60 ft. Total ROW. Paving: 40 ft. Curb & gutter: Both Sides Pending Items: -Street names will be established prior to finalPlease provide ownership map to verify that no landlocked properties exist or will be created. *Street alignment and R.O.W being reviewed and plat would need to be revised accordingly prior to final. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	Non-compliance
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	NA
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	NA
* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118	NA

07/06/2023 Page 2 of 5 SUB2023-0020

* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118	Compliance
* 600 ft. Maximum Cul-de-Sac Revisions Needed: -Provide "Cul-De Sac" and "Knuckle" details prior to finalProvide distance from Yuma ROW to the back of Southeastern Cul-De-Sac to verify compliance with 600 ft. block length requirements for Cul-de-Sacs, finalize prior to final. **As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. **Subdivision Ordinance: Section 134-105	Non-compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front:10 ft. or greater for easements, whichever is greater applies. Pending Items: *Setbacks requirements subject to change once zoning requirements have been finalized. Clarify Zoning Status for lot 31 as 45 ft. or greater for easement required for existing R-1 Zone along E. Yuma Avenue, finalize prior to final. Note Subject to change once zoning status has been clarified. ***Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the zoning ordinance or greater for easements, whichever is greater appliesRevise the note as shown above prior to final. **Proposing:10 ft. or greater for easements, whichever is greater applies. ***Zoning Ordinance: Section 138-356	Non-compliance
* Sides :In accordance with the zoning ordinance or greater for easements, whichever is greater applies. ***Zoning Ordinance: Section 138-356	Applied
* Corner:10 ft. or greater for easements, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Garage:18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required E. Yuma Avenue, N/S Collector, and both sides of interior streets. *Wording for note subject to change once ROW requirements have been established, finalize note wording prior to final. **Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize prior to final. ***Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required

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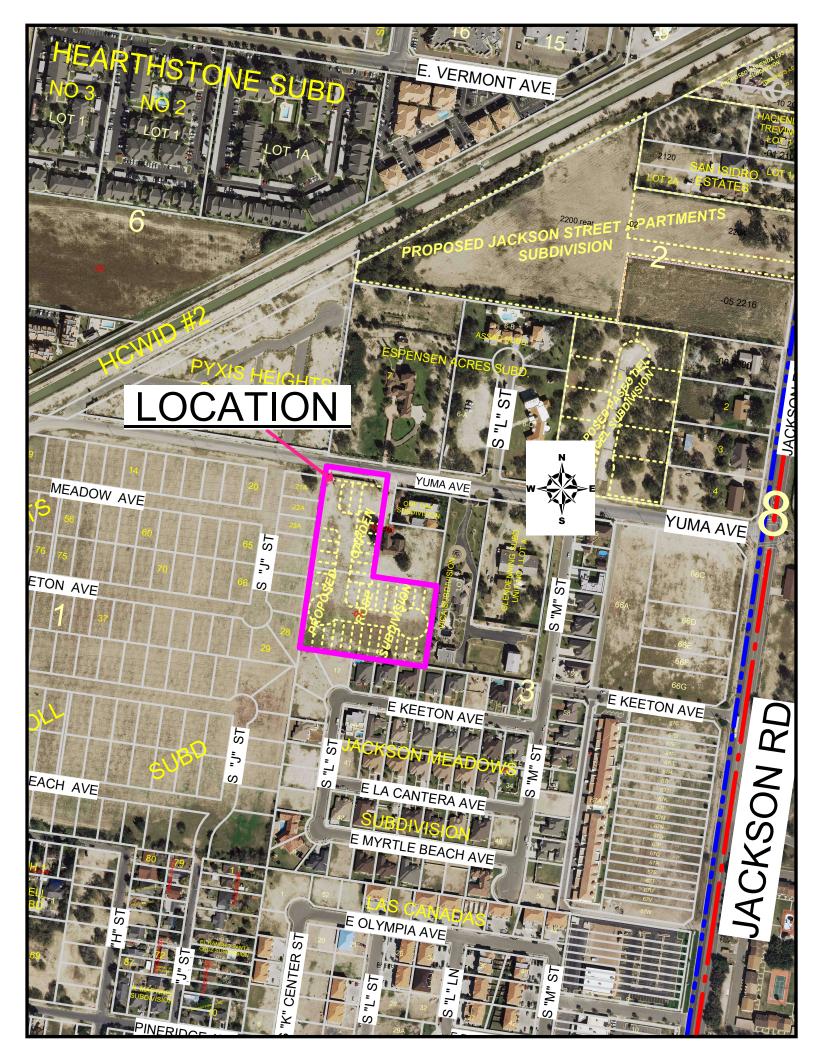
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along E. Yuma Avenue and N/S Collector Street. ** Wording for note subject to change once ROW requirements have been established, finalize note wording prior to final. ***Landscaping Ordinance: Section 110-46	Required
* 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 E. Yuma Avenue and N/S Collector Street. ** Wording for note subject to change once ROW requirements have been established, finalize note wording prior to final. ***Must comply with City Access Management Policy	Required
* 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.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. **Note subject to change once subdivision requirements have been finalized. Finalize prior to final.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 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	Required
* 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	Required

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LOT REQUIREMENTS	
* Lots fronting public streets. Revisions Needed: - Lot 31 exhibits 30 ft. of frontage, review and revise as applicable as a non-conforming lot is being created under current zoning. Clarify zoning status for lot 31 as 50 ft. of frontage minimum required in the R-1(Single-Family Residential) District. **Subdivision Ordinance: Section 134-1	Non-compliance
* Minimum lot width and lot area. Revisions Needed: -Clarify zoning status for lot 31 as 50 ft. of frontage minimum required in the R-1(Single-Family Residential) District. Compliance with lot requirement to be determined once zoning has been clarified/ finalized, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
ZONING/CUP	
* Existing:R-1(single-family)Residential District and R3-T(Townhouse residential) District Proposed: R3-T(Townhouse residential) District **Rezoning to R3-T approved at the City commission meeting of April 10, 2023, however lot 31 not included as part of rezoning approval. Pending Items: -Engineer must clarify verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ***Zoning Ordinance: Article V	Non-compliance
* Rezoning Needed Before Final Approval Pending Items: -Any rezoning process must be finalized before final plat approval -Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ***Zoning Ordinance: Article V	Required
PARKS	
* Land dedication in lieu of fee. As per plat submitted on June 10,2023 a total of 31 lots proposed park fees total to \$21,700 (\$700 X31 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on June 10,2023 a total of 31 lots proposed park fees total to \$21,700 (\$700 X31 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.	Required
* Pending review by City Managers Office. As per plat submitted on June 10,2023 a total of 31 lots proposed park fees total to \$21,700 (\$700 X31 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD

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COMMENTS	
Comments: -Must comply with City's Access Management PolicyAny abandonments must be done by separate process, not by platRezoning process must be finalized before final plat approvalEngineer 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 finalClarify if subdivision is proposed to be public or private, as additional requirements may be triggeredClarify proposed zoning on application as it exhibits R-1 and R3-TAs per Fire Department, Secondary access will be requiredAt the Planning and Zoning Commission meeting of March 7, 2023, the board voted to approve the subdivision in preliminary form subject to conditions noted, drainage and utility approvals as a 37 lot townhouse development. As per plat submitted on June 10th,2023 31 lots proposed with additional acreageEngineer must update provided information on submitted application prior to final.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVAL.	Applied



City of McAllen

Planning Department

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

	Subdivision Name Villas at Ware		
Project Information	Location Approximately 1,090.5 feet north of Buddy Owens Blvd, on the east side of North Ware Rd.		
	City Address or Block Number 4900 N WARE RD REAR		
	Number of Lots <u>87</u> Gross Acres <u>9.333</u> Net Acres <u>9.333</u> ETJ □Yes ⊌No		
	Existing Zoning <u>C-3</u> Proposed Zoning <u>R-3T</u> Rezoning Applied for □Yes ☑No Date		
	Existing Land Use Vacant Proposed Land Use Patio Homes Irrigation District # HCID#1		
	Replat ⊮Yes □No Commercial Residential X		
Proj	Agricultural Exemption		
	Parcel # 1313264 Tax Dept. Review		
	Water CCN ☑MPU □Sharyland Water SC Other		
	Legal Description 9.333 acres, more or less, out of Lot 100, La Lomita Irrigation & Construction Company Subdivision,		
according to the plat thereof recorded in Volume 24, Page 67, Hidalgo County Deed Records.			
r	Name Rhodes Enterprises, Inc. Phone c/o (956) 381-0981		
Owner	Address 200 South 10th Street, Suite 1700 E-mail and drobles@meldenandhunt.com		
0	City McAllen, State Tx Zip 78501		
_	Name Rhodes Enterprises, Inc. Phone (956) 287-2800 c/o robert@meldenandhunt.com		
obe	Address 200 South 10th Street, Suite 1700 E-mail drobles@meldenandhunt.com		
Developer	City McAllen State Texas Zip 78501		
۵	Contact Person Nick Rhodes, President		
eer	Name Melden & Hunt, Inc. Phone (956) 381-0981		
jine	Address 115 West McIntyre Street E-mail drobles@meldenandhunt.com		
Engine	City Edinburg State Texas Zip 78541		
	Contact Person Mario A. Reyna, P.E. and/or Della Robles		
ō	Name Melden & Hunt, Inc. Phone (956) 381-0981 c/o robert@meldenandhunt.com		
Surveyor	Address 115 West McIntyre Street E-mail drobles@meldenandhunt.com		
Sul	City Edinburg State Texas Zip 78541) E E I V E		
	JUN 2 7 2023		

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
- 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)

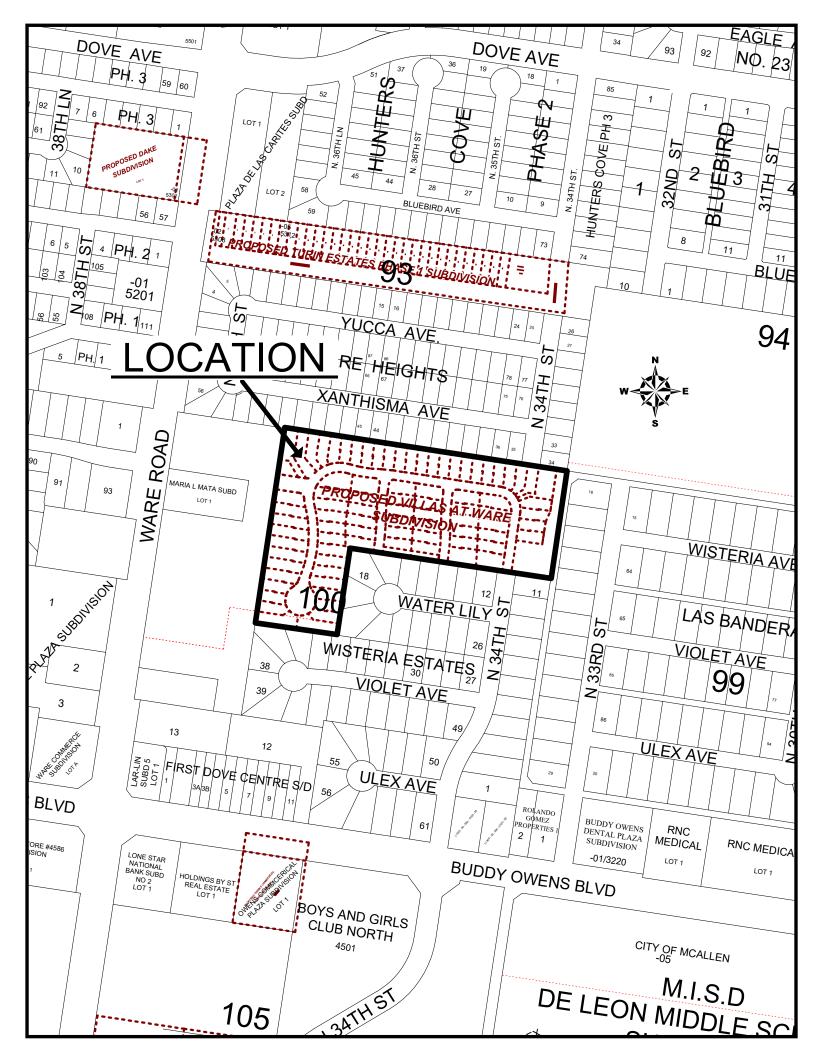
Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal 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.

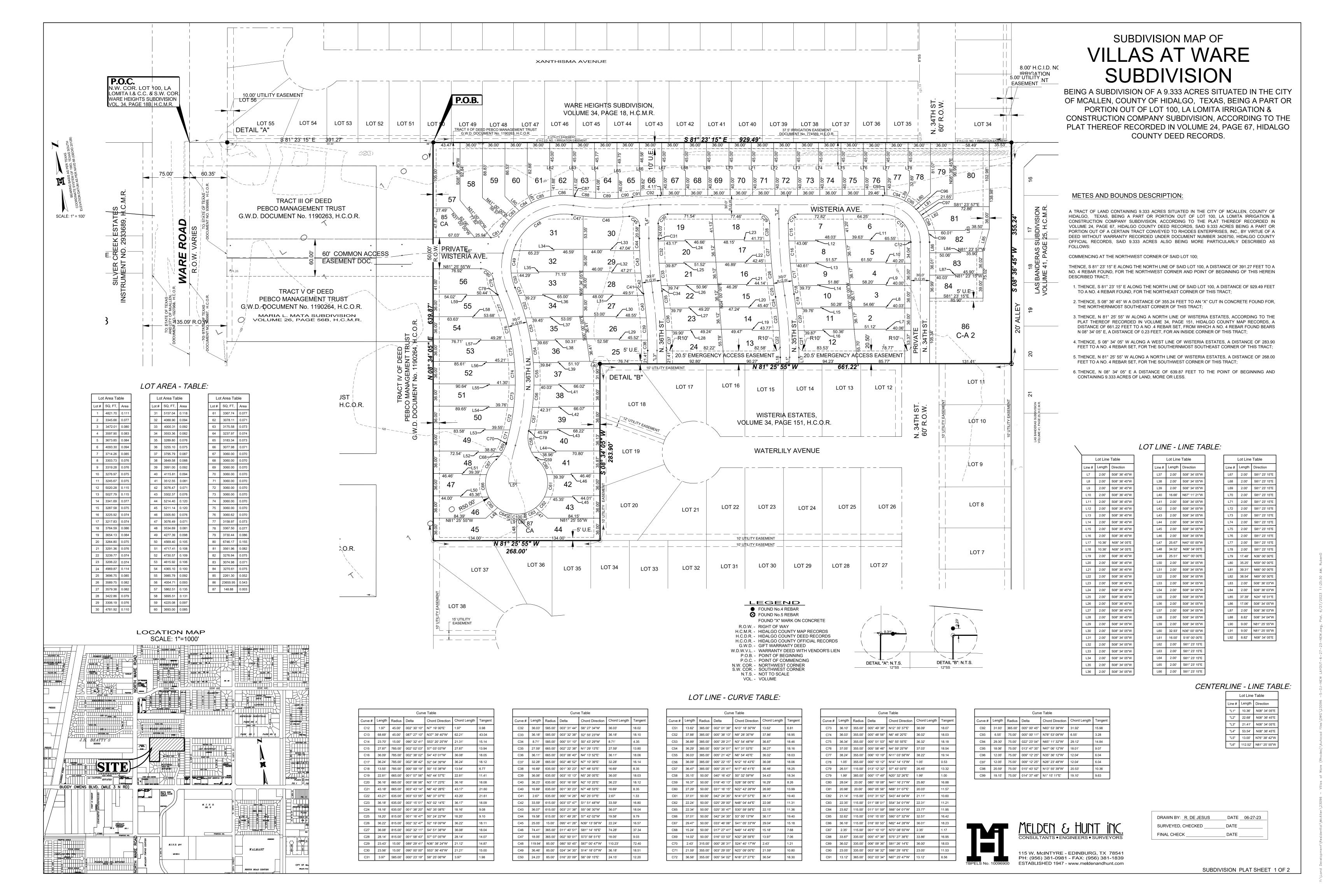
Owners Signature

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 / Signature	Date June 20, 2023
	and the same of
Print Name Mario A. Reyna, P.E.	

Owner □ Authorized Agent ☑





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Reviewed On: 7/7/2023

REQUIREMENTS	
TREETS AND RIGHT-OF-WAYS	
North Ware Road: 75 ft. from centerline for 150 ft. of total ROW Paving: by the state Curb & gutter: by the state Revisions Needed: -Show document # on plat for the common access easement connecting to North Ware Road and provide a copy of the document for staff review, prior to recordingLabel centerline, prior to finalLabel existing ROW dedications, from centerline, total, etc., prior to finalProvide Wisteria Avenue across North Ware Road with dimensions from centerline to centerline of proposed Common Access Easement to verify compliance with offset requirements, prior to final. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording. North 34th Street: Dedication as needed for 60 ft. Total ROW. Paving: 40 ft. Curb & gutter: Both sides Revisions Needed: -Subdivision layout must provide for street extension and must match existing ROW and Pavement to the North and South, please review and revise accordingly prior to final. Should a alternate layout be proposed and a variance is submitted and approved it would be subject to providing required Cul-De Sac's at the North and South ends of the existing streets within this plat boundary. -Subdivision proposed Interior dedication is 30 ft. of ROW, ROW must be revised to provide for minimum ROW requirements as noted above, review and revise as applicable prior to finalEngineer must clarify if subdivision is proposed to be public or private, as it may trigger changes to ROW requirements and subdivision layout may have to be revised, clarify prior to final. -Engineer for gate areas, finalize prior to final and submit gate details as applicable. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording	Non-compliance

Page 2 of 6 SUB2023-0063 Entrance Street Proposed Wisteria Avenue: Dedication as needed for 60 ft. Total ROW. Non-compliance Paving: 40 ft. Curb & gutter: Both sides Revisions Needed: -Interior street names will be established, prior to final. -Provide Wisteria Avenue across North Ware Road with dimensions from centerline to centerline of proposed Common Access Easement to verify compliance with offset requirements, prior to final. -Subdivision proposed Interior dedication is 50ft, of ROW, ROW must be revised to provide for minimum ROW requirements as noted above and may increase for gate areas, review and revise as applicable prior to final. -Engineer must clarify if subdivision is proposed to be public or private, as it may trigger changes to ROW requirements and subdivision layout may have to be revised, clarify prior to -If subdivision is proposed to be private as gate details are required and ROW are subject to increase for gate areas, finalize prior to final and submit gate details as applicable. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording Interior Streets: Dedication as needed for 60 ft. Total ROW. Non-compliance Paving 40 ft. Curb & gutter: Both Sides. Revisions Needed: -Interior street names will be established, prior to final. -Subdivision proposed Interior dedication is 30 ft. of ROW with 30 ft. of paving, ROW/Pavement must be revised to provide for minimum ROW/Pavement requirements as noted above and may increase for gate areas, review and revise as applicable prior to final. -Engineer must clarify if subdivision is proposed to be public or private, as it may trigger changes to ROW requirements and subdivision layout may have to be revised, clarify prior to final. -If subdivision is proposed to be private as gate details are required and ROW are subject to increase for gate areas, finalize prior to final and submit gate details as applicable. -Provide for "Cul-De Sac" at interior street ends as dead end streets are not allowed, revise as applicable prior to final. ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to final. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. If proposing to loop the streets in lieu of Cul-De-Sacs's, street layout must comply with minimum manuverability requirements for Fire and Public Works Department in compliance with City Standards, as the easement shown on the south side of lots 1,12,13 and 24 does not meet requirements. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording E/W Quarter Mile Collector (northern boundary):Dedication as needed for 60 ft. total ROW Non-compliance Paving: 40 ft. Curb & gutter: Both sides Pending Items: -Please provide ownership map to verify that no landlocked properties exist or will be created, prior to final *Street alignment, R.O.W, and dedication requirements being reviewed by staff and plat would need to be revised accordingly. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording. * 1.200 ft. Block Length. NA **Subdivision Ordinance: Section 134-118 * 900 ft. Block Length for R-3 Zone Districts. Non-compliance Revisions Needed:

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

requirement.

**Subdivision Ordinance: Section 134-118

-Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 900 ft. maximum block length

* 600 ft. Maximum Cul-de-Sac. Revisions Needed:	Non-compliance
-Provide distance from proposed Wisteria Avenue ROW to the back of "Cul-De-Sac's" to verify compliance with 600 ft. block length requirements for Cul-de-Sacs, finalize prior to final. -Provide for "Cul-De Sac" at interior street ends as dead end streets are not allowed, revise as applicable prior to final. ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to final. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. If proposing to loop the streets in lieu of Cul-De-Sacs's, street layout must comply with minimum maneuverability requirements for Fire and Public Works Department in compliance with City Standards, as the easement shown on the south side of lots 1,12,13 and 24 does not meet requirements. -Subdivision layout does not comply with block length requirement, please revise accordingly	
prior to final. If no changes please submit variance request for 600 ft. maximum block length requirement.	
-Provide "Cul-De Sac" details prior to final. Auto Turn Study may be required to verify compliance with maneuvering space needed at "Cul-De Sac", "Knuckle's", and curvatures, prior to final.	
**Subdivision Ordinance: Section 134-105	
ALLEYS	
ROW: 20 ft. Paving: 16 ft.	Non-compliance
Revisions Needed: -Alley/service drive easement required for commercial and multi-family propertiesAlley or service drive easement cannot dead-end. Provide for alley or service drive easement	
on the plat prior to final. ***Finalize alley/service drive requirements prior to final. ****Subdivision Ordinance: Section 134-106	
SETBACKS	
* Front:10 ft. or greater for easements, whichever is greater applies. Revisions needed: -Revise note as shown above prior to final. *Setbacks requirements subject to change once zoning requirements have been finalized. 20 ft. or greater for easement required for existing R-3A Zone, finalize prior to final. **Proposing: In accordance with zoning ordinance, or approved site plan. ***Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the zoning ordinance or greater for easements, whichever is greater appliesRevise the note as shown above prior to final. **Proposing: In accordance with zoning ordinance or greater for easements, or approved site	Non-compliance
plan. ***Zoning Ordinance: Section 138-356	
* Sides :In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Revisions needed:	Non-compliance
-Revise note as shown above prior to final. **Proposing: In accordance with zoning ordinance or greater for easements, or approved site plan. ***Zoning Ordinance: Section 138-356	
* Corner:10 ft. or greater for easements, whichever is greater appliesRevise note as shown above prior to final. **Proposing: In accordance with zoning ordinance or greater for easements, or approved site	Non-compliance
plan. ***Zoning Ordinance: Section 138-356	

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

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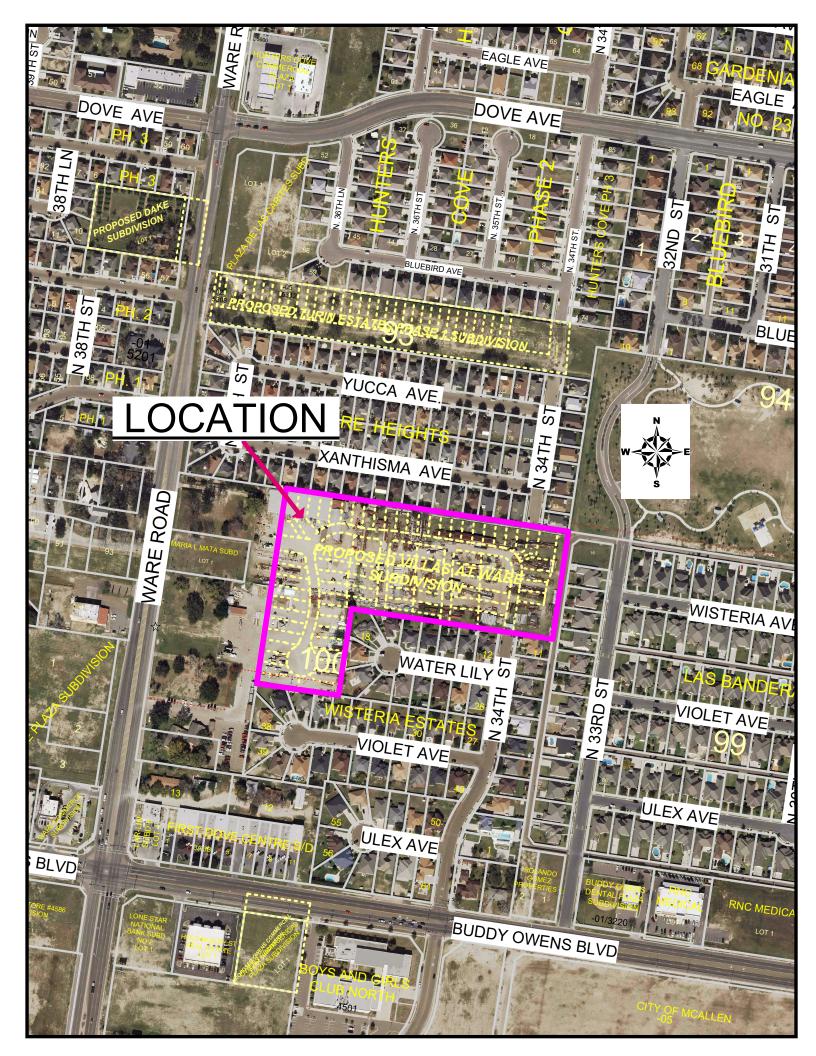
* Garage:18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
 * 4 ft. wide minimum sidewalk required along collector street, and both sides of all interior streets, including the entrance access and North Ware Road. Revisions Needed: - Sidewalk wording for note #6 will be finalized prior to final based on the collector street requirement. finalize note wording prior to final. **Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize prior to final. ***Subdivision Ordinance: Section 134-120 	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
 * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along the collector street, if applicable. Revisions Needed: Buffer requirements will be finalized prior to final based on the collector street, if applicable, and zoning requirements. finalize note wording 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. Revisions Needed: -Revise note #17, as shown above prior to final. **Proposing: 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses, and others as needed prior to final. ***Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along Pending items: -Note wording for curb cut, access, or lot frontage must be finalized prior to final, requirements for note to be established once ROW requirements have been finalized. **Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Revisions Needed: -Remove plat note #19 as it is requirement not a required plat note, prior to final. **Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. ***Zoning Ordinance: Section 138-210.	Non-compliance
* Common Areas, any private streets/drives, gate areas, etc. must be	Applied
maintained by the lot owners and not the City of McAllen.	

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* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Revisions Needed: -Remove plat note #20 as it is requirement not a required plat note, prior to final.	Non-compliance
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	Required
* 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	Required
LOT REQUIREMENTS	
* Lots fronting public streets. Pending Items: -Show document # on plat for the common access easement connecting to North Ware Road and provide document for staff review prior to recording. ***Zoning Ordinance: Section. 138-356	Non-compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: R-3A(apartment residential) District Proposed: R3-T (Townhouse Residential) District Pending Items: - Pending submittal of rezoning application, approved rezoning is required prior to final. ***Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ***Zoning Ordinance: Article V	Non-compliance
* Rezoning Needed Before Final Approval **Rezoning process must be finalized before final plat approval. ***Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ***Zoning Ordinance: Article V	Required
PARKS	
* Land dedication in lieu of fee. As per plat submitted on June 27th,2023, plat depicts 84 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office.	TBD
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on June 27th,2023, plat depicts 84 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office.	TBD

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* Pending review by the City Managers Office. As per plat submitted on June 27th,2023, plat depicts 84 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office.	TBD
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. *Any abandonments must be done by separate process, not by plat. *Engineer must clarify ownership, as submitted warranty deed and title report do not correspond, clarify prior to final. -Subdivision layout must be revised to comply with ROW/Pavement widths, no dead end streets without required Cul-De-Sac's, Fire and Public Works Maneuverability requirements, and other revisions as applicable to assure compliance.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied



SUB2023-0061

City of McAllen Planning Department

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

	[10] 10 전 1			
Project Information	Subdivision Name THE DISTRICT PHASE III SUBDIV	ISION		
	Location SW Corner of North 10th Street and Auburn Av	venue (rear)		
	City Address or Block Number /30/ AUB	URN AVE		
	Number of Lots 24 Gross Acres 6.504 Ne			
	Existing Zoning C3 Proposed Zoning R3T R	ezoning Applied for ⊡Yes □No Date 06.21.200		
		Residential		
t II		Existing Land Use Vacant Proposed Land Use townhouses Irrigation District # 3		
jec	Replat □Yes □No Commercial Residential Agricultural Exemption □Yes □No Estimated Rollback Tax Due \$35, 446.00			
P				
	Parcel # 189867 Tax Dept. Review / IPG			
	Water CCN ☑MPU □Sharyland Water SC Oth	ner		
	Legal Description 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	Name Domain Development Corp., a Texas corporation	Phone (956) 661-8888		
Owner	Address 100 East Nolana, Suite 130	E-mail_shavi@aurielinvestments.com		
0	City McAllen State Tex	as Zip <u>78504</u>		
	Name Domain Development Corp., a Texas corporation	Phone (956) 661-8888		
Developer	Address 100 East Nolana, Suite 130	E-mail_shavi@aurielinvestments.com		
e s	City McAllen State Texas	Zip <u>78501</u>		
ă	Contact Person Shavi Mahtani, President			
_	Name Melden & Hunt, Inc.	Phone (956) 381-0981		
ineer	Address 115 West McIntyre Street	mario@meldenandhunt.com E-mail_drobles@meldenandhunt.com		
Engine	City Edinburg State Tex	zas Zip <u>78541</u>		
	Contact Person Mario A. Reyna, P.E. / Della Robles			
7	Name Melden & Hunt, Inc.	Phone (956) 381-0981		
veyo	Address 115 West McIntyre Street	E-mail_robert@meldenandhunt.com		
Surveyor	City Edinburg State Tex	zas Zip <u>78541</u>		
	permanent in the second in the	ENTER		

KF

JUN 26 2023

Name: NM

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 1/2" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner, if applicable
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

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)

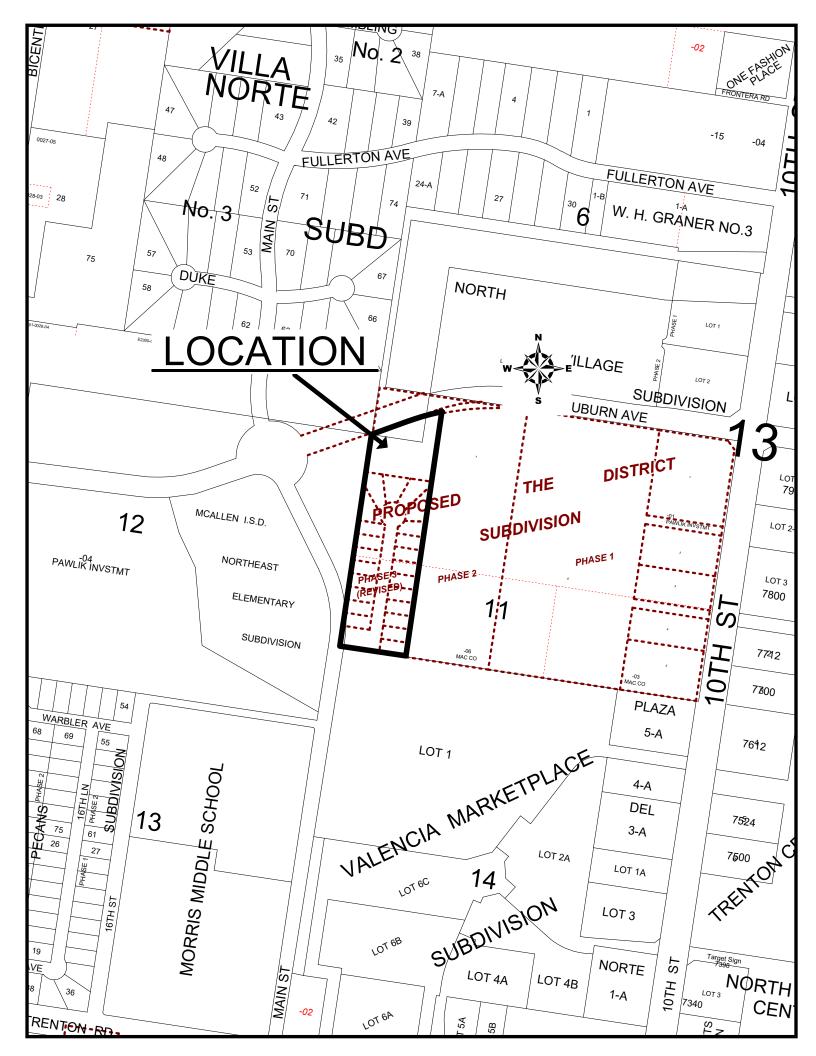
Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal 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.

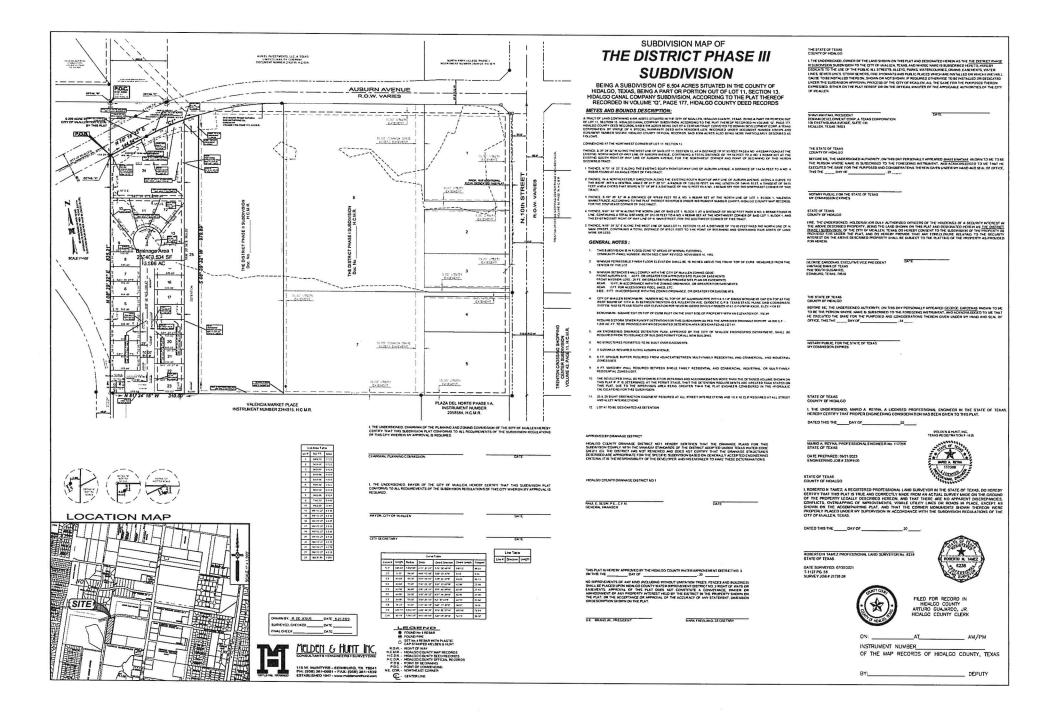
Owners Signature

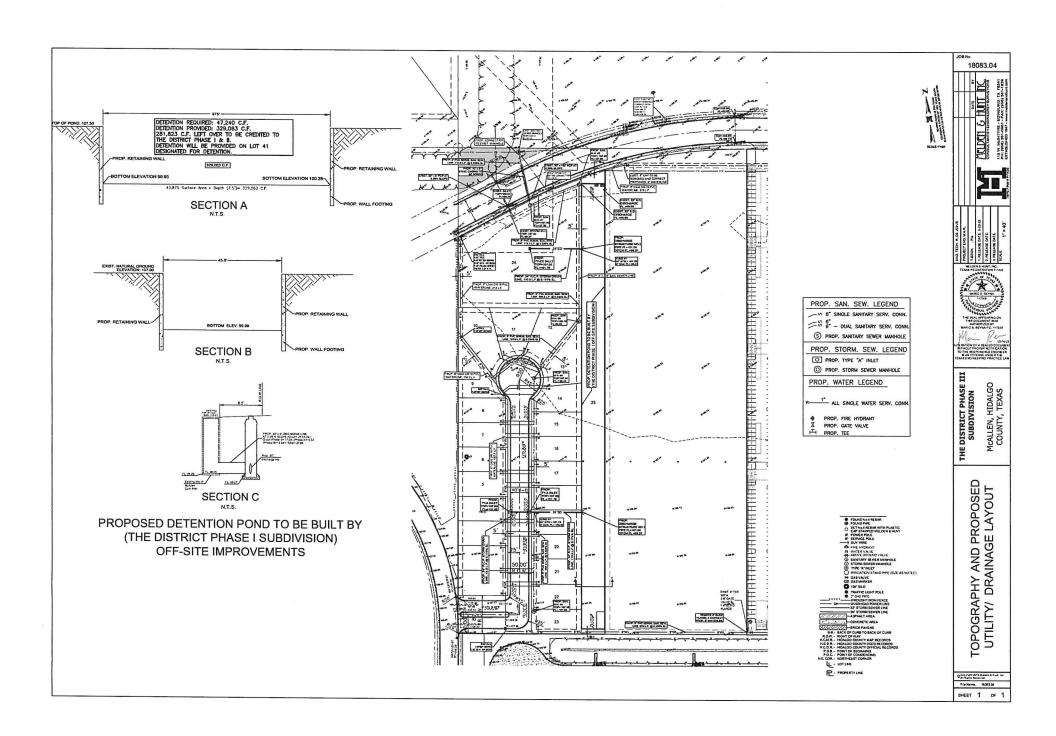
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature	Date 06.23.2023
Print Name Mario A. Reyna, P.E.	

Owner □ Authorized Agent ☑







07/07/2023 Page 1 of 5 SUB2023-0061



Reviewed On: 7/7/2023

SUBDIVISION NAME: THE DISTRICT PHASE III SUBDIVISION		
REQUIREMENTS		
STREETS AND RIGHT-OF-WAYS		
Auburn Avenue: 80 ft. min. ROW (clarify 80-87 ft. ROW as may now exist to determine any dedication prior to final) Paving: 52-57 ft. Curb & gutter: Both sides Revisions needed: -Label centerline prior to finalPlease provide how existing ROW was dedicated on plat and a copy of any referenced document for staff review, prior to finalLabel existing ROW dedications, from centerline, total, existing, etc. on both sides, prior to finalLabel ROW dedications by this plat as applicable, prior to final, once existing dedication have been finalized **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	Non-compliance	
Internal ROW: 60 ft. Total ROW Paving: 40 ft. Curb & gutter: Both sides Revisions needed: -Proposed Interior dedications range from 50-60 ft. of ROW, please see ROW requirements above, review and revise as applicable prior to finalStreet names will be established prior to final and plat will need to revised accordinglyClarify if subdivision is proposed to be private as gate details are required and ROW are subject to increase for gate areas, finalize prior to final and submit gate details as applicable. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	Applied	
N. Main Street: Min. 10 ft. dedication for 60 ft. ROW Paving: 40 ft. min. Curb & gutter: both sides *Label/show centerline and how much ROW exists on both sides of centerline with total ROW shown to determine ROW dedication prior to final. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	Non-compliance	
* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118	NA	
 * 900 ft. Block Length for R-3 Zone Districts. Revisions Needed: It appears that subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 900 ft. maximum block length requirement. **Subdivision Ordinance: Section 134-118 	Non-compliance	

07/07/2023 Page 2 of 5 SUB2023-0061

* 600 ft. Maximum Cul-de-Sac . Revisions Needed: -Provide "Cul-De Sac" and "Knuckle" details prior to finalProvide distance from North Main Street ROW to the back of Cul-De-Sac to verify compliance with 600 ft. block length requirements for Cul-de-Sacs, finalize prior to final. **As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. **Subdivision Ordinance: Section 134-105	Non-compliance
ALLEYS	
ROW: 20 ft. Paving: 16ft. Revisions needed: - Service drive may be required by Public Works Department, finalize prior to final. *Alley/service drive easement required for commercial properties and multi-family properties **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: Lots 1-23:10 ft. or greater for easements, whichever is greater applies. Lot 24:Clarify Zoning Status for lot 24 as 30 ft. or greater for easement or inline with average setback, whichever is greater applies, required for R-3T Zone along Auburn Avenue, finalize prior to final. Setbacks requirements subject to change once zoning requirements have been finalized. ***Revised note needed prior to final once zoning has been finalized. ***Setbacks are based on R-3T Zoning District. Rezoning to R-3T must be finalized prior to final plat review. ******Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the zoning ordinance or greater for easements, whichever is greater appliesRevise the note as shown above prior to final. ***Setbacks are based on R-3T Zoning District. Rezoning to R-3T must be finalized prior to final plat review. ******Zoning Ordinance: Section 138-356	Non-compliance
* Sides :In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Revisions needed: -Revise note as shown above prior to final. ***Setbacks are based on R-3T Zoning District. Rezoning to R-3T must be finalized prior to final plat review. ******Zoning Ordinance: Section 138-356	Non-compliance
* Corner:10 ft. or greater for easements, whichever is greater appliesRevise note as shown above prior to final. ***Setbacks are based on R-3T Zoning District. Rezoning to R-3T must be finalized prior to final plat review. ******Zoning Ordinance: Section 138-35	Non-compliance
* Garage: 18 ft. except where greater setback is required, greater setback applies. Revisions Needed: -Plat note must be added as shown above prior to final. ***Setbacks are based on R-3T Zoning District. Rezoning to R-3T must be finalized prior to final plat review.	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

07/07/2023 Page 3 of 5 SUB2023-0061

SIDEWALKS	
 * 4 ft. wide minimum sidewalk required on North Main Street, Auburn Avenue, and both sides of all interior streets. Revisions needed: Revise plat note #7 as shown above prior to final. **5 ft. sidewalk as might be required as per Engineering Department requirements finalize note wording prior to final. ***Subdivision Ordinance: Section 134-120 	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Main Street. Additional requirements as needed once rezoning has been finalized, prior to final. Revisions needed: -Revise note #8 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 North Main Street. Revisions Needed: -Include note as shown above prior to final. **Finalize any access requirements for Auburn Avenue prior to final. **Must comply with City Access Management Policy.	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **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.	Required
* 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 note as shown above prior to final, note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Pending Items: -Requirement for commercial properties to be determined once the status of lot 24 is clarified, finalize prior to final.	TBD

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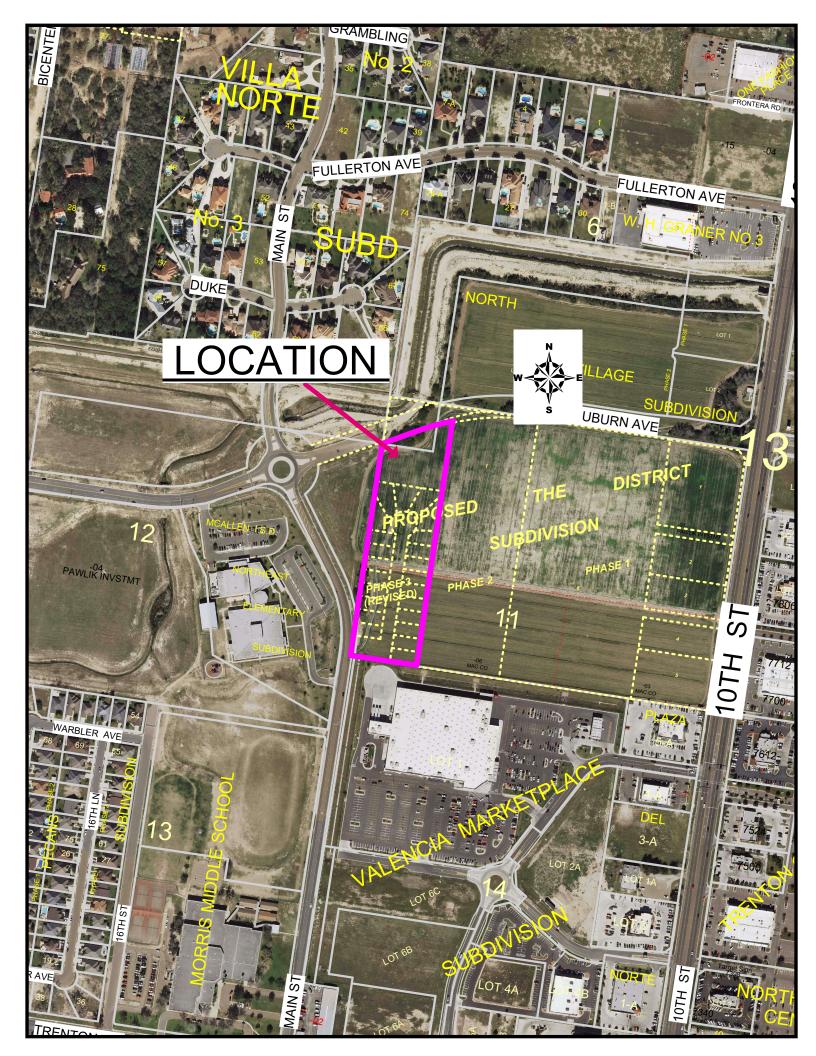
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	Required
* 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	Required
LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing:C-3(General Business) District Proposed: R3-T(Townhouse residential) District Pending Items: -Any rezoning process must be finalized before final plat approval -Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ***Zoning Ordinance: Article V	Non-compliance
* Rezoning Needed Before Final Approval Pending Items: -Rezoning to R-3T must be finalized prior to final plat reviewEngineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ***Zoning Ordinance: Article V	Non-compliance
PARKS	
* Land dedication in lieu of fee. As per plat submitted on June 26, 2023 a total of 24 lots proposed park fees total to \$16,800 (\$700 24 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on June 26, 2023 a total of 24 lots proposed park fees total to \$16,800 (\$700 24 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.	Required
Pending review by City Managers Office. As per plat submitted on June 26, 2023 a total of 24 lots proposed park fees total to \$16,800 (\$700 24 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD

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

07/07/2023 Page 5 of 5 SUB2023-0061

COMMENTS	
Comments: *Must comply with City's Access Management Policy. *Any abandonments must be done by separate process, not by plat.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied

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



SUB2023-0060

City of McAllen Planning Department

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

Project Information	Subdivision Name Whispering Meadows Subdivision Location 9228 N. Bicentennial Blvd. City Address or Block Number 928 N. BICENTENNIAL BLVD Number of Lots 22 Gross Acres 8.11 Net Acres 5.10 ETJ MYes INO Existing Zoning R-1 Proposed Zoning R-3A Rezoning Applied for MYes Ino Date 5/1/23 Existing Land Use none Proposed Land Use Duples Irrigation District # Replat IYes No Commercial Residential X Agricultural Exemption Yes No Estimated Rollback Tax Due 12, 705.58 Parcel # 792376 Tax Dept. Review Water CCN MMPU Sharyland Water SC Other an 8.11 acre tract out of Lot 9 E.M. Card Survey No. 1 Hidalgo County, Legal Description Texas, according to the map recorded in Vol 8 Page 1, map records in the office of the county clerk, Hidalgo, Texas
Owner	Name Please See Attacthed FrhistA Phone 956-631-4482 Address E-mail ah@perezce.com16 City State ; Zip
Developer	NameTim Wilkins Phone956,624.0888 Address _6500 N. 10th St, Suite P E-mail_timothywilkins2002@yahoo.com CityMcAllen StateTexas Zip78504 Contact Person
Engineer	Name Perez Consulting Engineers Phone 956.631.4482 Address 808 Dallas Ave. E-mail_dp@perezce.com & ah@perezce.om City McAllen State Texas Zip 78501 Contact Person David Perez, P.E.
Surveyor	Name Rio Delta Surveying Phone 956.262.0222 Address 24593 FM 88 E-mail mario@riodelasurveying.com City Monte Alto State Texas Zip 78538 ENTERED

JUN 2 1 2023

Name: 10M

Proposed Plat Submittal

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

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

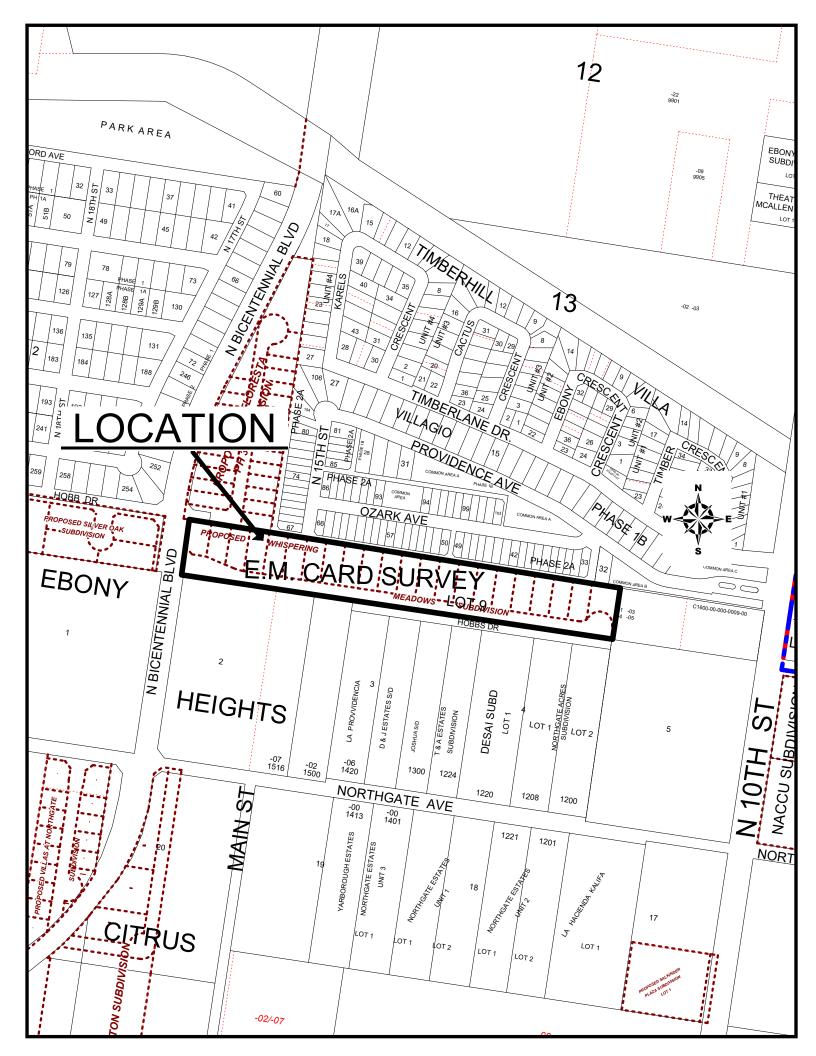
Date 6/ho/2

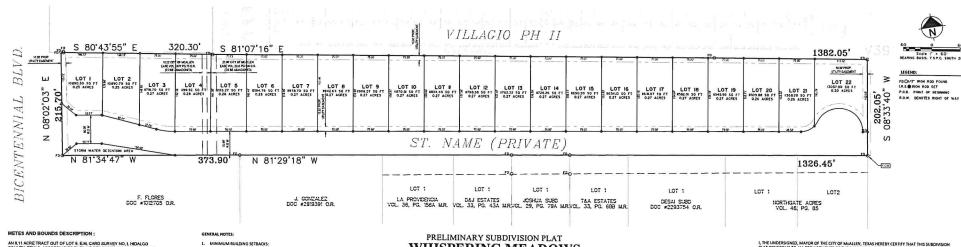
Print Name

Owner

Authorized Agent 🗹

The Planning Department is now accepting DocuSign signatures on application





AN 8,11 ACRE TRACT OUT OF LOT 9, E.M. CARD SURVEY NO, I, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 8, PAGE 1, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HOLOO COUNTY, TEXAS SAID 8.11 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METERS AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 9, E.M. CARD SURVEY IN. 1, THENCER HE 127 HE WAITH THE SOUTHLINE OF SAND LOT 9, A FOR THE HE HE SOUTHLINE OF SAND LOT 9, A FOR THE HE HE STORMER ORTHOLOGY OF SAND THE SAND FOR LAFE STORMER OF THE DL. CAMERON TRACT GOO'S MR.), THE SOUTHMEST CORNER OF THE DL. CAMERON TRACT GOO'S AND THE SOUTHMEST CORNER OF THE STACK OF LOD AND THE SOUTHMEST CORNER OF THE STACK OF LOD AND THE

THENCE N 81°25'18" W, WITH THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 1326.45" TO A 3" ROD FOUND ON THE SOUTH LINE OF SAID LOT 9, FOR THE NORTHEAST CORNER OF THE FLORES TRACT (DOC # 1012705 O.R.) AND AN ANGLE POINT OF THIS TRACT;

THENCE N 81°3/47" W, WITH THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 373.09 TO A 37" ROD FOUND ON THE SOUTH LINE OF SAID LOT 9, AT THE EAST RIGHT OF WAY LINE OF BICENTENNAL BLVD, (DOC # 1919572 O.R.) FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND,

THENCE N 08°0203" E. WITH THE EAST RIGHT OF WAY UNE OF SAID BICENTENNIAL BLVD., A DISTANCE OF 215,70 TO A ½" ROD FOUND ON THE NORTH LINE OF SAID LOT 9 FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND.

THENCE S 80°43°55° E. WITH THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 320.30 TO A 3' ROD FOUND ON THE NORTH LINE OF SAID LOT 9 FOR THE SOUTHWEST CORNER OF THE VILLAGIO PH II (DOC # 2435241 O.R.) FOR AN ANGLE POINT OF THIS TRACT OF LAND.

THENCE'S 81'07'16' E, CONTINUING WITH THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 13820S' TO A 3" ROD FOUND ON THE NORTH LINE OF SAID LOT 9, FOR THE NORTHMEST CORNER OF SAID D.J. CAMERON TRACT FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND.

THENCE S 08*33*40" W, WITH THE WEST LINE OF SAID D.J. CAMERON TRACT, A DISTANCE OF 202,05" TO THE POINT OF BEGINNING, CONTAINING 6,11 ACRES OF LAND, MORE OR LESS.

- THE FLOOD ZONE DESIGNATION: ZONE "X" COMMUNITY-PANEL NUMBER: 480334 0325 D MAP REVISED: 06-06-2000 LOMR 5-17-01
- 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 MATURAL GROUND, WHICHEVER IS HIGHER.
- NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- 5. FLOOD DETENTION REQUIREMENTS FOR THE SUBDIVISION SHALL BE 2.07 ACRE-FEET AND SHALL BE DETAINED BY ON-SITE DETENTION PONDS OR OTHER APPROVED METHODS. AN INSURFERIE DEVAINAGE DETENTION PLAN APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ANY BUILDING OR STRUCTURE LOCATED BEYOND 300 FEET FROM A FIRE HYDRANT WILL REQUIRE EXTENSION OF FIRE PROTECTION LINES FOR ADDITIONAL HYDRANTS.
- 7. A 6 FT. HIGH BUFFER IS REQUIRED TO ADJACENT RESIDENTIAL ZONES AND USES.
- SITE PLANS MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

BENCHMARK: MC 50_1

HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88

WHISPERING MEADOWS **SUBDIVISION** McALLEN, TEXAS

AN 8.11 ACRETRACT OUT OF LOT 9, EM. CARD SURVEY NO. I. HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 8, PAGE I, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS

STATE OF TEAS
COUNT OF HIDAGO
(INVESTMENT OF THE LAND DOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE
(INVESTMENT OF THE LAND DOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE
(INVESTMENT OF THE LAND THE L

NOOMACCO CONTRACTOR CO McALLEN, TEXAS 76501 BY: XXXXXX XXXXXXXXX

STATE OF TEXAS

WITNESS MY HAND ON THIS THE _____ DAY OF,_____ A.D. 20__.

NOTARY PUBLIC

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION: I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOALLEN HEREBY CERTIFY THAT THIS SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

DATED THIS THE_____ DAY OF,_____ A.D. 20_

CHAIRMAN, PLANNING AND ZONING COMMISSION McALLEN, TEXAS

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 THE CITY WHEREIN MY APPRIVAL IS BECUIEFD.

DATED THIS THE_____ DAY OF, _____ A.D. 20__.

MAYOR CITY OF McALLEN, TEXAS

ISDALGG COURT TRANMED ESTRICT NO. 1 HERBY CERTIFIES THAT THE DRAINAGE PLAYS FOR THIS SUBMISSION COURT OF THE MINIMUM STANDARDS OF THE DETRICT ADOPTED UNICE TEXAS WATER CODE 49.11CM. HE FOTT FOR THE STANDARD OF THE DETRICT ADOPTED UNICE TEXAS WATER CODE 49.11CM. HE FOTT FOR THE STANDARD OF THE DETRICT OF THE STANDARD OF TH

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS

STATE OF TEXAS.

COUNTY OF BROADO

LINE OF TEXAS.

COUNTY OF TEXAS.

COU

DATED THIS THE_____ DAY OF, ____

JOSE MARIO GONZALEZ, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571 RIO DELTA SURVEYING 24593 FM 88, MONTE ALTO, IX 78538 FIRM NO. 10013900

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

DATED THIS THE_____DAY OF, ______2023.

J. DAVID PEREZ, P.E. REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS T.B.P.E. NO. 89429



FILED FOR RECORD IN

INSTRUMENT NUMBER OF MAP RECORDS OF HIDALGO COUNTY TEXAS

DEPUTY

DATE OF PREPARATION JUNE 6, 202





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Reviewed On: 7/7/2023

SUBDIVISION NAME: WHISPERING MEADOWS SUBDIVISIONS	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. Bicentennial Blvd.: Dedication as needed for 75ft. from centerline for 150 ft. Total ROW. Paving :65-105 ft. Curb & gutter Both Sides. Revisions Needed: -Revise street name as shown above where applicable, prior to finalVerify alignment of existing N. Bicentennial Blvd to the North and South prior to finalLabel Centerline, to determine dedication requirements, prior to finalLabel existing ROW dedications, from centerline, total, etc., prior to finalInclude document numbers on plat and provide any documents as applicable regarding any existing ROW dedications for N. Bicentennial BlvdCity of McAllen thoroughfare plan designates N. Bicentennial Blvd, as a Hi-Speed arterial with 150 ft. of ROW. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.	Non-compliance
Hobbs Drive: Dedication as needed for 80 ft. total ROW. Paving: 52 ft. Curb & gutter: Both Sides Revisions Needed: -Clarify existing ROW for Hobbs Drive along southern boundary prior to final. Any incorporation of use as a interior street must be established prior to finalStreet must align with existing Hobbs Drive alignment(without offset) to the west, as per Engineering and Traffic Department requirements, finalize prior to finalCity of McAllen thoroughfare plan designates Hobbs Drive, as a collector with 80ft. of ROW. Current subdivision layout does not comply with required ROW dedication requirements. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.	Non-compliance

07/07/2023 Page 2 of 5 SUB2023-0060

	erior Street: Dedication as needed for 60 ft. total ROW. ving: 40 ft. Curb & gutter: Both Sides	Non-compliance
Re	visions Needed: oposed Interior dedications range, please see ROW requirements above, review and revise	
as -Cl	applicable prior to final. arify existing ROW for Hobbs Drive along southern boundary prior to final. Any incorporation	
-St	use as a interior street must be established prior to final. reet must align with existing Hobbs Drive alignment(without offset) to the west, as per gineering and Traffic Department requirements, finalize prior to final.	
-St -Cl sul	reet names will be established prior to final and plat will need to revised accordingly. arify if subdivision is proposed to be private as gate details are required and ROW are bject to increase for gate areas, sidewalks, islands, etc. finalize prior to final and submit gate	
-Ga Ga	tails as applicable. ates on private streets shall be setback with a turnaround as specified by the city engineer. te clearance and mechanisms shall comply with the requirements of the fire marshall for	
-If	ergency access. boulevard/ island proposed, 20 ft. face to face of paving on both sides required, finalize prior final.	
dw	secondary access shall be required for gated streets providing access to 30 or more elling units.	
-As	arify proposed stub out at east end of interior street, prior to final. s per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of W back of curb around Cul-de-Sac required.	
**5	Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan Monies must be escrowed if improvements are not constructed prior to recording.	
		NA
***	ving Curb & gutter Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan Monies must be escrowed if improvements are not constructed prior to recording.	
		NA
***	ving Curb & gutter Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan Monies must be escrowed if improvements are not constructed prior to recording.	
	,200 ft. Block Length. Subdivision Ordinance: Section 134-118	NA
Re	00 ft. Block Length for R-3 Zone Districts. visions Needed:	Non-compliance
pri	ubdivision layout does not comply with block length requirement, please revise accordingly or to final. If no changes please submit variance request for 900 ft. maximum block length quirement.	
**5	Subdivision Ordinance: Section 134-118	
Re	00 ft. Maximum Cul-de-Sac visions Needed:	Non-compliance
-Sı	ovide "Cul-De Sac" details prior to final. Jubdivision layout does not appear to comply with 600 ft. Cul-De-Sac block length Juirement, please revise accordingly prior to final. If no changes please submit variance	
** /	juest for 600 ft. maximum block length requirement. s per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of back of curb around Cul-de-Sac required.	
	Subdivision Ordinance: Section 134-105	
LLEY	'S	
RC	DW: 20 ft. Paving: 16 ft.	Non-compliance
	ley/service drive easement required for commercial and multi-family properties. Subdivision Ordinance: Section 134-106	

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

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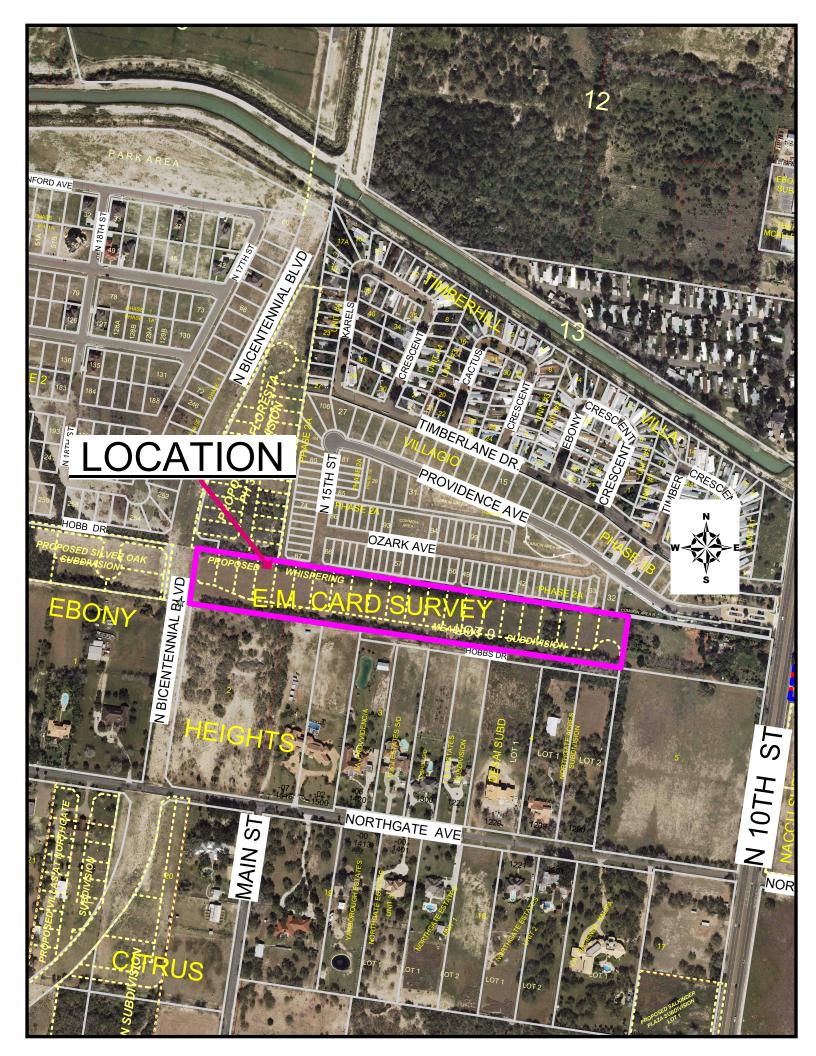
SETBACKS	
* Front: 20 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Include note as shown above prior to final. **Setbacks are based on R-3A Zoning District. Rezoning to R-3A must be finalized prior to final plat review. Setbacks requirements subject to increase once zoning requirements and street alignment/designation has been finalized. **Zoning Ordinance: Section 138-356	Non-compliance
* 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	Non-compliance
* Sides: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Revisions Needed: -Include note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* 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	Non-compliance
* Garage: 18 ft. except where greater setback is required, greater setback applies. Revisions Needed: -Include note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
 * 4 ft. wide minimum sidewalk required on N. Bicentennial Blvd. and both sides of all interior streets. Revisions Needed: -Include note as shown above prior to final.Note subject to change once street designation is finalized, finalize wording prior to final. **Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize prior to final. ***Note required on plat reflecting sidewalk requirements - wording to be finalized prior to final. ****Subdivision Ordinance: Section 134-120 	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	·
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along N. Bicentennial Blvd. Revisions Needed: -Include note as shown above prior to final. Note subject to change once street designation is finalized, finalize wording prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance

07/07/2023 Page 4 of 5 SUB2023-0060

* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: -Include note as shown above prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along North Bicentennial Boulevard. Revisions Needed: -Include note as shown above prior to final. Other streets may be required once subdivision layout and street designations have finalize, finalize note wording prior to final. **Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance for 5 or more dwelling units on each lot if applicable. **Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. ***Zoning Ordinance: Section 138-210.	Required
 * 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 a plat note as shown above prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording for note 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. Revisions Needed: -Add a plat note as shown above prior to final. **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	Non-compliance
* 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	Required
LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance

07/07/2023 Page 5 of 5 SUB2023-0060

ZONING/CUP	
* Existing: R-1(single-family Residential) Proposed: R-3A (apartment residential) District Pending Items: *Planning and Zoning Commission recommended disapproval at their meeting of June 20,	Non-compliance
2023 meeting. City Commission tabled the request at the meeting of June 26, 2023 with next meeting scheduled for July 10, 2023. Approved rezoning is required prior to final. ***Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ***Zoning Ordinance: Article V	
* Rezoning Needed Before Final Approval *Planning and Zoning Commission recommended disapproval at their meeting of June 20, 2023 meeting. City Commission tabled the request at the meeting of June 26, 2023 with next meeting scheduled for July 10, 2023. **Rezoning process must be finalized before final plat approval. ***Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt	TBD
changes to plat and or rezoning process, review and finalize prior to final. ***Zoning Ordinance: Article V	
PARKS	
* Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Please provide number of dwelling units prior to final.	TBD
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide number of dwelling units prior to final.	TBD
* Pending review by City Managers Office. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office.	TBD
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: *Must comply with City's Access Management Policy. *Any abandonments must be done by separate process, not by plat.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied



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MC			CAI)																		
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2023 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS																								
	01/04/23	01/17/23	02/07/23	02/21/23	03/07/23	03/21/23	04/04/23	04/18/23	05/02/23	05/16/23	06/06/23	06/20/23	07/12/23	07/26/23	08/08/23	08/22/23	62/90/60	09/19/23	10/03/23	10/17/23	11/07/23	11/21/23	12/05/23	12/19/23
Michael Fallek	Р	Р	Р	Р	Α	Р	Р	Р	Α	Р	Р	Α												
Gabriel Kamel	Р	Α	Р	Ρ	Ρ	Р	Р	Α	Р	Ρ	Р	Р												
Jose B. Saldana	Р	Α	Р	Р	Α	Р	Α	Р	Р	Α	Р	Р												
Marco Suarez	Α	Р	Р	Ρ	Ρ	Α	Р	Р	Α	Р	Α	Р												
Emilio Santos Jr.	Α	Р	Р	Р	Р	Р	Р	Р	Р	Α	Р	Р												
Erica de la Garza-Lopez	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р												
Aaron D. Rivera	Р	Р	Р	Α	Р	Р	Р	Р	Α	Р	Α	Р												
2023 ATTENDA	NCE	RE	СО	RD	FO	R P	LA	NNI	NG	AN	DΖ	ON	ING	CC	MC	MIS:	SIO	N V	VOF	RKS	НО	PS		
Michael Fallek								Р																
Gabriel Kamel								Α																
Jose B. Saldana								Р																
Marco Suarez								Р																
Emilio Santos Jr.								Α																

P P

Erica de la Garza-Lopez

Aaron D. Rivera



PLANNING DEPARTMENT



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

2023 CALENDAR

			Meetings:			Deadlines:											
_	ity Commis			nning & Zo	-		D- Zoning/CUP Application N - Public Notification										
·—	ıblic Utility		Zoni	ng Board of	f Adjustmei	nt	* Holiday - Office is closed										
HPC - His	storic Preservati		UARY 2	000			* HOIIC	ay - Office		UARY 2	009						
S	Mon				D3	Set	S	Mon		Wed		D:	0-4				
Sun	Mon	Tue	Wed	Thu	Fri 6	Sat	Sun	Mon	Tue	vv ed	Thu	Fri	Sat 4				
1	HOLIDAY	3	4	N-1/17& 1/18 D-2/7 & 2/8		ľ				'	2	3	4				
8	9	10	11	12	13	14	5	6	7	8 N- 2/21& 2/22	9	10	11				
15	16	17	18 N-2/7 & 2/8	19	20	21	12	A-2/21 & 2/22	14	D- 3/7 & 3/8		17	18				
	A-2/7 & 2/8		D-2/121 & 2/22								LIDO						
22	23	24	25	26 HPC	27	28	19	20 A-3/2 & 3/3	21	22 N-3/7 & 3/8 D-3/21 & 3/22	23 HPC	24	25				
29	30	31					26	27	28								
			RCH 20						RIL 202								
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat				
			1	2	3	4							1				
5	6 A-3/15 & 3/16	7	8 N-3/15 & 3/16 D-4/4 & 4/5	9	10	11	2	3 A-4/18 & 4/19	4	5 N-4/18 & 4/19 D-5/2 & 5/3	6	7 HOLIDAY	8				
12	13	14			17	18	9	10	11	12	13	14	15				
19	20	21	22 N-4/4 & 4/5	23	24	25	16	17 18	18	19 N- 5/2 & 5/3	20	21	22				
	A-4/4 & 4/5		D-4/18 & 4/19					A- 5/2 & 5/3		D-5/16 & 5/17	27 HPC						
26	27	28	29 HPC	30	31		30	24	25	26	27 HPC	28	29				
		M	AY 202	3	<u> </u>		JUNE 2023										
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat				
	1 A- 5/16 & 5/17	2	3 D: 6/6 & 6/7 N-5/16 & 5/17	4	5	6					1	2	3				
1	8	9	10	11	12	13	4	5	6	7 D-7/12 & 7/13	8	9	10				
8	15	16	17		19	20	11	A-6/20 & 6/21 12	13	N-6/20 & 6/21 14	15	16	17				
			D-6/20 & 6/21					<u> </u>	^								
15	22 A-6/6 & 6/7	23	24 N-6/6 & 6/7	25 HPC	26	27	18	19	20	21 D-7/26 & 7/27	22	23	24				
28	HOLIDAY	30	31				25	26	27	28	29 HPC	30					
Deadline		I g Dates are	L subject to cha	nge at any ti	I me. Please (contact the	e Plannin	A-7/12 & 713 g Department	at (956) 681-1	N-7/12 & 7/13 250 if you hav	I e any questi	ons.					
		-	-	•				•	. ,	-	- '						



PLANNING DEPARTMENT



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2023 CALENDAR

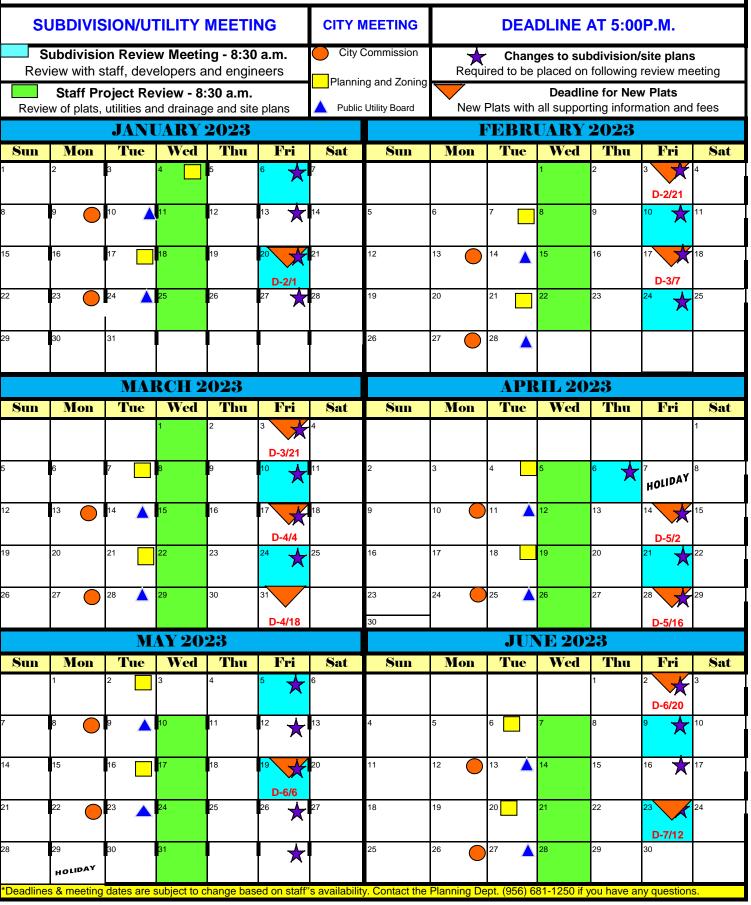
Meetings: City Commission ☐ Planning & Zoning Board Public Utility Board ☐ Zoning Board of Adjustment HPC - Historic Pres Council							Deadlines: D- Zoning/CUP Application N - Public Notification * Holiday - Office is closed							
JULY 2023								AUGUST 2023						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	
						1			1	2	3	4	5	
2	3	HOLIDAY	5	6	7	8	6	7 A- 8/22 & 8/23	8	9 N- 8/22 & 8/23 D-9/6 & 9/7	10	11	12	
9	10 A-7/26 & 7/27	11	12 N-7/26 & 7/27 D-8/8 & 8/9	13	14	15	13	14	15	16	17	18	19	
16	17	18	19	20	21	22	20	21 A- 9/6 & 9/7	22	23 N- 9/6 & 9/7 D-9/19 & 9/20	24 HPC	25	26	
	24 A-8/8 & 8/9	25	26 N-8/8 & 8/9 D-8/22 & 8/23	27 HPC	28	29	27	28	29	30	31			
SEPTEMBER 2023							OCTOBER 2023							
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	
					1 A-9/19 & 9/20	2	1	2 A-10/17 & 10/18	3	4 N-10/17 & 10/18 D-11/1 - 11/7	5	6	7	
3	HOLIDAY	5	6 N-9/19 & 9/20 D-10/3 & 10/4	7	8	9	8	9	10	11	12	13	14	
10	11	12	13	14	15	16	15	16 A-11/1 ZBA	17	18 N- 11/1 ZBA D-11/15 & 11/21	19	20	21	
17	18 A-10/3 & 10/4	19	20 D-10/18 & 10/19 N-10/3 & 10/4	21	22	23	22	23 A- 11/7 PZ	24	25 N- 11/7 PZ	26 HPC	27	28	
24	25	26	27	28 HPC	29	30	29	30 A- 11/15 ZBA	31					
NOVEMBER 2023								DECEMBER 2023						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	
			1 N- 11/15 ZBA D-12/5 & 12/6	2	3	4						1	2	
	6 A-11/21 PZ	7	8 N- 11/21 PZ	9	10	11	3	4 A-12/19 & 12/20	5	6 HPC D-TBA N-12/19 & 12/20	7	8	9	
12	13	14	15 D-12/19 & 12/20	16	17	18	10	11	12	13	14	15	16	
19	20 A-12/5&12/6	21	22 N-12/5 & 12/6	23 HOLIDAY	24	25	17	18 A- TBA	19	20 D- TBA N- TBA	21	22	23	
26	27	28	29	30			24 31	HOLIDAY	HOLIDAY	27	28	29	30	
Deadline	es and Meeting	g Dates are s	subject to cha	nge at any ti	me. Please o	contact the	e Plannin	g Department	at (956) 681-12	250 if you hav	e any questi	ons.		



PLANNING DEPARTMENT



2023 Calendar SUBDIVISION AND UTILITY REVIEW CALENDAR





PLANNING DEPARTMENT 2023 Calendar



