

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING WEDNESDAY, JULY 26, 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 July 12, 2023 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Javier A. Zuazua, for a Conditional Use Permit, for one year, for a vocational school, at Lot 8, Block 1, International Center Block No.1 (Phase 1) Subdivision, Hidalgo County, Texas; 4102 North 23rd Street. **(CUP2023-0086)**
2. Request of 956 REI, LLC, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a guest house, at west 46 feet of Lot 12 and east 14 feet of Lot 13 and east 14 feet of Lot 14 and east 14 feet of north 27.75 feet of Lot 15, Mathis Addition Subdivision, Hidalgo County, Texas; 1109 Maple Avenue. **(CUP2023-0089)**
3. Request of Sara C. Lopez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an amendment food truck park, at Lot 1, Lopez-Torres, Hidalgo County, Texas; 4300 South Ware Road. **(CUP2023-0087)**
4. Request of Omar J. Mena, for a Conditional Use Permit, for one year, for a food concession stand, at Lot 2, Redbud No. 2, Hidalgo County, Texas; 6700 North 23rd Street, Suite E. **(CUP2023-0088)**

5. Request of Alwin Veslage Alvarez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a vaporizer store, at Lot 5, Block 38, McAllen Addition, Hidalgo County, Texas; 404 South 15th Street. **(CUP2023-0090)**

b) REZONING:

1. Rezone from C-3 (general business) District to R-3T (townhouses) District: 5.170 acres out of Lot 11, Section 13, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 7901 North 10th Street (west). **(REZ2023-0035)**
2. Rezone from R-3A (apartments) District to R-3T (townhouses) District: 1.336 acres out of Lot 11, Section 13, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 7901 North 10th Street (east). **(REZ2023-0039)**
3. Rezone from R-1 (single family residential) District to R-3A (multifamily apartment residential) District: the south 15.25 acre, more or less, of a 19.59 acre tract; being the west one half of Lot 12, Section 280, save and except that part lying north of the south Right-of-Way line of State Highway 107, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2701 State Highway 107 (rear). **(REZ2023-0032)**
4. Rezone from C-3 (general business) District to R-3A (multifamily apartment residential) District: the north 4.340 acre, more or less, of a 19.59 acre tract; being the west one half of Lot 12, Section 280, save and except that party lying north of the south Right-of-Way line of State Highway 107, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2701 State Highway 107 (front). **(REZ2023-0033)**
5. Initial Zoning to A-O (agricultural and open space) District: 1,288.63 acres gross, comprised of a 3.422 acre tract of Section 213, Texas-Mexican Railway Company's Survey, and all of Section 216 and 217, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 18900 North Abram Road. **(REZ2023-0034)**

3) CONSENT:

- a) Cascada at Tres Lagos Phase III Subdivision, 7001 Tres Lagos Blvd., Rhodes Development, Inc. **(SUB2022-00135) (FINAL)M&H**

4) SUBDIVISIONS:

- a) El Dorado at Thousand Oaks I, II, III, and IV Phase II, 13100 North 38th Street, Red Rock Real Estates Development, LTD.**(SUB2023-0071) (PRELIMINARY)QHA**
- b) 6400 Industrial Center Subdivision, 5800 South 10th Street, Mario E. Gonzalez, **(SUB2023-0070) (PRELIMINARY)NE**
- c) JLG Subdivision, 9212 North Bentsen Palm Drive, Jose Luis Gonzalez Espana, **(SUB2023-0064) (PRELIMINARY)AE(ATLAS)**
- d) La Lomita Paradise Subdivision, 3500 Mile 6 ½ Road, La Lomita Paradise, LLC, **(SUB2023-0069) (PRELIMINARY)AE(ALPHA)**

- e) Maebelle Estates Subdivision, 11201 N. Moorefield Road, Onesimo Guerrero and Griselda Gutierrez **(SUB2023-0076) (FINAL)M2E**

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 July 12, 2023, at 3:30p.m. at the McAllen City Hall, 3rd Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

Present:	Michael Fallek Marco Suarez Jose Saldana Erica De la Garza Aaron Rivera	Chairperson Member Member Member Member
Absent:	Gabriel Kamel Emilio Santos Jr.	Vice Chairperson Member
Staff Present:	Roy Rodriguez Austin Stevenson Michelle Rivera Edgar Garcia Eduardo Mendoza Mario Cruz Jose Humberto De la Garza Omar Sotelo Rodrigo Sanchez Mario Escamilla Kaveh Forghanparast Katia Sanchez Samuel Nunez Porfirio Hernandez Jacob Salazar Bilkis Martinez Magda Ramirez	City Manager Assistant City Attorney III Assistant City Manager Planning Director Engineering Director Engineering Deputy Director Development Coordinator Senior Planner Senior Planner Planner III Planner III Planner II Planner II Planner Technician II Planner Technician I Development Engineer Administrative Assistant

CALL TO ORDER – Chairperson Mr. Michael Fallek

PLEDGE OF ALLEGIANCE

INVOCATION-. Mr. Marco Suarez

1) MINUTES:

- a) Approval/disapproval of the minutes for the June 20, 2023 meeting.

The minutes for the regular meeting held on June 20, 2023 was approved as submitted by Mr. Marco Suarez. Seconding the motion was Mr. Jose Saldana which carried unanimously with 5 members present and voting.

2) PUBLIC HEARING:

- a) **CONDITIONAL USE PERMITS:**

- 1) 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)**

Ms. Katia Sanchez stated that 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.

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.

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.

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

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

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

- 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)**

Ms. Katia Sanchez stated that 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.

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.

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.

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.

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

Being no discussion, Mr. Marco Suarez moved to approve. Mr. Aaron Rivera seconded the motion, which was approved with five members present and voting.

- 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)**

Ms. Katia Sanchez stated that 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.

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.

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 off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on the square footage of the establishment where the bar 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.

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

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

Being no discussion, Mr. Marco Suarez moved to disapprove with favorable recommendation. Mr.

Jose Saldana seconded the motion, which was disapproved with favorable recommendation with five members present and voting.

- 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)**

Ms. Katia Sanchez stated that 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.

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:

- 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 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.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and

- residential areas;
- 6) The number of persons within the 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.

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.

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

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

- 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)**

Mr. Samuel Nunez stated that 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.

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.

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.

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.

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

Being no discussion, Mr. Marco Suarez moved to approve. Mr. Aaron Rivera seconded the motion, which was approved with five members present and voting.

b) REZONING:

- 1) 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)

Ms. Katia Sanchez stated that 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.

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.

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.

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

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.

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.

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

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.

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

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed rezoning request. There were several:

- Citizen Mr. Geoff Alger, 2201 South Bentsen Road, has been living in this area since 1970. Mr. Alger stated the property has always been referred to as a “park”. He has been an avid player of disc golf at this location for many years and is in opposition because he does not want the green space removed.
- Mr. Daniel Brooke (did not specify his address to the board), stated his concerns are wild life conservation and flooding issues.
- Mr. Skylar Stoleson, 10213 North 12th Street, stated they should not approve the request due to the wild life, the disc golf park and the green space. He is for the Zoho project but feels it should be built at another location.
- Ms. Rita Rivas, 3417 Melba Avenue, stated her concerns are the drainage and wildlife. She

would like to keep the green space for all the children. She also has a petition with approximately 70 signatures objecting the request.

- Ms. Delfina Villarreal, representing Valley Inter Freight, 4716 South 28th Street, stated her concerns are traffic in the school zones.
- Mr. Alfredo Bada, 4201 Neuhaus Drive, stated his concerns are the conservation of wild life, the disc golf park, the area is a green area and would like to conserve it.
- Ms. Lois Kim, 4225 Neuhaus Drive, stated her concerns are the conservation of the wild life and the species that bring value to the city.
- Mr. Joe Hinojosa, 408 East Xanthisam, stated his concerns are the flooding and traffic. He also stated that the new company may be affecting taxes.
- Mr. Heberardo Lalo Saldana, 3514 S. Gloria Street, stated his concerns are if the issues should be addressed to the state or county and not to the city. He is also concerned how the drainage in the South side of McAllen is already a problem. He feels corporations are pushing residents out of the area.
- Mr. Rodriguez Jr., 3516 West Jonquil, was questioning where the money for the use of the park is being allocated to. He is also concerned about losing the wild life and the green space.
- Ms. Carol Brown, 1218 Kendlewood, stated that the request for this project does not coincide with the Envision McAllen 2040 plan.
- Ms. Gloria Galindo, 2908 N. 26th Street, stated her concerns is the conservation of wildlife and habitat.
- Applicant, Mr. Reid Jahns, 100 Camelot Dr. Fondulac, WI., briefly explained the purpose to their plan of the project and how he was not aware of what the location consisted of until now.
- Ms. Victoria Guerra, 1407 Daffodil, stated that the location is and should be recognized as a park and also shared the same concerns as the citizens above.
- Mr. Pablo Samuel Gonzalez Rocha, 3900 Neuhaus, stated his concerns that the park has a great amount of history and would be shameful to tear apart.
- Mr. Keith Patridge, 6401 South 33rd Street, stated the history on how the plan came into place for the development presented and the opportunities the project will offer to the community.
- Jim Chapman, 200 E. 11th Street, Weslaco, Texas, stated that he does not live in McAllen but is the President of the Wild Life Corridor and spends a lot time in McAllen's wild life parks. He stated you cannot convert land back to brush and forest, so once you destroy the natural habitat, you cannot recreate the natural wild life.

After a lengthy discussion, Mr. Jose Saldana Jr. moved to disapprove. Ms. Erica De la Garza seconded the motion which item was disapproved with five members present and voting.

- 2) 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)**

As per Chairperson Mr. Michael Fallek, previous discussion from 2b1 will be tied to this item.

After a lengthy discussion on item 2b1, Mr. Marco Suarez moved to disapprove. Mr. Jose Saldana seconded the motion which item was disapproved with five members present and voting.

- 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)**

Mr. Samuel Nunez stated that 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. 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.

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.

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.

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.

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

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.

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.

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.

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

Being no discussion, Mr. Marco Suarez motioned to approve. Mr. Jose Saldana seconded the motion which item was approved with five members present and voting.

- 3) 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)**

Mr. Samuel Nunez stated that 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.

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.

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

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

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.

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."

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.

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.

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.

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

Mr. Hector Morales, 3409 Breeze Avenue, stated his concern was that the neighborhood will not be peaceful as it is now.

Applicant, Alfonso Quintanilla, stated that they will have a detention area that will separate the apartments and houses.

After a short discussion, Mr. Marco Suarez moved to approve. Mr. Aaron Rivera seconded the motion which item was approved with five members present and voting.

- 4) 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)**

Mr. Samuel Nunez stated that 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.

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.

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.

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.

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.

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

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.

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.

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.

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

Being no discussion, Mr. Jose Saldana moved to approve. Ms. Erica De la Garza seconded the motion which item was approved with five members present and voting.

3) SITE PLAN:

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

Ms. Katia Sanchez stated that 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.

The applicant is proposing to construct and operate two restaurants

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 - 2 ½" 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.

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

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

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

Being no discussion, Mr. Marco Suarez. moved to approve subdivision in consent form for Items 4a - 4e. Mr. Jose Saldana seconded the motion, which was approved with five members present and voting.

4) SUBDIVISIONS:

- a) The Villas on Freddy Phase II Subdivision, 1500 Freddy Gonzalez Road, The Villas on Freddy, LLC **(SUB2020-0039) (REVISED FINAL) M&H**

Mr. Kaveh Forghanparast stated 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. 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. 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. 800 ft. Block Length. Variance request to the 800 ft. block length requirement approved by City Commission at the May 13, 2019 meeting. 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. 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. 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. Side Corner: 5 feet, or greater for easements. 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. All setbacks are subject to increase for easements or approved site plan. 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. 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 Freddy Gonzalez Rd. and Bicentennial Blvd. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Freddy Gonzalez Rd. and/or Bicentennial Blvd. Common Areas, Private Streets 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. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. 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. Lots fronting public streets. Existing: R3T Proposed: R3T. 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. Lots fronting public streets. Existing : R3T Proposed: R3T. 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 final. If any changes are proposed, variance might be required.

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

Being no discussion, Mr. Marco Suarez moved to approve in revised final form subject to conditions noted and voted to approve the variance request. Mr. Aaron Rivera seconded the motion, which was approved with five members present and voting.

- b) CEH Addition Subdivision, 6321 South 23rd Street, Circle K **(SUB2023-0059)**
(PRELIMINARY) MAE

Mr. Kaveh Forghanparast stated S 23rd St: dedication as required for 75 ft. from the centerline, for 150 ft. total ROW Paving: By State Curb & gutter: By State Revisions needed: Label the Street as "S. 23rd Street (F.M. 1926)" prior to final. Clarify if "SPUR 115" is required by the State. It could be added in parenthesis after "S. 23rd Street (F.M. 1926)" if needed. Please provide a document referencing S. 23rd Street as "SPUR 115" prior to final. Show and label Centerline to establish ROW dedication requirement prior to final. Show the existing ROW on both sides of the centerline and total existing ROW prior to final. Provide a copy of the document for the existing ROW for staff review prior to final. Show the existing ROW on multiple points to show how it varies in this area prior to final. Please clarify the Gas Utility Marks and Buried Gas Utility Signs along the ROW and if there are any existing gas lines/easements prior to final. Any overlap of the existing gas or utility easement with the ROW dedication must be clarified prior to final. All ROW requirements must be addressed prior to final approval. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Military Highway: Dedication as required for 75 ft. from centerline for 150 ft. total ROW Paving: 65 ft. to 105 ft. Curb & gutter: both sides Revisions needed: Label the Street as "Military Highway (F.M. 1016)" prior to final. Show and label Centerline to establish ROW dedication requirement prior to final. Show the existing ROW on both sides of the centerline and total existing ROW prior to final. Show the ROW dedicated by this plat, ROW from centerline after the dedication, and total ROW after the dedication, prior to final. Please clarify the Gas Utility Marks and Buried Gas Utility Signs along the ROW and if there are any existing gas lines/easements prior to final. Any overlap of the existing gas or utility easement with the ROW dedication must be clarified prior to final. - Based on TxDoT's online GIS Map, it seems that this area of Military Highway is not a State Road. Clarify and provide documents if it is a State Road, prior to final. All ROW requirements must be addressed prior to final approval. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. 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 #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. 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. 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. 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. 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. All setbacks are subject to increase for easements or approved site plan. 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. 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. Add a plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. 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. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning

and Development Departments prior to building permit issuance. 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. 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: I-1 Proposed: I-1. Zoning Ordinance: Article V. 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. Traffic Impact Analysis (TIA) required prior to final plat. 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 plat 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.

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 the conditions noted, drainage, and utilities approval. Ms. Erica De la Garza seconded the motion, which was approved with five members present and voting.

- 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**

Mr. Kaveh Forghanparast stated Vivian Street: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides Revisions needed: Label center line prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. 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. 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: 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. 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. 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. 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 Vivian Street and Jennifer's Drive. Engineering Department may require 5 ft. sidewalk. 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. Clarify the rear side of the property to finalize the buffer note requirement 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. 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. No curb cut, access, or lot frontage permitted along. Clarify the rear side of the property to finalize the plat note prior to final. 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: ETJ Proposed: ETJ. Zoning Ordinance: Article V As per Traffic Department, TG waived for 2-lot single family residential. 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.

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

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

d) Garden Rose Subdivision, 1200 East Yuma Avenue, Edgar Escobedo
(SUB2023-0020) (REVISED PRELIMINARY) MAS

Mr. Mario Escamilla stated that 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 final. Please provide how existing ROW was dedicated on plat and a copy of any referenced document for staff review, prior to final. Label existing ROW dedications, from centerline, total, existing, etc. on both sides, prior to final. Label 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. 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 final. -Street names will be established prior to final and plat will need to revised accordingly. -Clarify 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. 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 final. 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. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac Revisions Needed: Provide "Cul-De Sac" and "Knuckle" details prior to final. Provide 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. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. Subdivision Ordinance: Section 134-106. 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. Rear: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Revise the note as shown above prior to final. Proposing: 10 ft. or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides :In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Corner:10 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. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 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. 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 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. 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 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. 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. 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. 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. 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. 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. 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. 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. 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. 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. 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 additional requirements may be triggered. Clarify proposed zoning on application as it exhibits R-1 and R3-T. As per Fire Department, Secondary access will be required. At 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 acreage. Engineer must update provided information on submitted application prior to final.

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

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

- e) Villas at Ware Subdivision, 4900 North Ware Road Rear, Rhodes Enterprises, Inc. **(SUB2023-0063) (PRELIMINARY) M&H**

Mr. Mario Escamilla stated that North Ware Road: 75 ft. from centerline for 150 ft. of total ROW Paving: by the state Curb & gutter: by the state Revisions Needed: Show document # on plat for

the common access easement connecting to North Ware Road and provide a copy of the document for staff review, prior to recording. Label centerline, prior to final. Label existing ROW dedications, from centerline, total, etc., 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 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 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. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan Monies must be escrowed if improvements are not constructed prior to recording Entrance Street Proposed Wisteria Avenue: Dedication as needed for 60 ft. Total ROW. 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 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. 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. 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, 96ft. 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 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. 900 ft. Block Length for R-3 Zone Districts. Revisions Needed: Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 900 ft. maximum block length requirement. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Revisions Needed: 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, 96ft. 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. ROW: 20 ft. Paving: 16 ft. Revisions Needed: Alley/service drive easement required for commercial and multi-family properties. Alley 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. 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. 20ft. 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. Rear: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Revise the 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. 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. 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 applies. 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. 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 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. 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 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. 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. Perimeter buffers must be built at time of Subdivision Improvements. 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. 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. 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. Revisions Needed: Remove plat note #20 as it is requirement not a required plat note, prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 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. 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. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. 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. 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. 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. 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. 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. 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. 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.

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 the conditions noted, drainage, and utilities approval. Ms. Erica De la Garza seconded the motion, which was approved with five members present and voting.

- f) The District Phase III Subdivision, 1301 Auburn Avenue, Domain Development Corp., a Texas Corporation **(SUB2023-0061) (PRELIMINARY)**
M&H

Mr. Mario Escamilla stated 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 final. Please provide how existing ROW was dedicated on plat and a copy of any referenced document for staff review, prior to final. Label existing ROW dedications, from centerline, total, existing, etc. on both sides, prior to final. Label 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. 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 final. Street names will be established prior to final and plat will need to be revised accordingly. Clarify 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. 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. 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. 600 ft. Maximum Cul-de-Sac. Revisions Needed: Provide "Cul-De Sac" and "Knuckle" details prior to final. Provide 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. 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. 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. Rear: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Revise 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. 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. Corner: 10 ft. or greater for easements, whichever is greater applies. 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 138-35. 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. All setbacks are subject to increase for easements or approved site plan. 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. 5ft. sidewalk as might be required as per Engineering Department requirements finalize notewording 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 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. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North 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. 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. 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. 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. 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. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets.

Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: 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. Rezoning Needed Before Final Approval Pending Items: Rezoning to R-3T must be finalized prior to final plat review. 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. 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. 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. Marco Suarez moved to approve in preliminary form subject to the conditions noted, drainage, and utilities approval. Mr. Jose Saldana seconded the motion, which was approved with five members present and voting.

- g) Whispering Meadows Subdivision, 9228 North Bicentennial Boulevard, Tim Wilkins **(SUB2023-0060) (PRELIMINARY) PCE**

Mr. Mario Escamilla stated 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 final. Verify alignment of existing N. Bicentennial Blvd to the North and South prior to final. Label Centerline, to determine dedication requirements, prior to final. Label existing ROW dedications, from centerline, total, etc., prior to final. Include document numbers on plat and provide any documents as applicable regarding any existing ROW dedications for N. Bicentennial Blvd. City 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. 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 final. Street must align with existing Hobbs Drive alignment (without offset) to the west, as per Engineering and Traffic Department requirements, finalize prior to final. City 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. 900 ft. Block Length for R-3 Zone Districts. Revisions Needed: Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 900 ft. maximum block length requirement. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Revisions Needed: Provide "Cul-De Sac" details prior to final. Subdivision layout does not appear to comply with 600 ft. Cul-De-Sac block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 600 ft. maximum block length requirement. 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. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. Subdivision Ordinance: Section 134-106. 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. 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. 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. 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. 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. All setbacks are subject to increase for easements or approved site plan. 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. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along N. 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. 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 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. 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. 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. 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. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section

110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1(single-family Residential) Proposed: R-3A (apartment residential) District Pending Items: 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. 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 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. 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. 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 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.

Chairman Mr. Michael Fallek requested clarification regarding the limited access on Bicentennial. Planning Director, Mr. Edgar Garcia explained how there is currently limited access but more clarification will be required since the item was presented today in preliminary form. Mr. Mario Escamilla explained the limited access on Bicentennial Blvd. in reference to Hobbs Drive.

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

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Chairperson Mr. Michael Fallek adjourned the meeting at 5:09p.m. with five members present and voting.

Chairperson Michael Fallek

ATTEST: _____
Magda Ramirez, Administrative Assistant

Memo

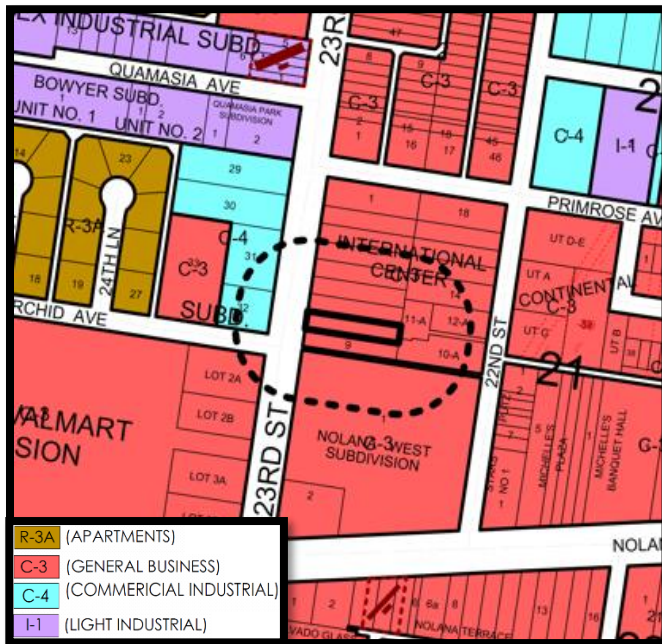
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 13, 2023

SUBJECT: Request of Javier A. Zuazua, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a vocational school, at Lot 8, Block 1, International Center Block No.1 (Phase 1) Subdivision, Hidalgo County, Texas; 4102 North 23rd Street. (CUP2023-0086)

BRIEF DESCRIPTION: The property is located on the east side of North 23rd Street, approximately 413 feet south of Primrose Avenue, and the subject property is zoned C-3 (general business) District. The contiguous zoning is C-3 District to the south, east, and north. The adjacent zoning is C-4 (commercial-industrial) District to the west. Surrounding land uses are Carr, Riggs & Ingram CPAs and Advisors, Dairy Queen, Whataburger, and Bridgestone. Institutional use (vocational school) is permitted in the C-3 District with a Conditional Use Permit.



HISTORY: International Center Block No.1 Subdivision was recorded on March 23, 1976. The applicant submitted an application for a Conditional Use Permit for the proposed vocational school on June 13, 2023.

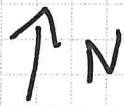
SUMMARY/ANALYSIS: The applicant is proposing to operate a vocational school from the approximate 1,010 square feet lease space. The proposed days and hours of operation are

Friday's from 8 a.m. to 5 p.m.; Saturday's from 8 a.m. to 5 p.m., and Sunday's from 8 a.m. to 5 p.m. As per the submitted floor plan, there will be 1 classroom, 1 break room, 1 office, and 1 restroom. Based on (5) parking spaces per classroom area and (1.5) parking spaces for space use as an administration office, 7 parking spaces are required; there are 50 parking spaces of which 2 are reserved as accessible parking spaces on site. The parking spaces are provided as part of shared parking with the existing commercial development, and are in compliance with parking requirement since the development plaza has staggered hours of operation for the majority of the businesses.

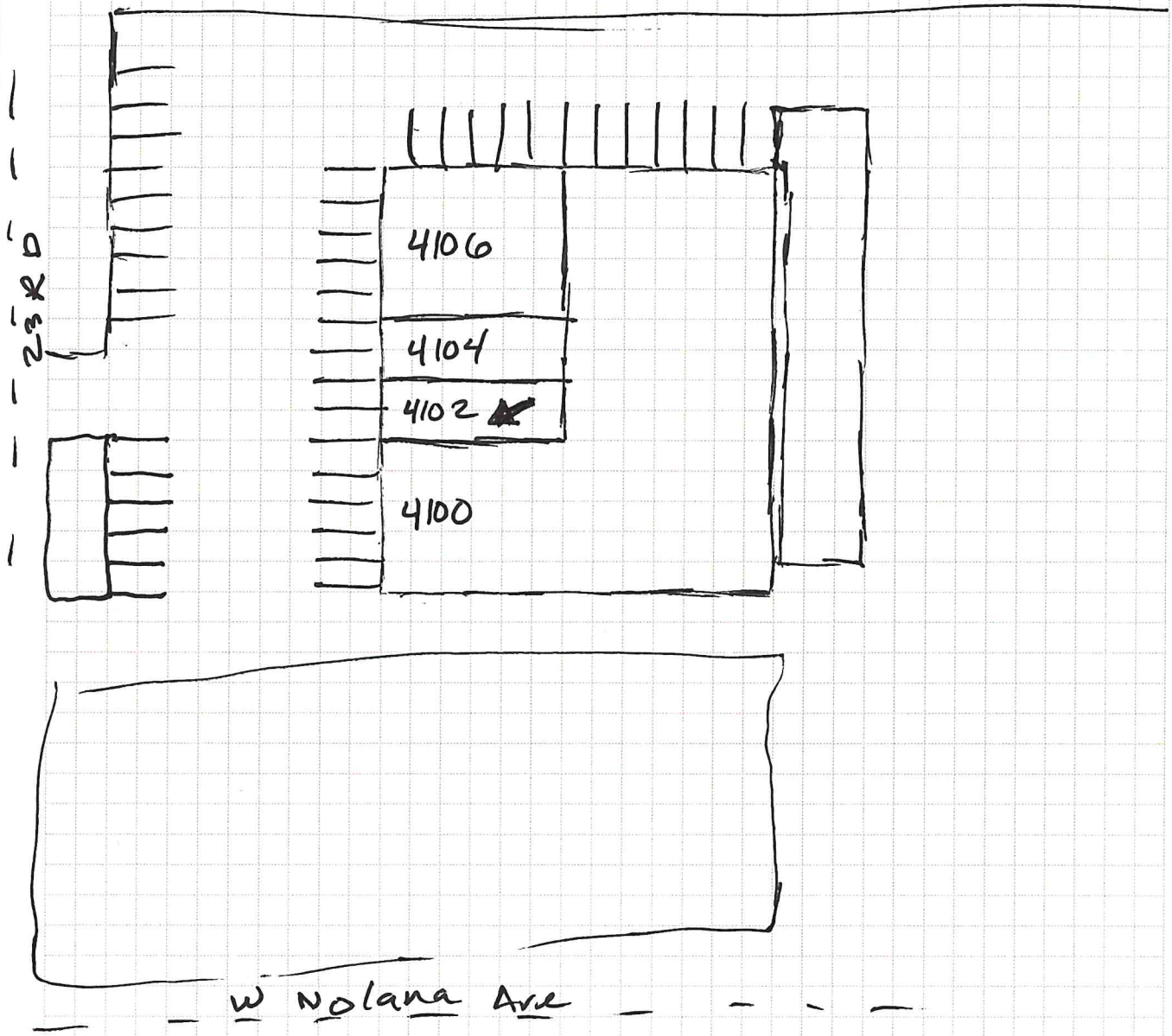
The establishment must come into compliance with the Fire Department requirements. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The proposed use must meet the requirements set forth in 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;
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use off street parking, especially in residential areas. Based on (5) parking spaces per classroom area and (1.5) parking spaces for space use as an administration office, 7 parking spaces are required. The parking spaces are provided as part of the existing commercial development. The parking spaces for the proposed business is in compliance;
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance.

RECOMMENDATION: Staff recommends approval of the request, for one year; subject to compliance with the conditions noted, Zoning Ordinance, Fire Department and building permit requirements.



41 + parking
spaces



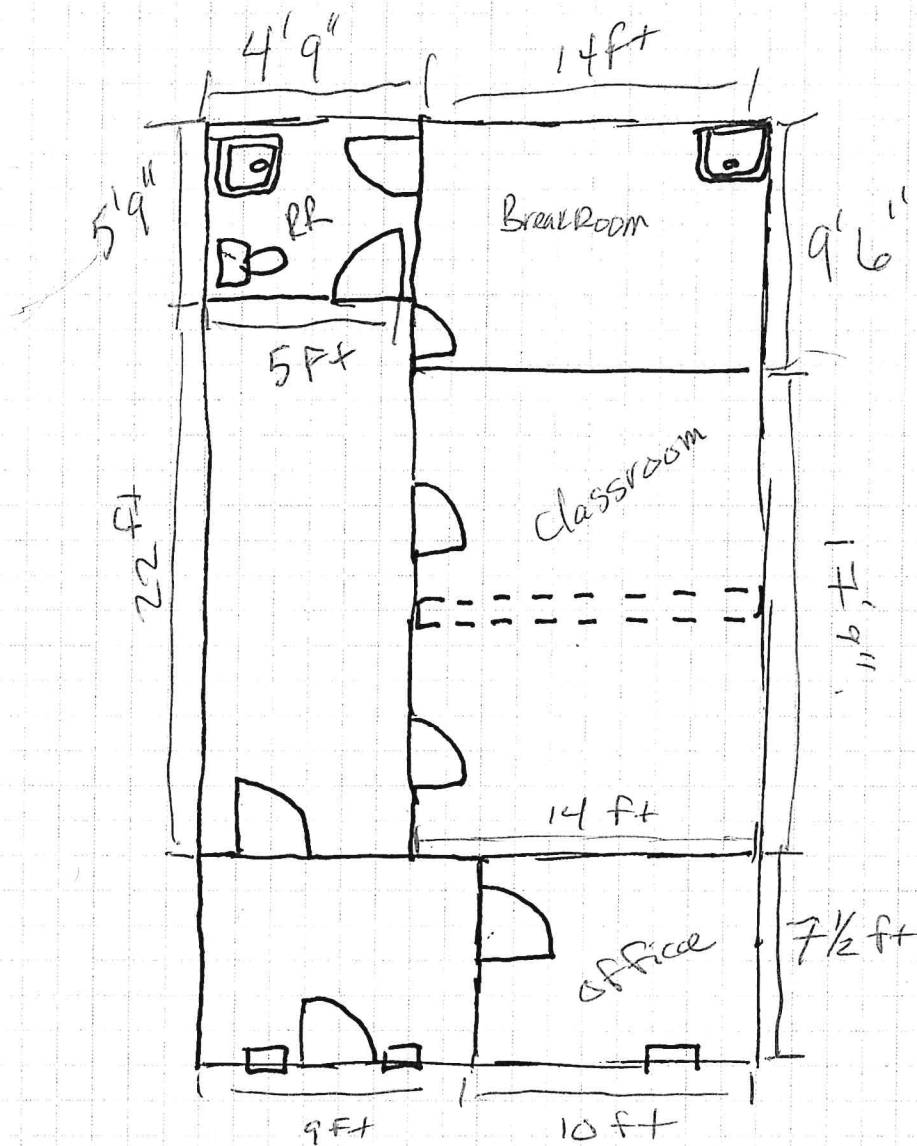
Wall Legend:

- Existing
- Proposed
- Demolition

Symbol Legend:

- Door
- Window
- Electrical Panel
- A/C Unit
- Toilet
- Sink

Application and documents can be submitted electronically to
BLDGPERMITS@MCALLEN.NET



Wall Legend:

Existing	
Proposed	
Demolition	

Symbol Legend:

Door	Window	Electrical Panel	A/C Unit	Toilet	Sink

Application and documents can be submitted electronically to
BLDGPERMITS@MCALLEN.NET



 **CRIM**
CPAS INC

1100

HIRING

NOTICE
INSTITUTIONAL
USE
FOR
THIS PROPERTY
CUP2023-0086

Memo

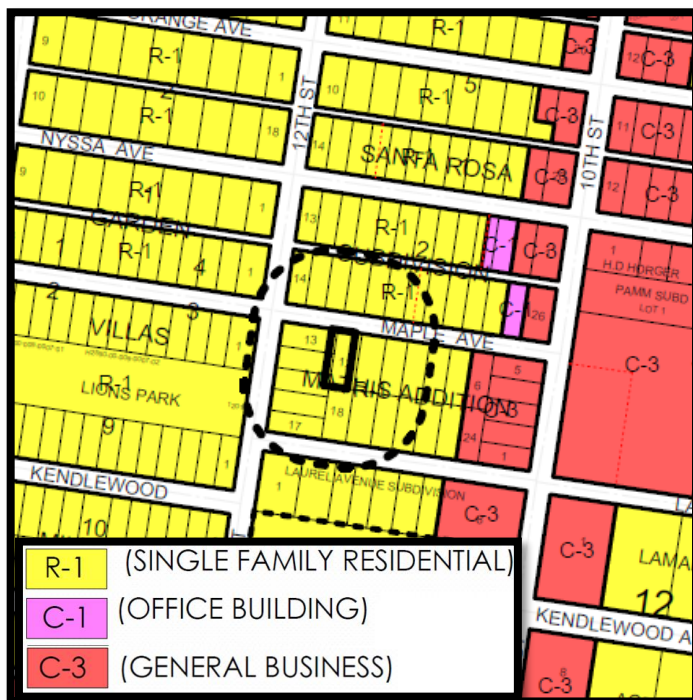
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 10, 2023

SUBJECT: Request of 956 REI, LLC, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a guest house, at west 46 feet of Lot 12 and east 14 feet of Lot 13 and east 14 feet of Lot 14 and east 14 feet of north 27.75 feet of Lot 15, Mathis Addition Subdivision, Hidalgo County, Texas; 1109 Maple Avenue. (CUP2023-0089)

BRIEF DESCRIPTION: The subject property is located along the south side of Maple Avenue, approximately 160 feet east of North 12th Street. The property is zoned R-1 (single-family residential) District and has a lot size of 8,610 square feet. The applicant is proposing to construct a guest house as an accessory use. A guest house is permitted in an R-1 District with a Conditional Use Permit (CUP). The adjacent zoning is R-1 District in all directions. Surrounding land uses are single-family residences.



REQUEST/ANALYSIS: The plat for Mathis Addition Subdivision was recorded on May 5, 1938. A demolition and residential permit application was submitted to the Building and Inspections Department in May and June 2023. The application for a Conditional Use Permit for a guest house was submitted on June 20, 2023.

The proposed guest house will have an approximate size of 414 square feet. According to the submitted floor plan, the proposed guest house will include one bedroom, one bathroom, a living room, and a kitchen area.

The proposed guest house is for temporary stays by visiting relatives. A guest house is permitted within an R-1 District with an approved Conditional Use Permit and in compliance with all other requirements.

The guest house must meet the requirements in Section 138-118(a)(5) of the Zoning Ordinance as follows:

- 1) Only one guest house shall be permitted on the property;
- 2) The proposed use shall comply with setback requirements. The proposed structure's setbacks are in compliance as shown on the submitted site plan;
- 3) The proposed use shall be connected to the same utilities as the primary residence;
- 4) Lot size must be a minimum 8,000 square feet. According to the Hidalgo County Appraisal District, the Lot size is 8,610 square feet;
- 5) Separate driveways or garages for the proposed use shall not be permitted. The applicant is not proposing a separate driveway or garage for the proposed guest house;
- 6) The proposed use shall not be rented;
- 7) The permit shall be revoked if money is ever paid for rent or utility expenses are shared with the proposed use.

If approval is granted for this request, the applicant must still comply with all other Zoning Ordinance and Building Code requirements.

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

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

A	GENERAL INFORMATION FOR ANSWER: THE ANSWER IS FOUND CONTINUING TO EXERCISE FOR A FEW MORE DAYS AND EXERCISING WITH AN INERT GAS (NITROGEN) INSTEAD OF OXYGEN. THE ANSWER IS FOUND BY EXERCISING WITH AN INERT GAS (NITROGEN) INSTEAD OF OXYGEN.
B	CONTRASTING THE ANSWER RESEMBLES THE ANSWER, BUT NOT THE ANSWER. THE ANSWER IS FOUND BY EXERCISING WITH AN INERT GAS (NITROGEN) INSTEAD OF OXYGEN.
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H	THE ANSWER IS FOUND BY EXERCISING WITH AN INERT GAS (NITROGEN) INSTEAD OF OXYGEN. THE ANSWER IS FOUND BY EXERCISING WITH AN INERT GAS (NITROGEN) INSTEAD OF OXYGEN.



LOT 14

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 (A-12345)

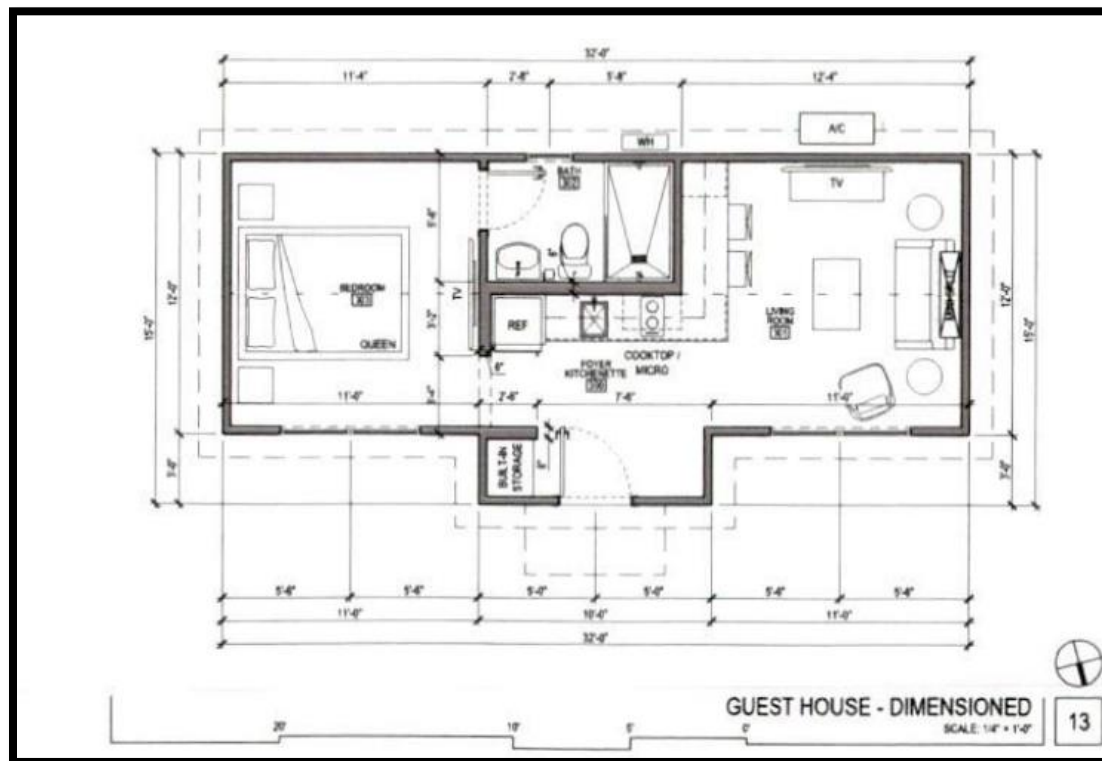
ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 01-28-2001 BY 60322
UCBAW

910 HEDWOOD AVE, STE 1
MCALLEN, TEXAS 7850
OFFICE 956 800 4384
WWW.ORANGE-MADE.COM

**ORANGE
MADE**
architecture

SITE PLAN
SCALE 1/8" = 1'-0"

SITE PLAN
A100



- A. PROVIDE CLOSET MITING IN HALL OF PAUL P.C.
- B. PROVIDE HOOK ROOMING IN HALL 1, APPROX. CLOSET AND TOILET ACCESSORY LOCATIONS
- C. PROVIDE SOUND INSULATION (BETTER QUALITY OF NOISE PROOF) IN HALL 1, IN LATERAL WALLS
- D. INSTALL SOUND BATT INSULATION ABOVE CEILING IN HALLWAYS AND TERRACES
- E. PROVIDE SOUND INSULATION IN HALL 1, IN LATERAL WALLS
- F. PROVIDE SOUND INSULATION IN HALL 1, IN LATERAL WALLS AND TERRACES
- G. ALL CLOSET ROOMS, INTERIOR WALLS AND ALL OTHER INTERIOR WALL LOCATIONS SHALL BE FILLING RESISTANT OVERLAP DOORS
- H. ALL TERRACE ROOMS AND TERRACES TO BE WITH EDGE DOOR - SLIDE

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- B. PROVIDE HOOK ROOMING IN HALL 1, APPROX. CLOSET AND TOILET ACCESSORY LOCATIONS
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- H. ALL TERRACE ROOMS AND TERRACES TO BE WITH EDGE DOOR - SLIDE

MAIN HOUSE	
FIRST FLOOR (AC)	180.9'
LEFT (AC)	18.9'
SECOND (AC)	144.9'
POOR	13.9'
LAND	14.9'
GRASS TOTAL	155.9'
TOTAL HOUSE (AC)	
	41.9'

NOTES APPLY TO THIS SHEETS AND ONLY

CEDAR / PINE / FIBER CEMENT BOARD
AB & WATER BARRED

INTERIOR WALL

127 OYSTER BOARD ON BOTH SIDES (TYPE, PLANT, TEXTURE, FINISH)
127 MOSTLY RESISTANT OYSTER BOARD (WITH WALL LOCATIONS)
224 WOOD STUDS (R.O.C. (224) IS WHERE LOCATED ON PLAN)
BOARD INTERIOR INSULATION (R-15) (AS REQUIRED)
REFER TO ROOM FINISH SCHEDULE FOR FINISHES

Model 1: Response rate
- Individual response rate (β_i) is a linear blend of β_{low} and β_{high} (Eq. 12.14)
- Example: $\beta_{\text{low}} = 0.2$, $\beta_{\text{high}} = 0.5$

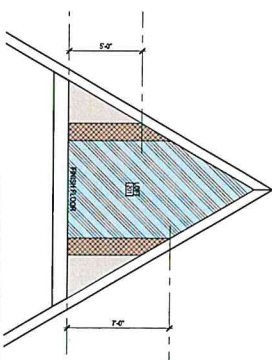
Model 2: Response rate and time
- Individual response rate (β_i) is a linear blend of β_{low} and β_{high} (Eq. 12.14) and β_i varies with time (t) (Eq. 12.15) and β_i is a linear blend of β_{low} and β_{high} (Eq. 12.14) and β_i varies with time (t) (Eq. 12.15)
- Example: $\beta_{\text{low}} = 0.2$, $\beta_{\text{high}} = 0.5$

Model 3: Response rate and time
- Individual response rate (β_i) is a linear blend of β_{low} and β_{high} (Eq. 12.14) and β_i varies with time (t) (Eq. 12.15) and β_i is a linear blend of β_{low} and β_{high} (Eq. 12.14) and β_i varies with time (t) (Eq. 12.15)
- Example: $\beta_{\text{low}} = 0.2$, $\beta_{\text{high}} = 0.5$

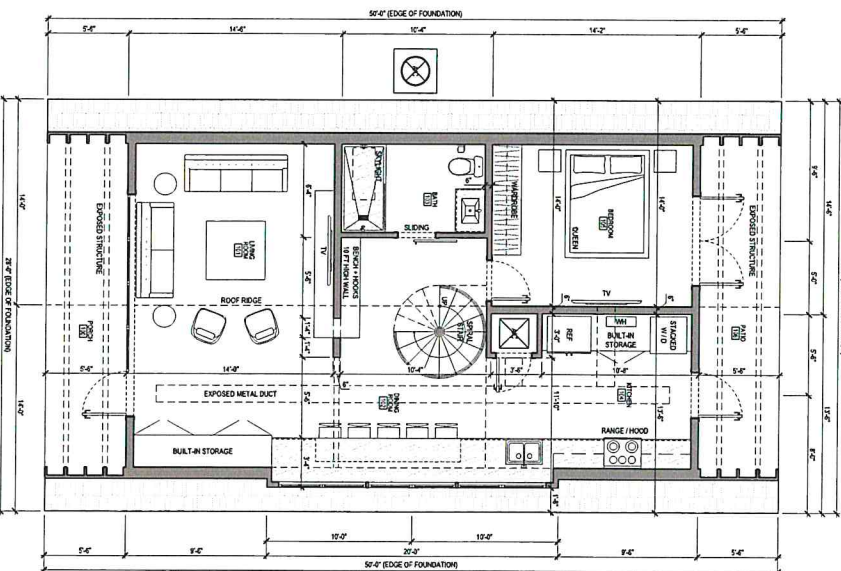
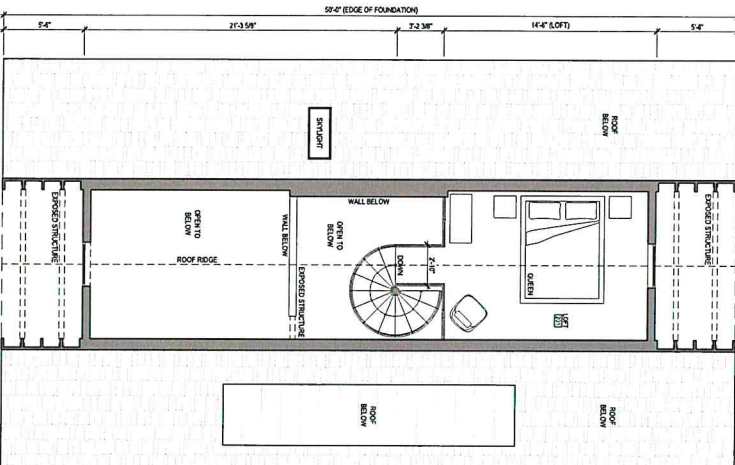
1. For women who reported at least one episode of sexual abuse, the mean age of onset was 7.6 years ($SD = 3.9$), the mean age of disclosure was 10.5 years ($SD = 3.9$), and the mean age of reporting was 16.5 years ($SD = 3.9$). For women who reported no sexual abuse, the mean age of onset was 10.5 years ($SD = 3.9$), the mean age of disclosure was 13.5 years ($SD = 3.9$), and the mean age of reporting was 16.5 years ($SD = 3.9$).



SCALE 14' x 12' 0"



COMPENSATION OF INSTRUMENTS OF SECRET

[illegible]

(A) FRAME LOFT - DIMENSIONED

(A) FRAME - DIMENSIONED

910 REDWOOD AVE, STE 1
MCALLEN, TEXAS 7850
OFFICE 956 800 438
WWW.ORANGE-MADE.COM

WWW.ORANGE-MADE.COM

[illegible]

DOCUMENT IS HEREBY
REFERENCE ONLY

PROJECT
956 REI LLC
A - F R A M E
RESIDENCE
1109 W MAPLE AVENUE
MCALLEN, TEXAS 78501

[illegible]

Memo

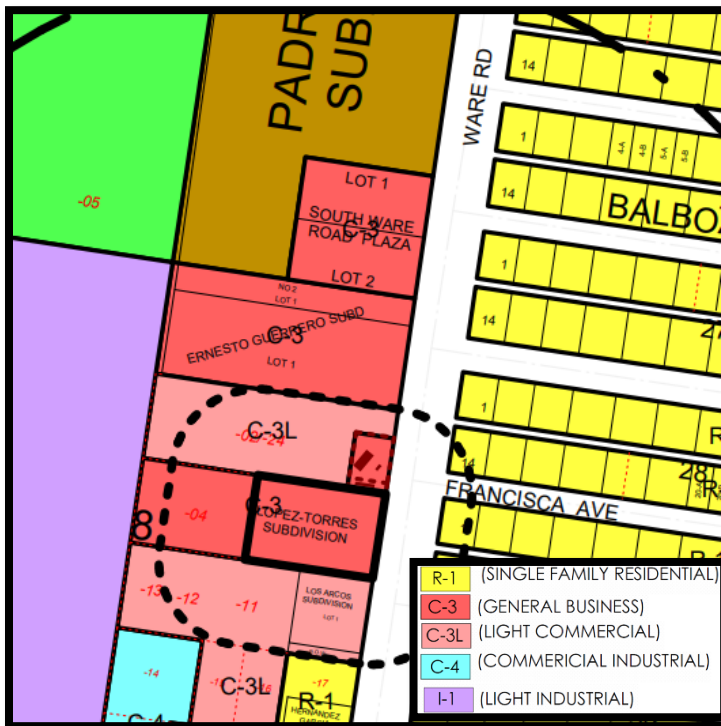
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 10, 2023

SUBJECT: REQUEST OF SARA C. LOPEZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR AN AMENDMENT FOOD TRUCK PARK, AT LOT 1, LOPEZ-TORRES, HIDALGO COUNTY, TEXAS; 4300 SOUTH WARE ROAD. (CUP2023-0087)

BRIEF DESCRIPTION: The subject property is located along the west side of South Ware Road and is zoned C-3 (general business) District. The adjacent zoning is I-1 (light industrial) District to the west, C-3L (light commercial) District to the north and south, and R-1 (single-family residential) District to the east across South Ware Road. A food truck park is permitted in a C-3 District, subject to compliance with Conditional Use Permit requirements.



HISTORY: The applicant is proposing to continue operating an existing food truck park on the subject property. This location was previously approved on October 17, 2022 by the City Commission for a food truck park. The previous request was approved for the six existing vendors are part of the proposed food truck park.

REQUEST/ANALYSIS:

Based on the submitted site plan, the food truck park consist of seven existing food trucks and an extra space available. A total of 32 parking spaces are required, 40 parking spaces are provided on the subject property.

The food truck park's proposed days and hours of operation would be 7:00 AM to 2:00 AM, Monday through Sunday.

The Fire and Health Departments approved and have allowed the CUP process to continue.

The food truck park and its vendors must comply with the requirements set forth in Section 138-118 of the Zoning Ordinance and 54-52 of the Health and Sanitation Ordinance for mobile food vendors and the following Conditional Use Permit specific requirements:

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

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

RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit request subject to compliance with the above mentioned requirements.


Key = \otimes Rotators
on a line

Drip line

Crape Myrtle

IXORAS

5-2 1/2" trees

 5-15" trees

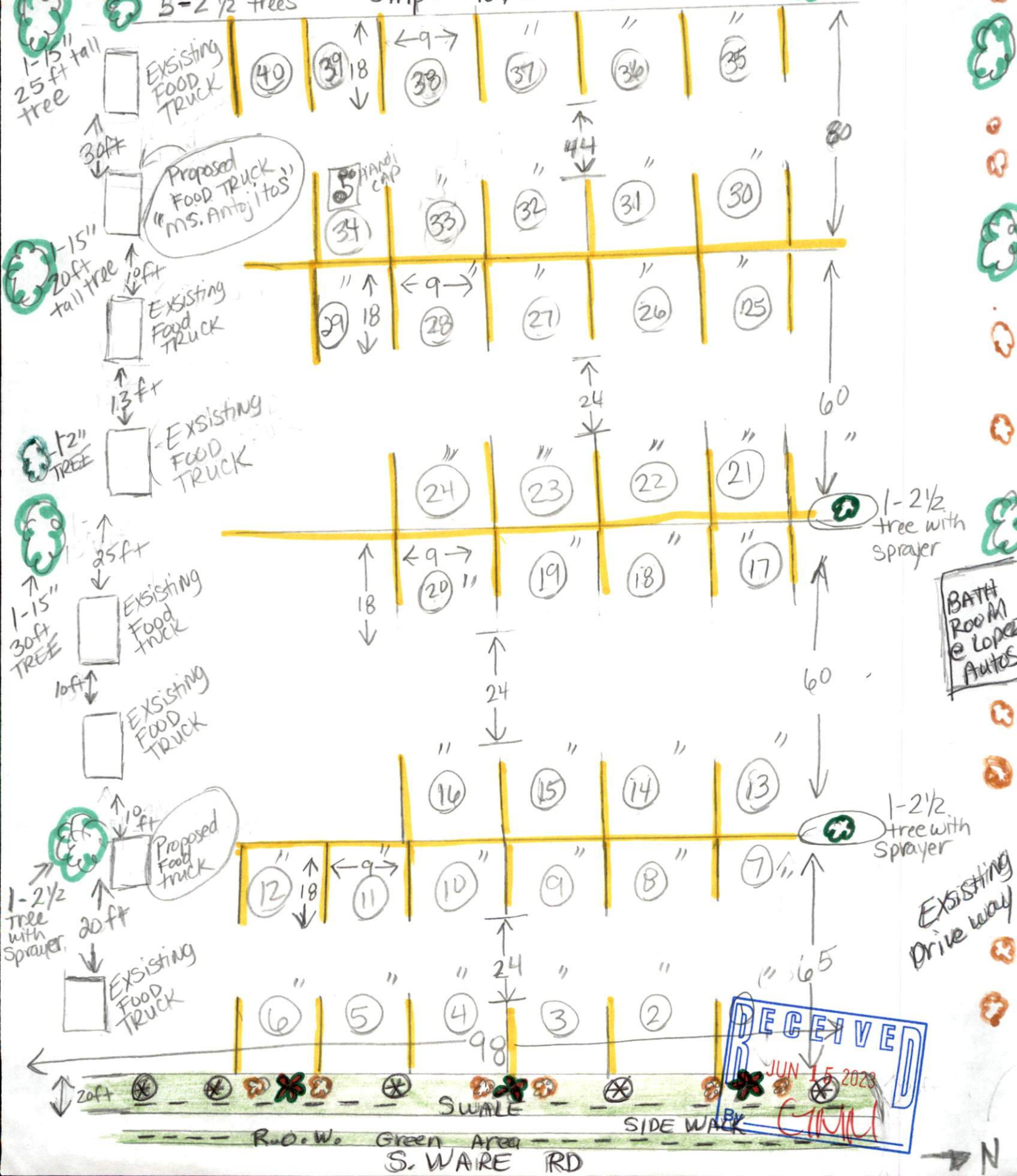
Parking

Front land Scaping

Strip = $98 \times 20 = 1960 \text{ sqft}$

Property Owner
Alejandro & SARA Lopez
4300 S. WARE RD

956-867-8998





Memo

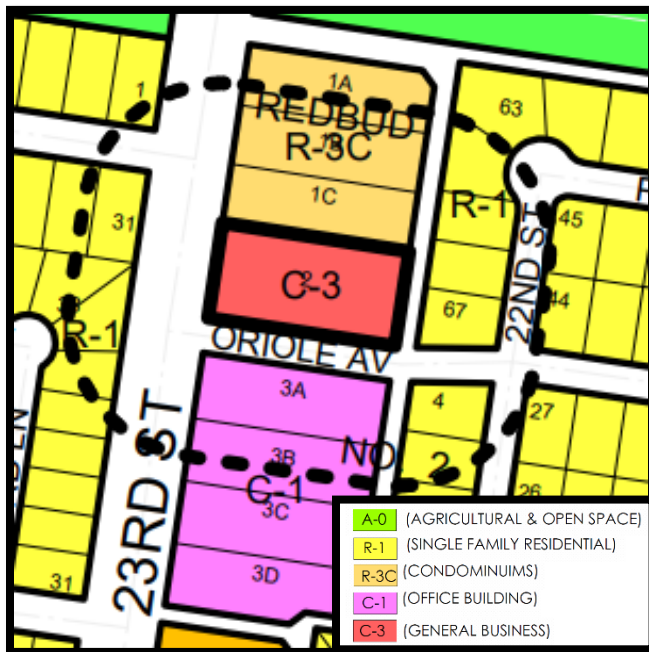
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 10, 2023

SUBJECT: REQUEST OF OMAR J. MENA, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A FOOD CONCESSION STAND, AT LOT 2, REDBUD NO. 2, HIDALGO COUNTY, TEXAS; 6700 NORTH 23RD STREET, SUITE E. (CUP2023-0088)

BRIEF DESCRIPTION: The subject property is located west of North 23rd Street, and north of Oriole Avenue. The property is zoned C-3 (general business) District. The adjacent zone is R-3 C (condominiums) to the north and C-1 (office building) District to the south. The properties to the west and east of the subject property are zoned R-1 (single-family) District. Surrounding land uses include a commercial plaza, offices, multi and single family residences. A portable food concession stand is permitted in a C-3 District with a Conditional Use Permit and in compliance with requirements.



HISTORY: On June 15, 2023, an application was submitted to the Planning Department for a Conditional Use Permit for a portable food concession stand at the subject property. A Conditional Use Permit has been approved for a portable food concession stand in this location.

SUMMARY/ANALYSIS: The applicant is proposing to operate from a 172 sq. ft. portable food trailer with an existing 38 sq. ft. outdoor deck area on the subject property. The portable food

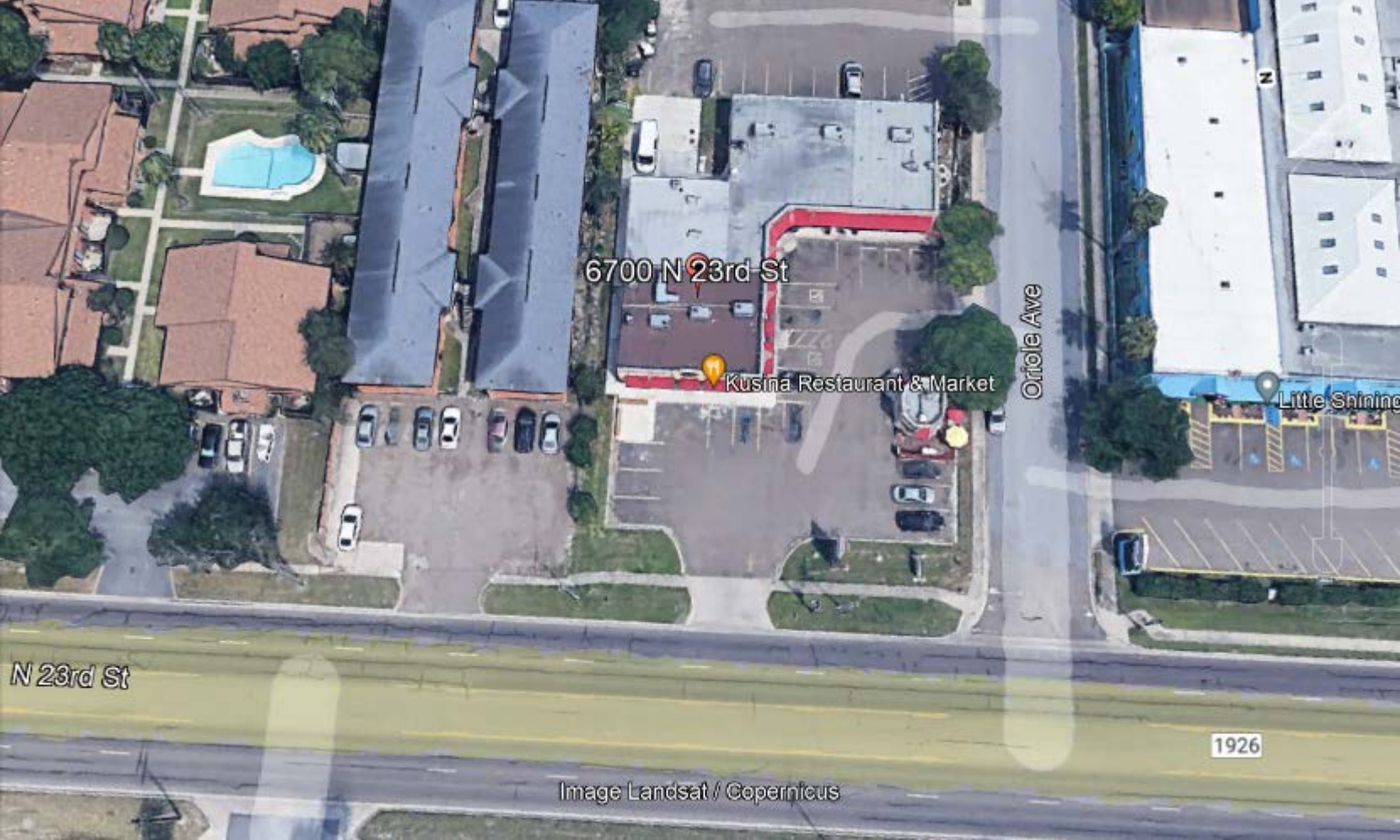
trailer business is already in place. The applicant may utilize outdoor seating, maximum of 10 seats. Based on the total area of the 210 sq. ft. portable food concession stand/deck area, 6 parking spaces are required if the applicant includes seating area; 56 parking spaces provided on site. Of the 56 parking spaces, 35 parking spaces are required for the existing restaurant and 5 parking spaces are required for the retail uses, for a total of 40 spaces required. The proposed days and hours of operation are, Monday through Sunday from 11 AM to 11 PM.

The Fire Department and Health Department have completed and approved the necessary 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.



6700 N 23rd St

Kusina Restaurant & Market

Oriole Ave

Little Shining

N 23rd St

1926

Image Landsat / Copernicus



Planning Department

Memo

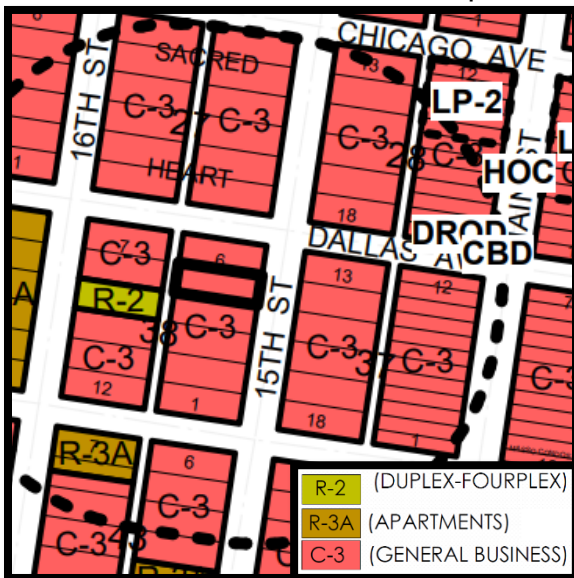
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 14, 2023

SUBJECT: REQUEST OF ALWIN VESLAGE ALVAREZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A VAPORIZER STORE, AT LOT 5, BLOCK 38, MCALLEN ADDITION, HIDALGO COUNTY, TEXAS; 404 SOUTH 15TH STREET. (CUP2023-0090)

BRIEF DESCRIPTION: The property is located along the west side of South 15th Street and south of Dallas Avenue. This property is located within the DROD (Downtown Retail Overlay District). The subject property is zoned C-3 (general business) District as well as the adjacent properties all around. The zoning to the southwest corner is R-2 (duplex-fourplex) District. Surrounding land uses include commercial businesses, offices, restaurants, and multifamily residence. A smoke shop is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



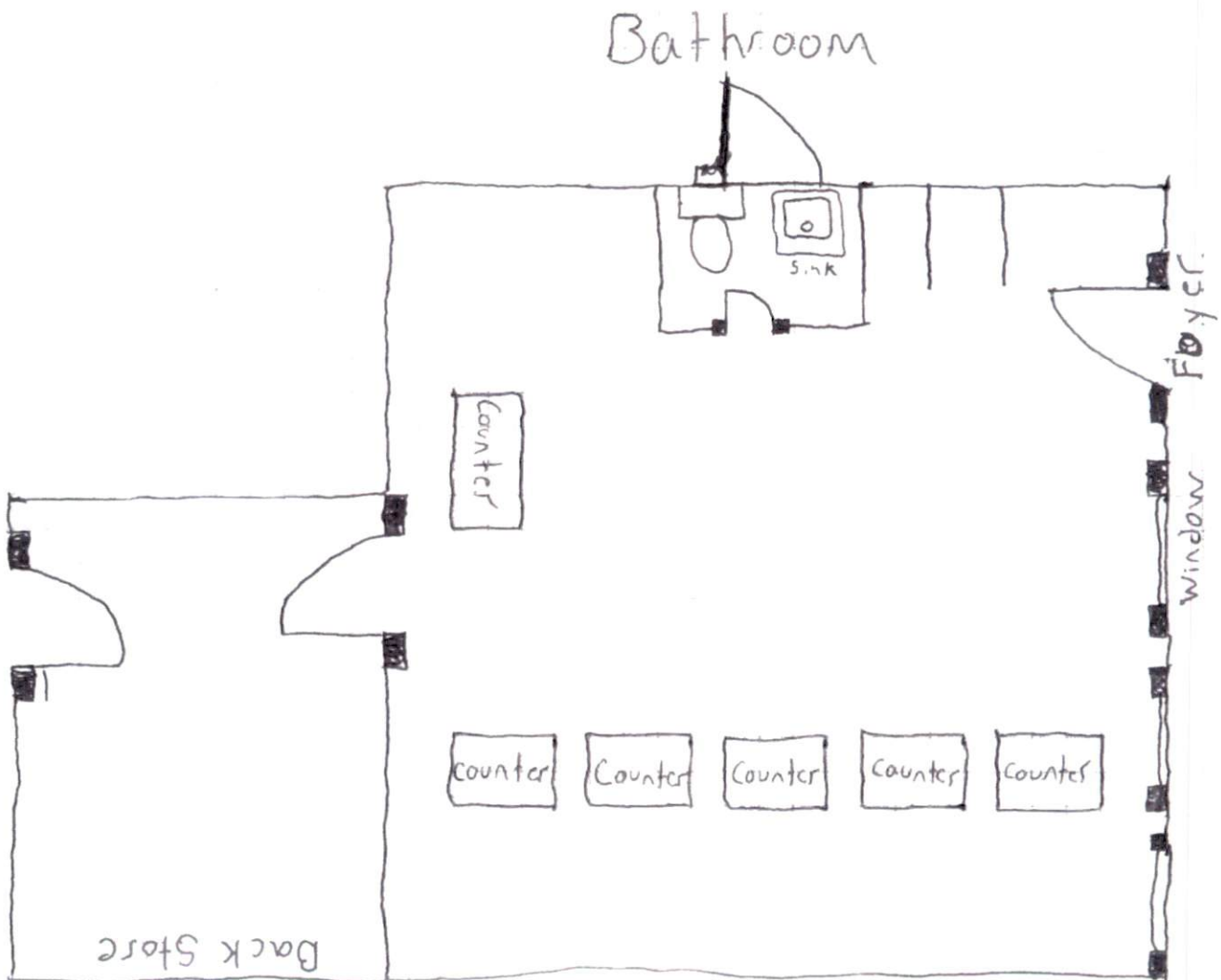
HISTORY: This is the initial request by the applicant for a Conditional Use Permit for a bar and a vape shop at this location.

REQUEST/ANALYSIS: The applicant is proposing to operate a vape and CBD shop to operate from the existing 1,500 sq. ft. suite within a commercial plaza. The proposed hours of operation are from 10:00 a.m. to 12:00 a.m (midnight), Monday thru Sunday.


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:

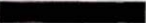
- a) The property line of the lot of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zone to the southwest corner;
- 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 South 15th 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. The proposed 1,500 sq. ft. vape and cbd shop is located within the DROD area and is subjected to the conditions of Sec. 138-336. Parking fees will apply during the building permit. 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.


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



Wall Legend:

Existing 

Proposed 

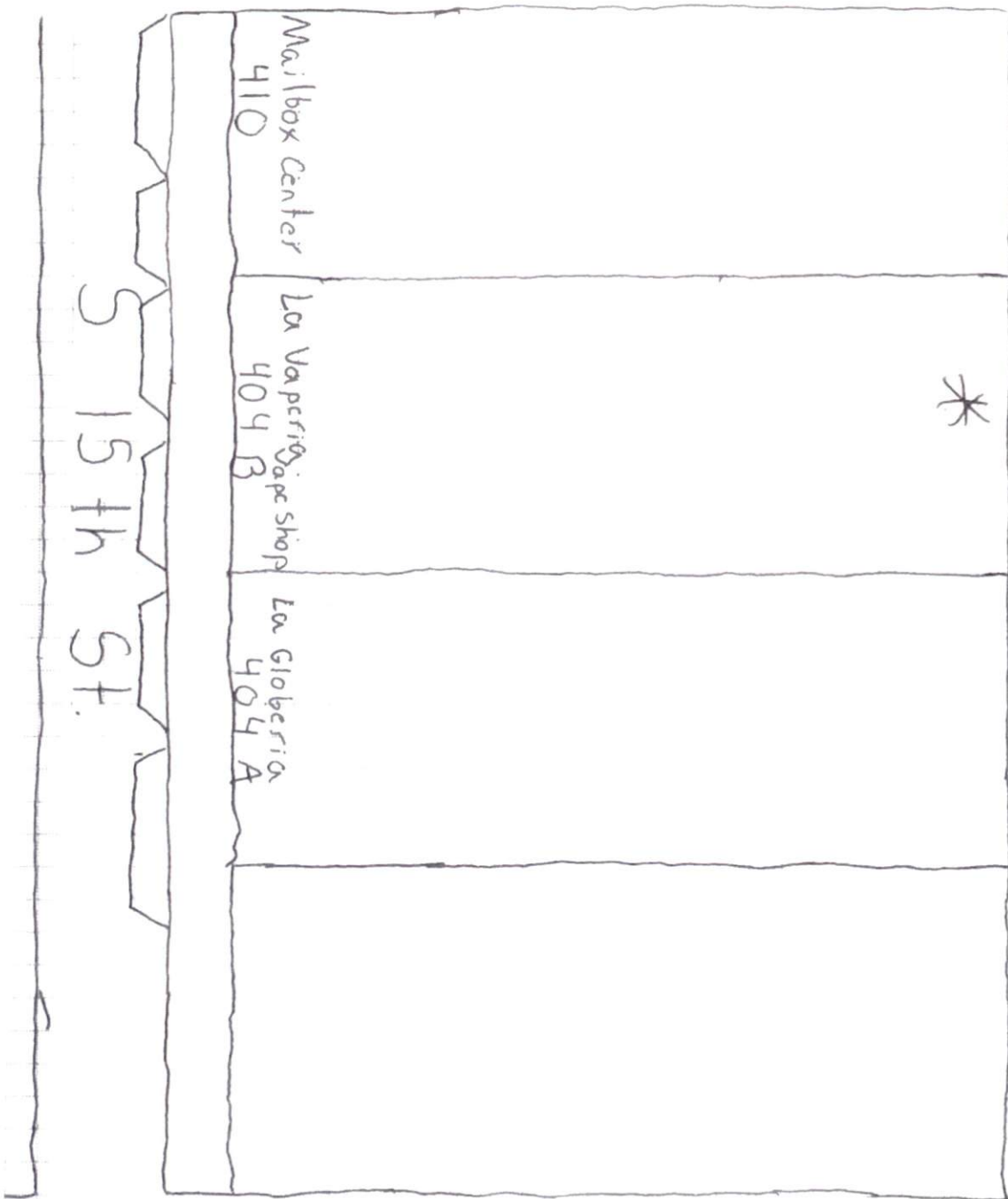
Demolition 

Symbol Legend:

 Door  Window  Electrical Panel  A/C Unit  Toilet  Sink

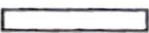


Application and documents can be submitted electronically to
BLDGPERMITS@MCALLEN.NET





N Dallas Ave

Wall Legend:

- Existing 
- Proposed 
- Demolition 

Symbol Legend:

-  Door
-  Window
-  Electrical Panel
-  A/C Unit
-  Toilet
-  Sink

Application and documents can be submitted electronically to
BLDGPERMITS@MCALLEN.NET



 **la Vaperia. VAPE SHOP**

404 B

404 A

NOTICE
VAPE STORE
FOR
THIS PROPERTY
CUP 2023-0090



AHEAD

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

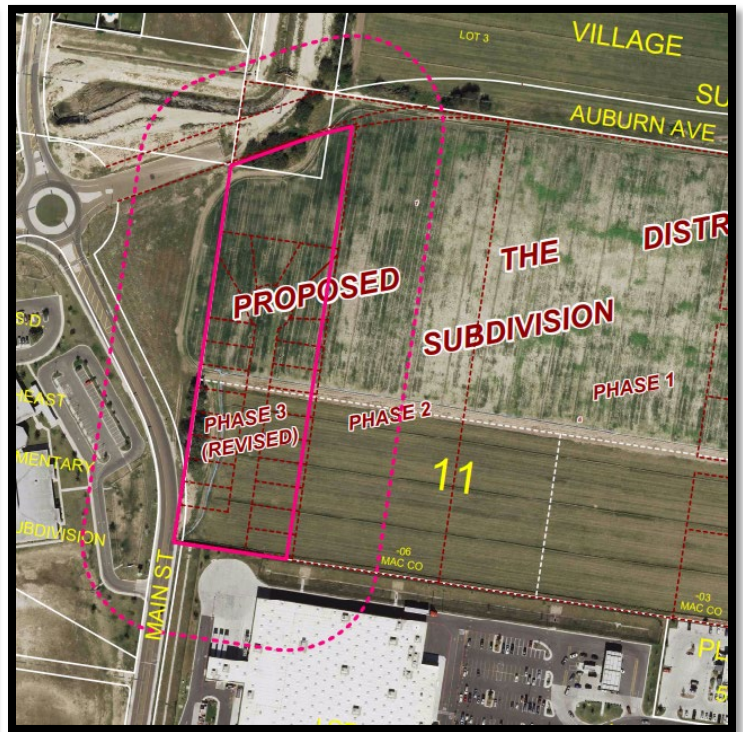
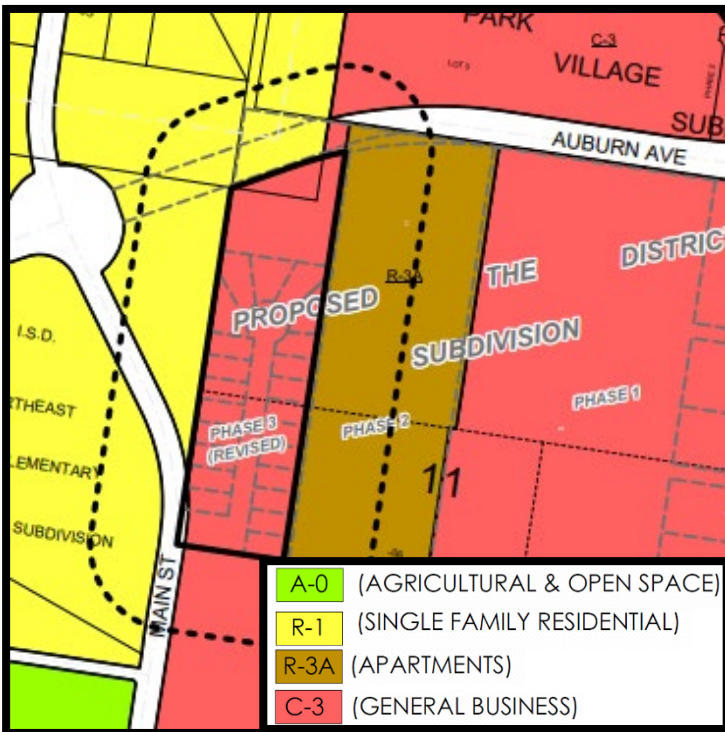
DATE: July 12, 2023

SUBJECT: REZONE FROM C-3 (GENERAL BUSINESS) DISTRICT TO R-3T (TOWNHOUSES) DISTRICT: 5.170 ACRES OUT OF LOT 11, SECTION 13, HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 7901 NORTH 10TH STREET (WEST). (REZ2023-0035)

LOCATION: The subject property is located on the east side of North Main Street, approximately 1,166 feet west of North 10th Street. The lot has 144.54 feet of frontage and 959.51 feet of depth, for a total lot area of 5.170 gross acre as per the submitted survey.

PROPOSAL: The applicant is requesting to rezone the property from C-3 (general business) District to R-3T (townhouses) District. A feasibility plan has not yet been submitted to the Planning Department. The District Phase III Subdivision is under subdivision review.

ADJACENT ZONING: The subject property is zoned C-3 District, there is also R-1 (single family) District to the west and north. There is R-3A (apartments) District to the east. There is C-3 District to south.



LAND USE: The property currently is vacant and will undergo Site Plan Review. Surrounding land uses include single-family residences, commercial plazas, restaurants and Sam's Club.

FUTURE LAND USE PLAN: The future land use plan designated for this area is classified as mixed-use nodes. Mixed-use nodes allow a combination of dense residential and nonresidential uses in a compact design to create a walkable environment. The most appropriate development type includes small multifamily, mixed use urban on both a neighborhood and community scale, as well as civic and parks/open space. The least appropriate development type includes single-family, duplex, ADU, manufacturing and light industrial spaces.

DEVELOPMENT TRENDS: The development trend for this section along North Main Street is complete community, public/semi-public, parks and open space as well as mixed-use nodes. The development trend along Auburn Avenue is mixed-use nodes.

HISTORY: The subject property was zoned C-3 District and an attempt was made to be rezoned to R-3T (townhomes) District on August 19, 2021 but was withdrawn. There had not been any rezoning requests since that time, until June 22, 2023.

ANALYSIS: The development trend for this section along Auburn Avenue is mixed-uses nodes. Mixed-uses nodes includes mixed-use urban on a neighborhood and community scale, providing retail and diverse housing options. Auburn Avenue is designated as a collector road with 80 feet of right-of-way.

The proposed development area would have 5.170 acres (224,792 square feet). Based on the maximum density per gross acres in the R-3A District: 225-one bedroom units, 180-two bedroom units, and 150-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.

Some of the permitted uses within the proposed zoning district are as follows: duplex-fourplexes, apartment buildings with five units or more, condominiums and townhouses with five or more attached townhouses.

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

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 phone calls or emails in opposition of the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request since it is compatible with the development trend for this section along Auburn Avenue of mixed-use nodes, with diverse housing options.

June 29, 2023

METES AND BOUNDS DESCRIPTION
5.170 ACRES OUT OF LOT 11, SECTION 13,
HIDALGO CANAL COMPANY SUBDIVISION
CITY OF McALLEN, HIDALGO COUNTY, TEXAS

A tract of land containing 5.170 acres situated in the City of McAllen, Hidalgo County, Texas, being a part or portion out of Lot 11, Section 13, Hidalgo Canal Company Subdivision, according to the plat thereof recorded in Volume "Q", Page 177, Hidalgo County Deed Records, said 5.170 acres being out of a certain tract conveyed to Domain Development Corp, a Texas Corporation, by virtue of a Special Warranty Deed with Vendor's Lien, recorded under Document Number 3297479 and Document Number 3297480, Hidalgo County Official Records, said 5.170 acres also being more particularly described as follows;

COMMENCING at the Northwest corner of Lot 11, Section 13;

THENCE, S 08° 39' 32" W along the West line of said Lot 11, Section 13, at a distance of 97.93 feet pass a No. 4 rebar found at the existing North right-of-way line of Auburn Avenue, continuing a total distance of 188.83 feet to a No. 4 rebar set at the existing South right-of-way line of Auburn Avenue, for the Northwest corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, N 70° 18' 23" E along the existing South right-of-way line of Auburn Avenue, a distance of 144.54 feet to a No. 4 rebar found at an angle point of this tract;
2. THENCE, in a Northeasterly direction along the existing South right-of-way line of Auburn Avenue, along a curve to the right, with a central angle of 007° 43' 20", a radius of 1,002.00 feet, an arc length of 135.05 feet, a tangent of 67.63 feet, and a chord that bears N 74° 10' 03" E a distance of 134.95 feet to a No. 4 rebar set for the Northeast corner of this tract;
3. THENCE, S 08° 39' 32" W a distance of 959.51 feet to a No. 4 rebar set at the North line of Lot 1, Block 1, Valencia Marketplace, according to the plat thereof recorded under Instrument Number 2244915, Hidalgo County Map Records, for the Southeast corner of this tract;
4. THENCE, N 81° 24' 18" W along the North line of said Lot 1, Block 1, at a distance of 240.82 feet pass a No. 4 rebar found in line, continuing a total distance of 250.00 feet to a No. 4 rebar set at the Northwest corner of said Lot 1, Block 1, and the existing East right-of-way line of N. Main Street, for the Southwest corner of this tract;
5. THENCE, N 08° 39' 32" E along the West line of said Lot 11, Section 13, at a distance of 110.80 feet pass the North line of N. Main Street, continuing a total distance of 835.21 feet to the POINT OF BEGINNING and containing 5.170 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 09/13/2021 UNDER MY DIRECTION AND SUPERVISION

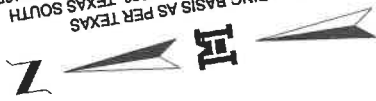
ROBERTO N. TAMEZ, R.P.L.S. #6238

DATE:



PAGE: 1 OF 2

BEARING BASIS AS PER TEXAS
COORDINATE SYSTEM OF 1983, TEXAS SOUTH
ELEVATION DATUM AS PER NAVD 88 (GEOID 2012B)



SCALE: 1"=100'

EXHIBIT "B"

- LEGEND**
- FOUND No.4 REBAR
 - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - B-B - BACK OF CURB TO BACK OF CURB
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - N.W. COR. - NORTHWEST CORNER
 - └─ LOT LINE
 - ─ DOCUMENT LINE
 - ─ SAME OWNER

Curve Table					
Curve #	Delta	Radius	Length	Tangent	Chord Length
"C1"	007° 43' 20"	1002.00'	135.05'	67.63'	134.95'
					Chord Direction N 74° 10' 03" E

- NOTES:**
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
 - SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.
 - ELEVATION DATUM PER NAVD 88 (GEOID 2012B)



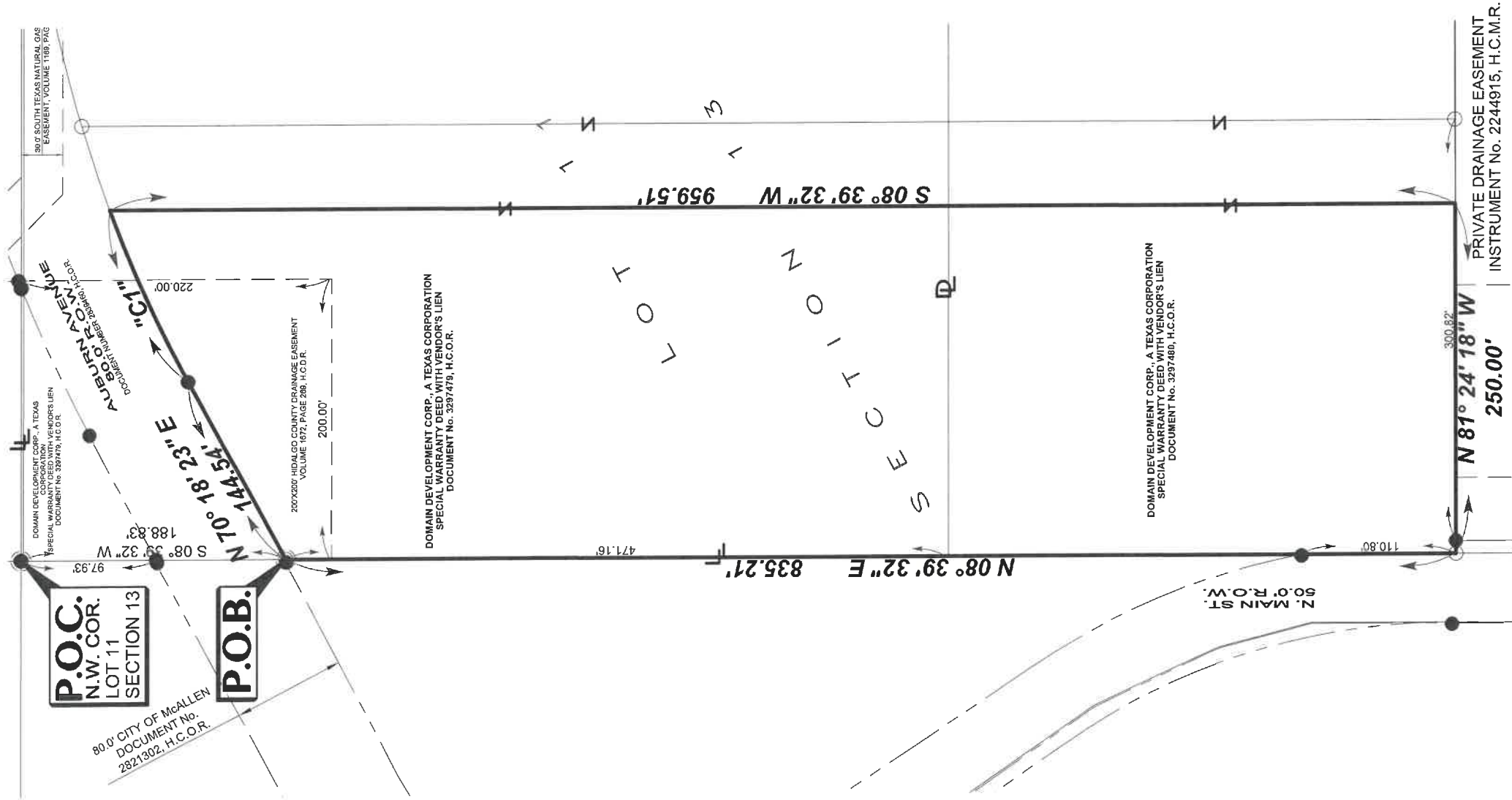
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

TBPELS No. 10096900

BOOK: T, PG.
DATE: 07/07/2023
JOB No. 23089
FILE NAME: 23089
DRAWN BY: J.G.

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

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**PLAT SHOWING
5.170 ACRES OUT OF
LOT 11, SECTION 13,
HIDALGO CANAL COMPANY SUBDIVISION
VOLUME "Q", PAGE 177, H.C.D.R.
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS**



I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 09/13/2021 UNDER MY DIRECTION AND SUPERVISION.

Roberto N. Tamez
ROBERTO N. TAMEZ, RPLS No. 6238 DATE: 07/07/2023



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

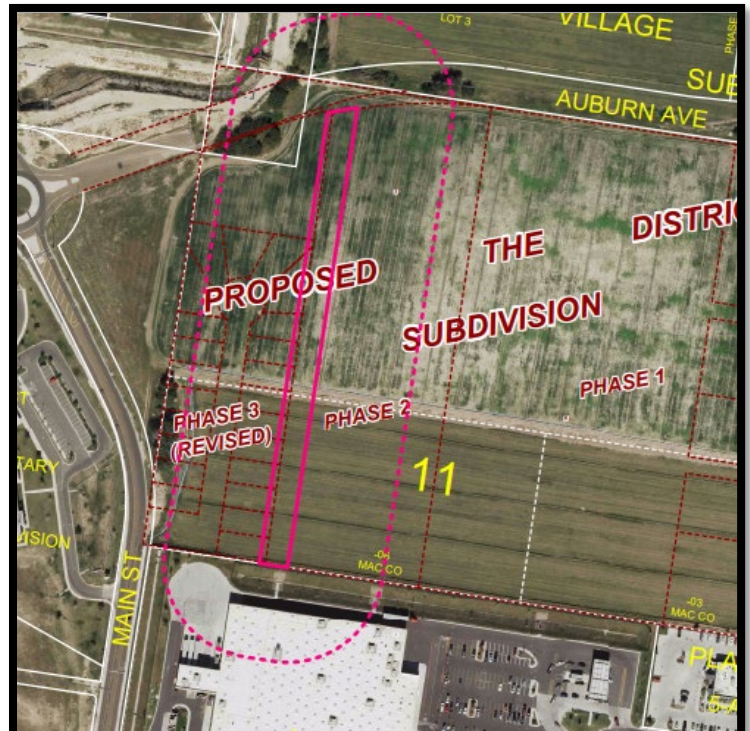
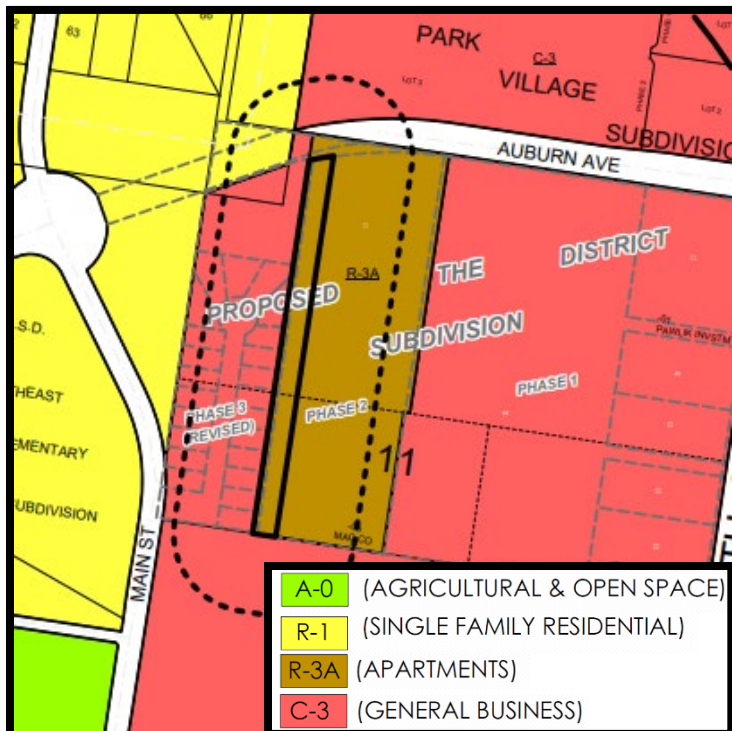
DATE: July 12, 2023

SUBJECT: REZONE FROM R-3A (APARTMENTS) DISTRICT TO R-3T (TOWNHOUSES) DISTRICT: 1.336 ACRES OUT OF LOT 11, SECTION 13, HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 7901 NORTH 10TH STREET (EAST). (REZ2023-0039)

LOCATION: The subject property is located on the east side of North Main Street, approximately 819 feet west of North 10th Street. The lot has 63.40 feet of frontage and 979.89 feet of depth, for a total lot area of 1.336 gross acre as per the submitted survey.

PROPOSAL: The applicant is requesting to rezone the property from R-3A (apartments) District to R-3T (townhouses) District. A feasibility plan has not yet been submitted to the Planning Department. The District Phase III Subdivision is under subdivision review.

ADJACENT ZONING: The subject property is zoned R-3A District, there is also C-3 (general business) District to west, north, east and south.



LAND USE: The property currently is vacant and will undergo Site Plan Review. Surrounding land uses include single-family residences, commercial plazas, restaurants and Sam's Club.

FUTURE LAND USE PLAN: The future land use plan designated for this area is classified as mixed-use nodes. Mixed-use nodes allow a combination of dense residential and nonresidential uses in a compact design to create a walkable environment. The most appropriate development type includes small multifamily, mixed use urban on both a neighborhood and community scale, as well as civic and parks/open space. The least appropriate development type includes single-family, duplex, ADU, manufacturing and light industrial spaces.

DEVELOPMENT TRENDS: The development trend for this section along North Main Street is complete community, public/semi-public, parks and open space as well as mixed-use nodes. The development trend along Auburn Avenue is mixed-use nodes.

HISTORY: The subject property was zoned C-3 District and was rezoned to R-3A District on August 27, 2021. The request to rezone R-3A District to R-3T District on June 28, 2023.

ANALYSIS: The development trend for this section along Auburn Avenue is mixed-uses nodes. Mixed-uses nodes includes mixed-use urban on a neighborhood and community scale, providing retail and diverse housing options. Auburn Avenue is designated as a collector road with 80 feet of right-of-way.

The proposed development area would have 1.336 acres (58,197.76 square feet). Based on the maximum density per gross acres in the R-3A District: 58-one bedroom units, 47-two bedroom units, and 39-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.

Some of the permitted uses within the proposed zoning district are as follows: duplex-fourplexes, apartment buildings with five units or more, condominiums and townhouses with five or more attached townhouses.

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

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 phone calls or emails in opposition of the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request since it is compatible with the development trend for this section along Auburn Avenue of mixed-use nodes, with diverse housing options.

June 29, 2023

**METES AND BOUNDS DESCRIPTION
1.336 ACRES OUT OF LOT 11, SECTION 13,
HIDALGO CANAL COMPANY SUBDIVISION
CITY OF McALLEN, HIDALGO COUNTY, TEXAS**

A tract of land containing 1.336 acres situated in the City of McAllen, Hidalgo County, Texas, being a part or portion out of Lot 11, Section 13, Hidalgo Canal Company Subdivision, according to the plat thereof recorded in Volume "Q", Page 177, Hidalgo County Deed Records, said 1.336 acres being out of a certain tract conveyed to Domain Development Corp, a Texas Corporation, by virtue of a Special Warranty Deed with Vendor's Lien, recorded under Document Number 3297479 and Document Number 3297480, Hidalgo County Official Records, said 1.336 acres also being more particularly described as follows;

COMMENCING at the Northwest corner of Lot 11, Section 13;

THENCE, S 08° 39' 32" W along the West line of said Lot 11, Section 13, at a distance of 97.93 feet pass a No. 4 rebar found at the existing North right-of-way line of Auburn Avenue, continuing a total distance of 188.83 feet to a No. 4 rebar set;

THENCE, N 70° 18' 23" E along the existing South right-of-way line of Auburn Avenue, a distance of 144.54 feet to a No. 4 rebar found;

THENCE, in a Northeasterly direction along the existing South right-of-way line of Auburn Avenue, along a curve to the right, with a central angle of 007° 43' 20", a radius of 1,002.00 feet, an arc length of 135.05 feet, a tangent of 67.63 feet, and a chord that bears N 74° 10' 03" E a distance of 134.95 feet to a No. 4 rebar set for the Northwest corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, in a Northeasterly direction along the existing South right-of-way line of Auburn Avenue, along a curve to the right, with a central angle of 003° 37' 31", a radius of 1,002.00 feet, an arc length of 63.40 feet, a tangent of 31.71 feet, and a chord that bears N 79° 50' 29" E a distance of 63.39 feet to a No. 4 rebar set for the Northeast corner of this tract
2. THENCE, S 08° 39' 32" W a distance of 979.89 feet to a No. 4 rebar set at the North line of Lot 1, Block 1, Valencia Marketplace, according to the plat thereof recorded under Instrument Number 2244915, Hidalgo County Map Records, for the Southeast corner of this tract;
3. THENCE, N 81° 24' 18" W along the North line of said Lot 1, Block 1, a distance of 60.00 feet to a No. 4 rebar set, for the Southwest corner of this tract;
4. THENCE, N 08° 39' 32" E a distance of 959.51 feet to the POINT OF BEGINNING and containing 1.336 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 09/13/2021 UNDER MY DIRECTION AND SUPERVISION.


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

06/29/2023
DATE:



PAGE: 1 OF 2

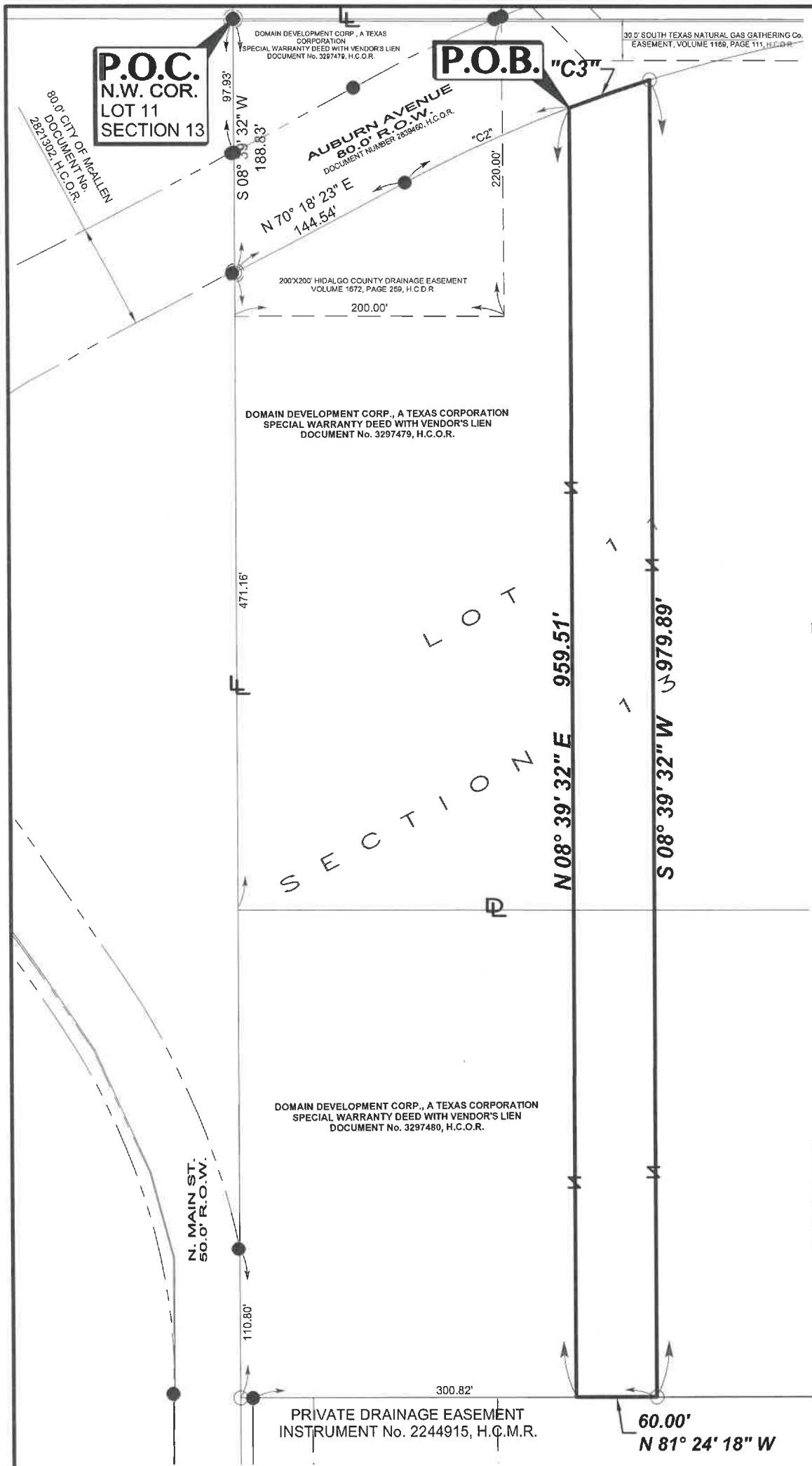


EXHIBIT "B"



LEGEND

- FOUND No.4 REBAR
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- B-B - BACK OF CURB TO BACK OF CURB
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- N.W. COR. - NORTHWEST CORNER
- LOT LINE
- DOCUMENT LINE
- SAME OWNER

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
"C2"	007° 43' 20"	1002.00'	135.05'	67.63'	134.95'	N 74° 10' 03" E
"C3"	003° 37' 31"	1002.00'	63.40'	31.71'	63.39'	N 79° 50' 29" E

**PLAT SHOWING
1.336 ACRES OUT OF
LOT 11, SECTION 13,
HIDALGO CANAL COMPANY SUBDIVISION
VOLUME "Q", PAGE 177, H.C.D.R.
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS**

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 09/13/2021 UNDER MY DIRECTION AND SUPERVISION.

ROBERTO N. TAMEZ, TPLS No. 6238 DATE: 09/27/2023



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

BOOK: T-, PG.
DATE: 07/07/2023
JOB No. 23089
FILE NAME: 23089
DRAWN BY: J.G.

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

- NOTES:**
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
 - SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.
 - ELEVATION DATUM PER NAVD 88 (GEOID 2012B)

Planning Department

Memo

TO: Planning and Zoning Commission

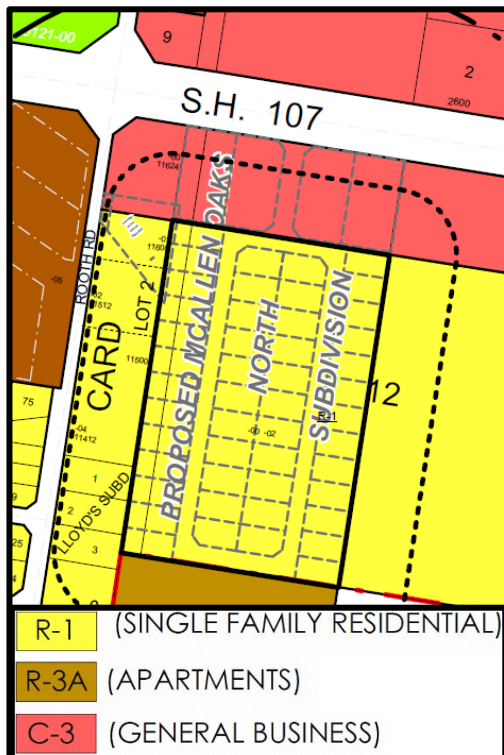
FROM: Planning Staff

DATE: July 13, 2023

SUBJECT: REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-3A (MULTIFAMILY APARTMENT RESIDENTIAL) DISTRICT: THE SOUTH 15.757 ACRE, MORE OR LESS, OF A 19.587 ACRE TRACT; BEING THE WEST ONE HALF OF LOT 12, SECTION 280, SAVE AND EXCEPT THAT PART LYING NORTH OF THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 107, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS; 2701 WEST STATE HIGHWAY 107. (REZ2023-0032)

LOCATION: The property is located along the south side of State Highway 107, approximately 160 feet east of North Rooth Road (North 29th Street).

PROPOSAL: The applicant is proposing to rezone the property to R-3A (multifamily apartment residential) District in order to develop the tract of land into a fourplex residential subdivision with 62 lots.



ADJACENT ZONING: The subject property currently has two zoning designations, a C-3 (general business) District to the north, and R-1 (single family residential) District to the south. The adjacent zoning is R-1 (single family residential) District to the east and west, and R-3A (multifamily apartment residential) District to the south.

LAND USE: There is an existing single family dwelling on the property that will be demolished. Surrounding land uses include agricultural uses, 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 Regional Commercial. Neighborhood and community scale shopping centers are considered most appropriate for this area. Civic and parks and open space uses are also considered appropriate.

DEVELOPMENT TRENDS: The development trend for this area along State Highway 107 is commercial uses with multifamily residential zones.

ANALYSIS: The requested zoning does not conform to the Regional Commercial future land use designation as indicated on the Envision McAllen Future Land Use Plan. However, there are existing R-3A Districts in the vicinity.

A recorded subdivision plat is required prior to building permit issuance. Required park land 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 phone calls, emails, or letters in opposition to the initial zoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request to R-3A (multifamily apartment residential) District.

METES AND BOUNDS OF R-1 PORTION OF PROPERTY

BEING THE SOUTH 15.25 ACRE, MORE OR LESS, OF A 19.59 ACRE TRACT; BEING THE WEST ONE HALF OF LOT TWELVE, SECTION TWO HUNDRED EIGHTY, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOL 24, P 168, DEED RECORDS HIDALGO COUNTY, TEXAS. SAVE AND EXCEPT THAT PART LYING NORTH OF THE SOUTH ROW LINE OF SH107.

COMMENCING AT THE NORTHWEST R-1 RESIDENTIAL PORTION'S CORNER OF SAID 19.59 ACRE TRACT,

THENCE,

SOUTH 80 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 658.94 FEET,

THENCE,

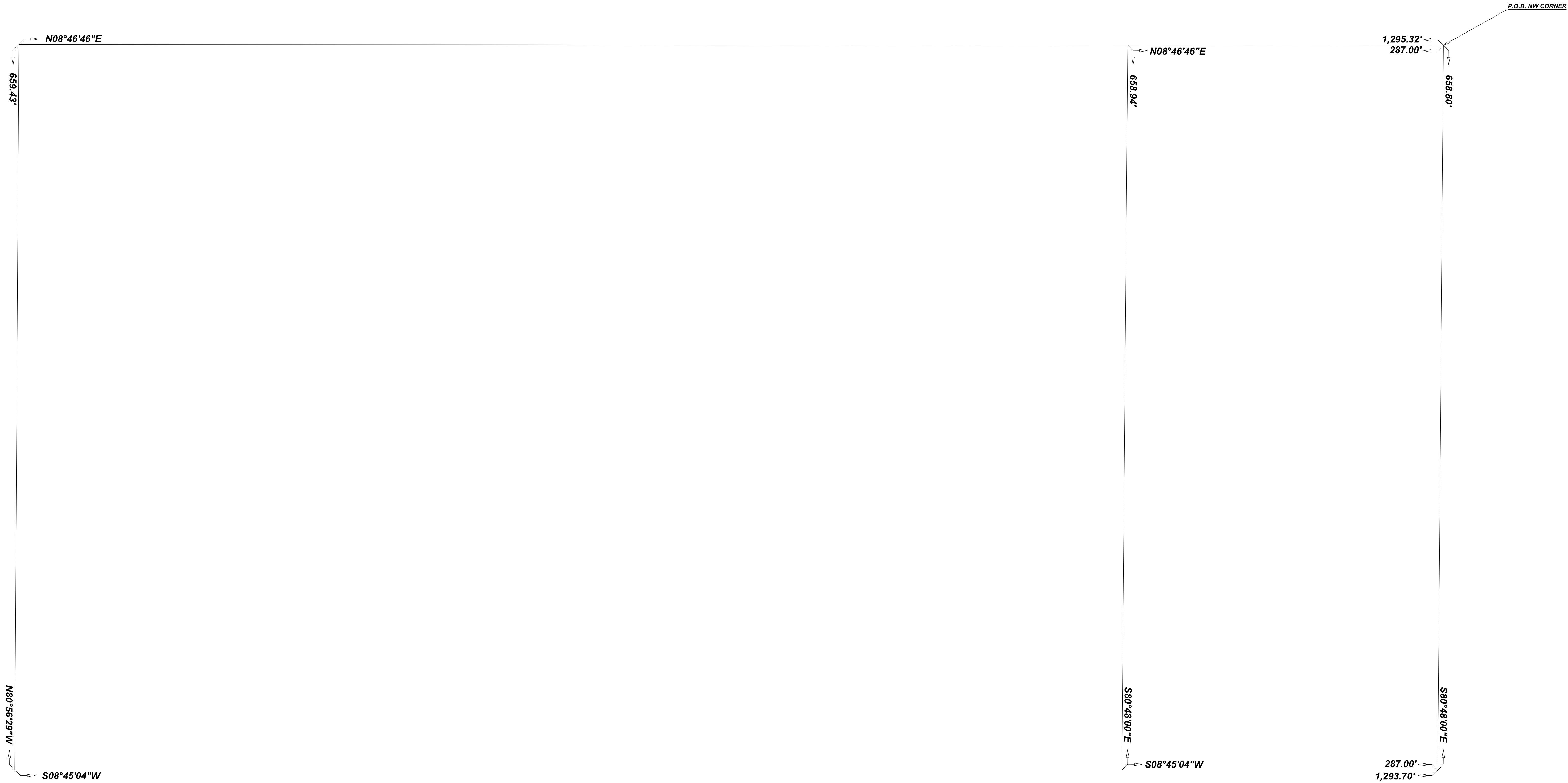
SOUTH 08 DEGREES 45 MINUTES 04 SECONDS WEST, A DISTANCE OF 1006.70 FEET,

THENCE,

NORTH 80 DEGREES 56 MINUTES 29 SECONDS WEST, A DISTANCE OF 659.43 FEET,

THENCE,

NORTH 08 DEGREES 46 MINUTES 46 SECONDS EAST, A DISTANCE OF 1008.32 FEET TO THE NORTHWEST CORNER OF SAID 19.587 ACRE TRACT.



**NOTICE
REZONING
FOR
THIS PROPERTY
REZ2023-0032**



CITY OF MCALLEN PLANNING DEPT.
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Planning Department

Memo

TO: Planning and Zoning Commission

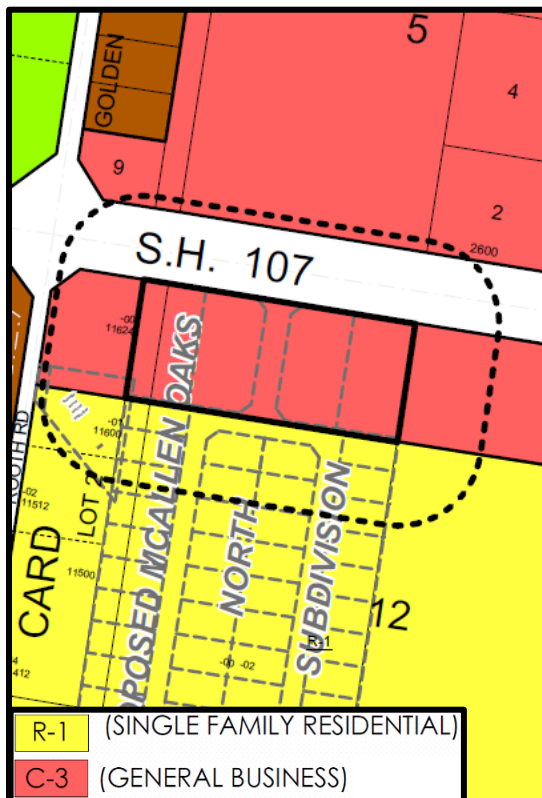
FROM: Planning Staff

DATE: July 13, 2023

SUBJECT: REZONE FROM C-3 (GENERAL BUSINESS) DISTRICT TO R-3A (MULTIFAMILY APARTMENT RESIDENTIAL) DISTRICT: THE NORTH 3.830 ACRE, MORE OR LESS, OF A 19.587 ACRE TRACT; BEING THE WEST ONE HALF OF LOT 12, SECTION 280, SAVE AND EXCEPT THAT PARTY LYING NORTH OF THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 107, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS; 2701 WEST STATE HIGHWAY 107. (REZ2023-0033)

LOCATION: The property is located along the south side of State Highway 107, approximately 160 feet east of North Rooth Road (North 29th Street).

PROPOSAL: The applicant is proposing to rezone the property to R-3A (multifamily apartment residential) District in order to develop the tract of land into a fourplex residential subdivision with 62 lots.



ADJACENT ZONING: The subject property currently has two zoning designations, a C-3 (general business) District to the north, and R-1 (single family residential) District to the south. The adjacent zoning is R-1 (single family residential) District to the east and west, and R-3A (multifamily apartment residential) District to the south.

LAND USE: There is an existing single family dwelling on the property that will be demolished. Surrounding land uses include agricultural uses, 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 Regional Commercial. Neighborhood and community scale shopping centers are considered most appropriate for this area. Civic and parks and open space uses are also considered appropriate.

DEVELOPMENT TRENDS: The development trend for this area along State Highway 107 is commercial uses with multifamily residential zones.

ANALYSIS: The requested zoning does not conform to the Regional Commercial future land use designation as indicated on the Envision McAllen Future Land Use Plan. However, there are existing R-3A Districts in the vicinity.

A recorded subdivision plat is required prior to building permit issuance. Required park land 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 phone calls, emails, or letters in opposition to the initial zoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request to R-3A (multifamily apartment residential) District.

METES AND BOUNDS OF C-3 PORTION OF PROPERTY

BEING THE NORTH 4.340 ACRE, MORE OR LESS, OF A 19.59 ACRE TRACT; BEING THE WEST ONE HALF OF LOT TWELVE, SECTION TWO HUNDRED EIGHTY, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOL 24, P 168, DEED RECORDS HIDALGO COUNTY, TEXAS. SAVE AND EXCEPT THAT PART LYING NORTH OF THE SOUTH ROW LINE OF SH107.

COMMENCING AT THE NORTHWEST C-3 COMMERCIAL PORTION'S CORNER OF SAID 19.59 ACRE TRACT,

THENCE,

SOUTH 80 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 658.80 FEET,

THENCE,

SOUTH 08 DEGREES 45 MINUTES 04 SECONDS WEST, A DISTANCE OF 287.00 FEET,

THENCE,

NORTH 80 DEGREES 48 MINUTES 00 SECONDS WEST, A DISTANCE OF 658.94 FEET,

THENCE,

NORTH 08 DEGREES 46 MINUTES 46 SECONDS EAST, A DISTANCE OF 287.00 FEET TO THE NORTHWEST CORNER OF SAID 19.587 ACRE TRACT.

**NOTICE
REZONING
FOR
THIS PROPERTY
REZ2023-0033**



CITY OF MCALLEN PLANNING DEPT.
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Memo

TO: Planning and Zoning Commission

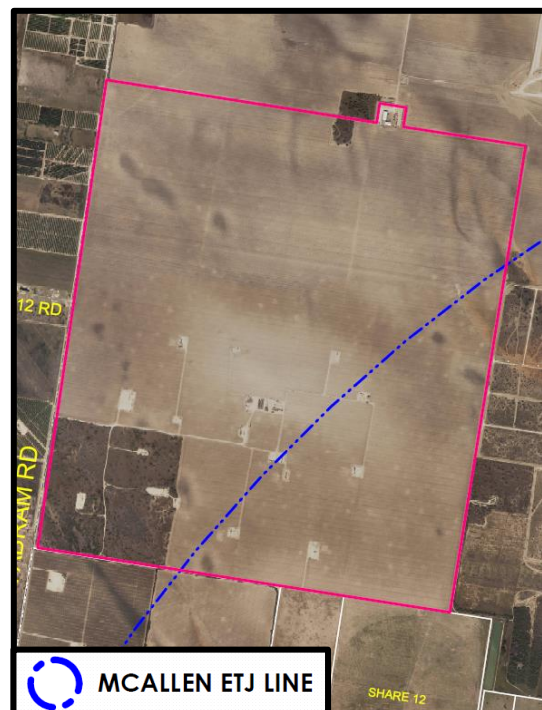
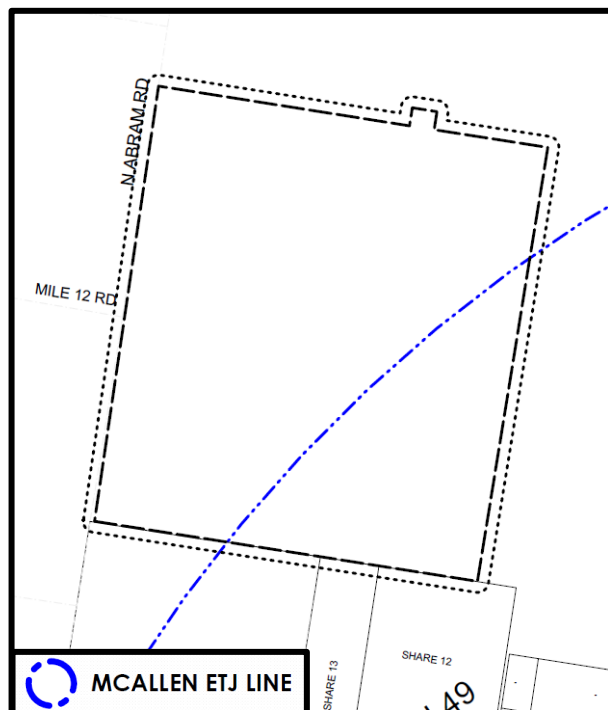
FROM: Planning Staff

DATE: July 12, 2023

SUBJECT: INITIAL ZONING TO A-O (AGRICULTURAL AND OPEN SPACE) DISTRICT: 1,288.63 ACRES GROSS, COMPRISED OF A 3.422 TRACT OF SECTION 213, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, AND ALL OF SECTION 216 AND 217, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, AND A 5.45 ACRE RIGHT-OF-WAY FOR NORTH ABRAHAM ROAD, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS; 18900 NORTH ABRAM ROAD. (REZ2023-0034)

LOCATION: The property is located along the east side of North Abram Road, which has an intersection with Mile 12 Road to the west. The tract is comprised of 1,288.63 gross acres.

PROPOSAL: The applicant is proposing annexation of the property and is requesting A-O (agricultural and open space) District with no development plan for the near future. The tract is currently outside of McAllen's City limits. The initial zoning to A-O District will become effective upon the annexation of the tract into the City. The subdivision and site plan review processes may be required prior to building permit issuance.



ADJACENT ZONING: The adjacent properties to the subject property are currently outside of McAllen's City limits and are therefore not zoned.

LAND USE: The property is currently used for agriculture and open space. Surrounding land uses include agricultural uses and vacant land.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Industrial. Light industrial flex spaces, manufacturing, civic, and parks and open space uses would be considered most appropriate for this area.

DEVELOPMENT TRENDS: The development trend for this area along North Abram Road is primarily agricultural.

ANALYSIS: The requested zoning does not conform directly to the Industrial land use designation on the Envision McAllen Future Land Use Plan. However, open spaces are considered appropriate for this area.

If the property is ever rezoned for a residential, commercial, or industrial use, a recorded subdivision plat and an approved site plan review may be required prior to building permit issuance. Required park land 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 phone calls, emails, or letters in opposition to the initial zoning request.

RECOMMENDATION: Staff recommends approval of the initial zoning request to A-O (agricultural and open space) District.



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00 Architectural Firm Reg # BR 4166
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

1288.63 (56,132,722.8 SQ. FT.) ACRES GROSS; 1283.18 (55,895,501.92 SQ. FT.) ACRES NET; TRACT COMPRISED OF 3.422 (149,062.32 SQ. FT.) ACRE OUT OF TRACT OF LAND OUT OF SECTION 213, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, AS RECORDED IN VOLUME 7, PAGE 11, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONVEYED TO LITE OIL, LTD, AS RECORDED IN DOCUMENT NUMBER 1744678, OFFICIAL RECORDS HIDALGO COUNTY, TEXAS, AND ALL OF SECTION 216 AND 217, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, AS RECORDED IN VOLUME 7, PAGE 11, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONVEYED TO LITE OIL, LTD, AS RECORDED IN DOCUMENT NUMBER 1744678, OFFICIAL RECORDS HIDALGO COUNTY, TEXAS.

BEING A 1288.63 (56,132,722.8 SQ. FT.) ACRES GROSS; 1283.18 (55,895,501.92 SQ. FT.) ACRES NET; TRACT COMPRISED OF 3.422 (149,062.32 SQ. FT.) ACRE OUT OF TRACT OF LAND OUT OF SECTION 213, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, AS RECORDED IN VOLUME 7, PAGE 11, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONVEYED TO LITE OIL, LTD, AS RECORDED IN DOCUMENT NUMBER 1744678, OFFICIAL RECORDS HIDALGO COUNTY, TEXAS, AND ALL OF SECTION 216 AND 217, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, AS RECORDED IN VOLUME 7, PAGE 11, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONVEYED TO LITE OIL, LTD, AS RECORDED IN DOCUMENT NUMBER 1744678, OFFICIAL RECORDS HIDALGO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS.

COMMENCING; AT A FOUND 5/8 INCH IRON ROD, FOR THE COMMON CORNER OF SECTION 217, OF SAID TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, PORCION 48, AND A TRACT OF LAND CONVEYED TO JOHN R. REAVIS, AS RECORDED IN DOCUMENT NUMBER 1987426, OFFICIAL RECORDS HIDALGO COUNTY, TEXAS, BEING ON THE EAST LINE OF TEXAN GARDENS, AS RECORDED IN VOLUME 8, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ON THE CENTER LINE OF NORTH ABRAM ROAD (HAVING A 60.00 FEET R.O.W.) FOR THE SOUTHWEST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N= 16666330.5351' E= 1026074.7155'

THENCE; NORTH 08°52'51" EAST, ALONG THE COMMON LINE OF BLOCK 33, TEXAN GARDENS, AS RECORDED IN VOLUME 7, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND THE CENTERLINE OF SAID NORTH ABRAM ROAD, PASSING THE CORNERS OF LOT 18 THOUGHT LOT 31, BLOCK 33, AT A DISTANCE OF 3350.60 FEET, PASSING A POINT, FOR THE COMMON CORNER OF SECTION 216 AND SECTION 217, OF SAID TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, CONTINUING AT A DISTANCE OF 3733.63 FEET, PASSING A POINT, FOR THE COMMON CORNER OF BLOCK 33 AND BLOCK 40, OF SAID TEXAN GARDENS, ALSO BEING ON THE INTERSECTION OF MILE 12 ROAD (HAVING A 60.00 FEET) AND SAID NORTH ABRAM ROAD, PASSING THE CORNERS OF LOT 18 THOUGHT LOT 21, BLOCK 40, OF SAID TEXAN GARDENS, CONTINUING TO A TOTAL DISTANCE OF 7907.36 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO DESARROLLO DEL RANCHO LA GLORIA TX, LP, AS RECORDED IN DOCUMENT NUMBER 1843652, OFFICIAL RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°07'09" EAST, ALONG THE COMMON LINE OF SECTION 213 AND SECTION 216, OF SAID TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, SAID TRACT OF LAND CONVEYED TO DESARROLLO DEL RANCHO LA GLORIA TX, LP, AT A DISTANCE OF 30.00 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE EAST RIGHT OF WAY LINE OF SAID NORTH ABRAM ROAD, CONTINUING TO A TOTAL DISTANCE OF 4565.70 FEET, TO FOUND 1/2 INCH IRON ROD, FOR AN INTERIOR CORNER OF SAID TRACT OF LAND CONVEYED TO DESARROLLO DEL RANCHO LA GLORIA TX, LP, FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00 Architectural Firm Reg # BR 4166
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

THENCE; NORTH 08°52'51" EAST, ALONG THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO DESARROLLO DEL RANCHO LA GLORIA TX, LP, A DISTANCE OF 331.00 FEET, TO A FOUND 1/2 INCH IRON ROD, FOR AN EXTERIOR CORNER OF SAID TRACT OF LAND CONVEYED TO DESARROLLO DEL RANCHO LA GLORIA TX, LP, FOR THE EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°07'09" EAST, ALONG THE SOUTH LINE OF SAID TRACT OF LAND CONVEYED TO DESARROLLO DEL RANCHO LA GLORIA TX, LP, A DISTANCE OF 450.04 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR AN INTERIOR CORNER OF SAID TRACT OF LAND CONVEYED TO DESARROLLO DEL RANCHO LA GLORIA TX, LP, ALSO BEING ON THE COMMON LINE OF SECTION 213 AND SECTION 216, OF SAID TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°07'09" EAST, ALONG THE COMMON LINE OF SECTION 213 AND SECTION 216, OF SAID TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, AND SAID TRACT OF LAND CONVEYED TO DESARROLLO DEL RANCHO LA GLORIA TX, LP, A DISTANCE OF 2082.16, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE COMMON CORNER OF SECTION 213, SECTION 214, SECTION 215, AND SECTION 216, OF SAID TEXAS MEXICAN RAILWAY COMPANY'S SURVEY AND A TRACT OF LAND CONVEYED TO DESARROLLO DEL RANCHO LA GLORIA TX, LP, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 09°08'37" WEST, ALONG THE COMMON LINE OF SECTION 215 AND SECTION 216, OF SAID TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, AND A TRACT OF LAND CONVEYED TO DESARROLLO DEL RANCHO LA GLORIA TX, LP, A DISTANCE OF 2277.92 FEET, PASSING A POINT, FOR A POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 09°08'37" WEST, CONTINUING ALONG THE COMMON LINE OF SECTION 215 AND SECTION 216, OF SAID TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, AND A TRACT OF LAND CONVEYED TO DESARROLLO DEL RANCHO LA GLORIA TX, LP, AT A DISTANCE OF 2280.63 FEET, PASSING A POINT, FOR THE COMMON CORNER OF SAID TRACT OF LAND CONVEYED DESARROLLO DEL RANCHO LA GLORIA TX, LP, AND MOORE FIELD SUBDIVISION, CONVEYED TO UNITED STATES OF AMERICA, AS RECORDED IN VOLUME 795, PAGE 554, OFFICIAL RECORDS HIDALGO COUNTY, TEXAS, CONTINUING AT A DISTANCE OF 4556.81 FEET, PASSING A POINT, FOR THE COMMON CORNER OF SECTION 215, SECTION 216, SECTION 217 AND SECTION 218, OF SAID TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, ALSO BEING ON THE WEST LINE OF SAID MOORE FIELD SUBDIVISION, CONTINUING TO A TOTAL DISTANCE OF 7907.04 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE COMMON CORNER OF SECTION 217 AND SECTION 218, OF SAID TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, ALSO BEING ON THE COMMON LINE OF PORCION 49, OF SAID TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, AND A TRACT OF LAND CONVEYED TO GIOVANA LYSEL BENITEZ, AS RECORDED IN DOCUMENT NUMBER 3082147, OFFICIAL RECORDS HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;



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DUNS 834820735 CAGE CODE 66N60

THENCE; NORTH 81°07'21" WEST, ALONG THE COMMON LINE OF SECTION 217, OF SAID TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, PORCION 49, OF SAID TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, AND SAID TRACT OF LAND CONVEYED TO GIOVANA LYSEL BENITEZ, AT A DISTANCE OF 1772.93, PASSING A POINT, FOR THE COMMON CORNER OF SAID TRACT OF LAND CONVEYED TO GIOVANA LYSEL BENITEZ, AND A TRACT OF LAND CONVEYED TO MELISSA KATHLEEN DOUGHERTY, AS RECORDED IN DOCUMENT NUMBER 2967144, OFFICIAL RECORDS HIDALGO COUNTY, TEXAS, CONTINUING AT A DISTANCE OF 2855.13 FEET, PASSING A POINT, FOR THE COMMON CORNER OF PORCION 48 AND PORCION 49, OF SAID TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, SAID TRACT OF LAND CONVEYED TO MELISSA KATHLEEN DOUGHERTY, AND A TRACT OF LAND CONVEYED TO BUTLER DANIEL Y AND RICHARD E II, CONTINUING AT A DISTANCE OF 4956.32 FEET, PASSING A POINT, FOR THE COMMON CORNER OF SAID TRACT OF LAND CONVEYED TO BUTLER DANIEL Y AND RICHARD E II, AND A TRACT OF LAND OF CONVEYED TO JOHR R. REAVIS, AS RECORDED IN DOCUMENT NUMBER 1987426, OFFICIAL RECORDS HIDALGO COUNTY, CONTINUING AT A DISTANCE OF 7032.02 FEET, PASSING A POINT, FOR THE EAST RIGHT OF WAY LINE OF SAID NORTH ABRAM ROAD, CONTINUING TO A TOTAL DISTANCE OF 7062.02 FEET, TO THE **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT OF LAND, CONTAINING 1288.63 (56,132,722.8 SQ. FT.) ACRES GROSS; 1283.18 (55,895,501.92 SQ. FT.) ACRES NET, MORE OR LESS.

ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED PLAT OR DOCUMENT.

I, LEO L. RODRIGUEZ, JR., R.P.L.S. CERTIFY THAT THE ABOVE METES AND BOUNDS ARE TRUE AND IS THE RESULT OF AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION.

 12/22/21

LEO L. RODRIGUEZ, JR., R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2448



**NOTICE
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Sub 2022-0043

City of McAllen
Planning Department

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

Project Information	Texas -Mexican Railway Company Survey	
	Subdivision Name <u>Proposed Cascada At Tres Lagos Phase III Subdivision</u>	
	Location <u>South of Cascada Phase II</u>	
	City Address or Block Number <u>7001 TRES LAGOS BLVD</u>	
	Number of Lots <u>98</u> Gross Acres <u>29.748</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>vacant</u> Proposed Land Use <u>residential</u> Irrigation District # <u>United</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential _____	
	Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due _____	
	Parcel # <u>1314686</u> Tax Dept. Review <u>EV</u>	
Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____		
Legal Description <u>29.748 Acres out of Sections 227 & 230, Texas-Mexican Railway Company Survey, Volume 4, pages 142-143, H.C.D.R., City of McAllen, Hidalgo County, Texas</u>		
Owner	Name <u>Rhodes Development Inc</u> Phone <u>(956) 287-2800</u>	
	Address <u>200 S 10th Street, Suite 1700</u> E-mail <u>nick@rhodesenterprises.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
Developer	Name <u>Rhodes Development Inc</u> Phone <u>(956) 287-2800</u>	
	Address <u>200 S 10th Street, Suite 1700</u> E-mail <u>nick@rhodesenterprises.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>Nick Rhodes, President</u>	
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 W. McIntyre Street</u> E-mail <u>mario@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	
	Contact Person <u>Mario A. Reyna, P.E.</u>	
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 W. McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	

APR 11 2022

BY: CW

Proposed Plat Submittal

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

PLAT TO SHOW:

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

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

Minimum Developer's Requirements Submitted with Application

Owners Signature

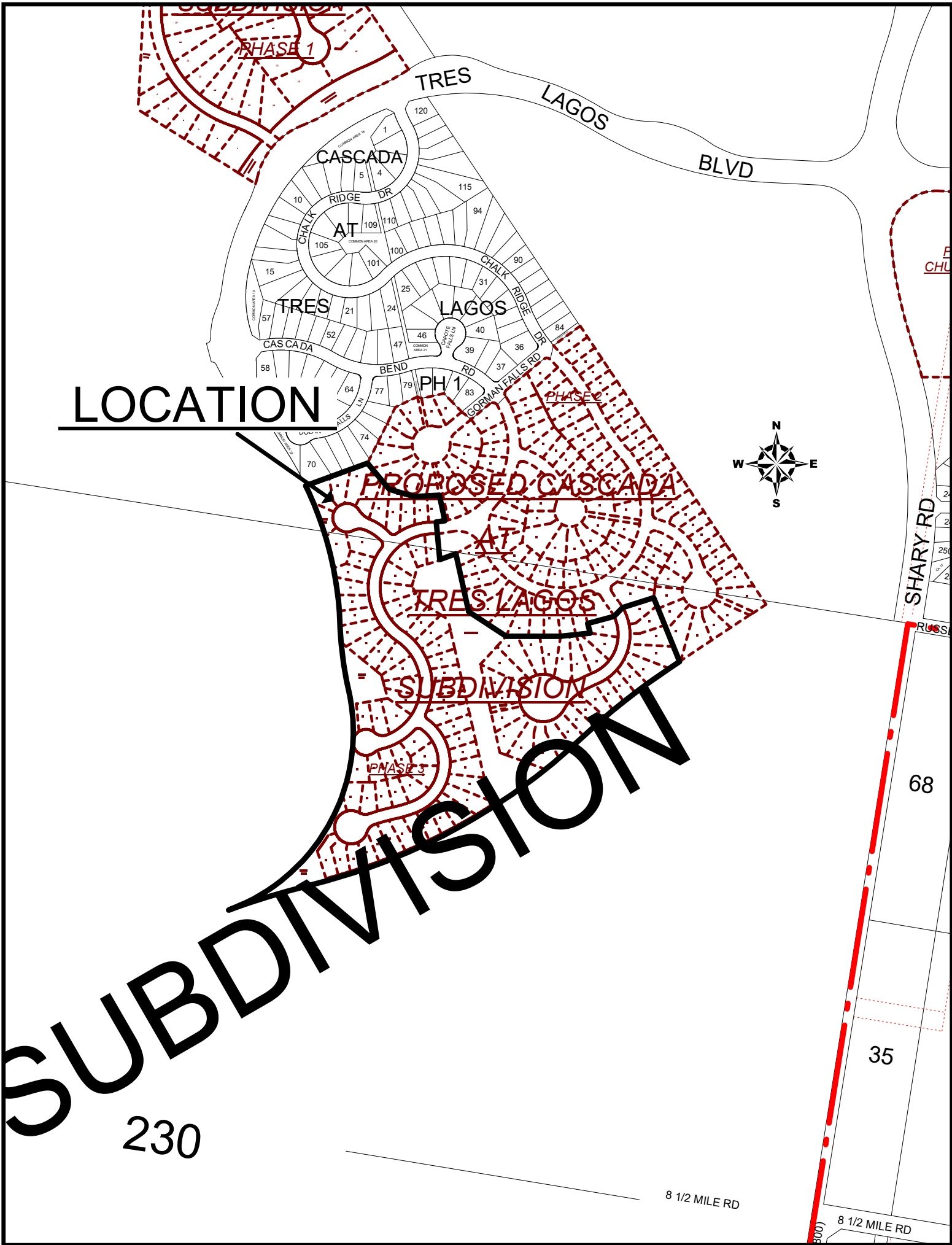
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Mario A. Reyna Date 4-11-27

Print Name Mario A. Reyna

Owner ☐

Authorized Agent ☐



LOCATION

SUBDIVISION

230

8 1/2 MILE RD

8 1/2 MILE RD

SHARY RD

68

35



METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 29.748 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF SECTIONS 227 AND 230, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS, RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS, WHICH SAID 27.970 ACRES BEING A PART OR PORTION CUT OF A CERTAIN TRACT CONVEYED TO RHODES ENTERPRISES, INC., A TEXAS CORPORATION BY VIRTUE OF A CORRECTION SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2869884, HIDALGO COUNTY OFFICIAL RECORDS, AND OUT OF A CERTAIN TRACT CONVEYED TO RHODES DEVELOPMENT INC. BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3207084, HIDALGO COUNTY OFFICIAL RECORDS, SAID 29.748 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF SAID LOT 227;

THENCE, N 81° 01' 46" W A DISTANCE OF 928.38 FEET;

THENCE, S 08° 58' 09" W A DISTANCE OF 306.07 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 56° 24' 52" W A DISTANCE OF 39.74 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 009° 31' 33", A RADIUS OF 2,950.00 FEET, AN ARC LENGTH OF 490.46 FEET, A TANGENT OF 245.80 FEET, AND A CHORD THAT BEARS S 51° 39' 05" W A DISTANCE OF 489.89 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 029° 13' 48", A RADIUS OF 2,550.00 FEET, AN ARC LENGTH OF 1,300.90 FEET, A TANGENT OF 664.94 FEET, AND A CHORD THAT BEARS S 61° 30' 13" W A DISTANCE OF 1,286.84 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 006° 08' 30", A RADIUS OF 3,450.00 FEET, AN ARC LENGTH OF 369.82 FEET, A TANGENT OF 185.09 FEET, AND A CHORD THAT BEARS S 73° 02' 51" W A DISTANCE OF 369.64 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 082° 46' 58", A RADIUS OF 800.00 FEET, AN ARC LENGTH OF 1,155.87 FEET, A TANGENT OF 705.08 FEET, AND A CHORD THAT BEARS N 28° 39' 07" E A DISTANCE OF 1,057.92 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 010° 08' 02", A RADIUS OF 1,500.00 FEET, AN ARC LENGTH OF 281.89 FEET, A TANGENT OF 141.36 FEET, AND A CHORD THAT BEARS S 07° 29' 21" W A DISTANCE OF 281.47 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 023° 50' 14", A RADIUS OF 1,450.00 FEET, AN ARC LENGTH OF 503.26 FEET, A TANGENT OF 306.06 FEET, AND A CHORD THAT BEARS N 13° 57' 27" W A DISTANCE OF 598.91 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, N 70° 00' 00" E A DISTANCE OF 277.14 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 40° 00' 00" E A DISTANCE OF 143.14 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 73° 30' 00" E A DISTANCE OF 109.69 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 67° 00' 00" E A DISTANCE OF 105.87 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 12° 30' 00" E A DISTANCE OF 109.97 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 006° 16' 50", A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 35.63 FEET, A TANGENT OF 17.83 FEET, AND A CHORD THAT BEARS S 82° 50' 40" W A DISTANCE OF 35.61 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 05° 00' 00" E A DISTANCE OF 160.14 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 69° 48' 25" E A DISTANCE OF 72.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 12° 30' 00" E A DISTANCE OF 249.92 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 56° 39' 51" E A DISTANCE OF 189.38 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 90° 00' 00" E A DISTANCE OF 229.25 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, N 83° 43' 55" E A DISTANCE OF 125.95 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 15° 00' 00" W A DISTANCE OF 41.87 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 75° 00' 00" E A DISTANCE OF 114.98 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 42° 55' 23" E A DISTANCE OF 52.75 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 73° 00' 00" E A DISTANCE OF 137.40 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 22° 00' 00" E A DISTANCE OF 290.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.748 ACRES OF LAND, MORE OR LESS.

Front Setback Lines			Front Setback Lines			Front Setback Lines			Front Setback Lines		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
S1	21.25'	N12° 30' 00"W	S27	60.54'	N10° 00' 00"W	S53	65.26'	S68° 00' 00"E	S79	61.36'	N45° 00' 00"W
S2	20.99'	N04° 00' 00"W	S28	29.85'	N08° 30' 00"W	S54	55.23'	S84° 00' 00"E	S80	63.89'	N65° 00' 00"W
S3	28.86'	N01° 00' 00"W	S29	27.12'	N07° 15' 08"W	S55	36.42'	N82° 00' 00"E	S81	21.72'	S82° 00' 00"W
S4	58.12'	N03° 00' 00"E	S30	81.68'	S00° 00' 00"E	S56	28.91'	N74° 00' 00"E	S82	40.73'	S78° 00' 00"W
S5	52.95'	N05° 00' 00"E	S31	25.73'	S05° 00' 00"E	S57	29.71'	N68° 30' 00"E	S83	21.35'	N73° 00' 00"E
S6	32.63'	N18° 00' 00"E	S32	35.59'	S16° 55' 10"E	S58	42.62'	N69° 30' 00"E	S84	58.54'	S60° 00' 00"W
S7	40.63'	N18° 00' 00"E	S33	33.88'	S22° 00' 00"E	S59	59.72'	N77° 30' 00"E	S85	70.20'	S33° 00' 00"W
S8	23.66'	N25° 30' 00"E	S34	30.61'	N12° 30' 00"E	S60	31.08'	N83° 00' 00"E	S86	18.07'	S02° 00' 00"W
S9	29.67'	N09° 00' 00"E	S35	86.73'	N44° 00' 00"E	S61	40.06'	N83° 00' 00"E	S87	11.41'	S27° 00' 00"E
S10	31.57'	N40° 00' 00"W	S36	50.00'	S85° 00' 00"W	S62	30.92'	N82° 00' 00"E	S88	39.25'	S37° 00' 00"E
S11	9.72'	N09° 00' 00"W	S37	20.01'	N12° 30' 00"W	S63	32.38'	N80° 00' 00"E	S89	35.59'	S43° 00' 00"E
S12	66.70'	N66° 00' 00"W	S38	26.16'	N05° 00' 00"W	S64	39.99'	N69° 00' 00"E	S90	45.62'	S47° 00' 00"E
S13	21.09'	S14° 00' 00"E	S39	33.53'	N06° 54' 41"E	S65	48.40'	N55° 00' 00"E	S91	39.61'	S49° 00' 00"E
S14	68.54'	N11° 00' 00"E	S40	42.31'	N15° 00' 00"W	S66	45.21'	N43° 30' 00"E	S92	26.69'	S34° 00' 00"E
S15	23.28'	N75° 00' 00"W	S41	26.27'	S18° 00' 00"E	S67	44.83'	N40° 00' 00"E	S93	21.80'	S35° 30' 00"E
S16	21.64'	N72° 00' 00"W	S42	23.45'	S14° 00' 00"E	S68	20.20'	N40° 00' 00"E	S94	25.32'	S39° 00' 00"E
S17	29.33'	N79° 00' 00"W	S43	6.25'	S10° 00' 00"E	S69	20.17'	S24° 00' 00"E	S95	40.01'	S43° 00' 00"E
S18	34.29'	N69° 30' 00"W	S44	21.88'	S16° 30' 00"E	S70	22.58'	S05° 00' 00"E	S96	58.86'	S69° 00' 00"E
S19	42.50'	S82° 30' 00"W	S45	48.36'	S22° 30' 00"E	S71	21.87'	S05° 00' 00"E	S97	65.88'	S87° 00' 00"E
S20	52.48'	S78° 00' 00"W	S46	64.22'	S25° 30' 00"E	S72	50.90'	S84° 00' 00"E	S98	22.22'	N72° 00' 00"E
S21	51.71'	S60° 00' 00"W	S47	54.04'	S28° 30' 00"E	S73	36.64'	N03° 30' 00"W	S99	4.02'	N51° 00' 00"E
S22	44.24'	S42° 00' 00"W	S48	37.03'	S28° 00' 00"E	S74	48.35'	N80° 02' 13"E	S100	23.27'	N51° 00' 00"E
S23	39.71'	S35° 00' 00"W	S49	28.76'	S25° 00' 00"E	S75	23.95'	N09° 00' 00"E			
S24	20.03'	S35° 00' 00"W	S50	33.26'	S25° 30' 00"E	S76	60.95'	N09° 00' 00"E			
S25	81.20'	N63° 00' 00"E	S51	19.51'	S34° 00' 00"E	S77	58.84'	N09° 00' 00"W			
S26	33.84'	N10° 00' 00"W	S52	62.06'	S57° 00' 00"E	S78	59.02'	N27° 00' 00"W			

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.

2. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.

3. MINIMUM SETBACKS SHALL BE:

FRONT: 20 FEET MINIMUM OR AS SHOWN IN "FRONT SETBACK TABLE" THIS SHEET (GREATER APPLIES)

REAR: 11 FEET, OR GREATER FOR EASEMENTS.

INTERIOR SIDES: 5 FEET, OR GREATER FOR EASEMENTS.

SIDE CORNER: 10 FEET OR GREATER FOR EASEMENTS.

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

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 17,311 C.F. (3.974 Ac. Ft.). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE ATTAINED 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 MC21, TOP OF 30" ALUMINUM PIPE WITH A 3-14" BRASS MONUMENT CAP TOP LOCATED AT SOUTH BOUND OF FM 1925, AT AN ORCHARD, WEST OF WALLACE RD, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOD 2003) N=16654181.474, 1058559.89987, ELEV=150.58

7. NO BUILDING ALLOWED OVER ANY EASEMENT.

8. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG TRES LAGOS BOULEVARD.

9. 8' MASONRY WALL WILL BE REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONE USES AND ALONG TRES LAGOS BOULEVARD.

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

11. TERMS AND CONDITIONS AND RESERVATION OF TECHNOLOGY EASEMENTS DATED AUGUST 13, 2015, FILED NOVEMBER 25, 2015, HIDALGO COUNTY, TEXAS. PARTNERSHIP RECORDED UNDER CLERK'S FILE NO. 2685226, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENT IS INCOMPLETE. EASEMENT PERTAINS TO AND IS FOR THE BENEFIT OF THE OWNER/RESERVIST. NO WIDTH SPECIFIED FOR EASEMENT. THE ACTUAL EASEMENT BOUNDARY IS NOT DESCRIBED, BUT IS WITHIN THE EASEMENT PROPERTY WHICH IS INCOMPLETE. EASEMENT MAY BE REVOKED OR AMENDED BY OWNER/ RESERVER AND IS EXCLUSIVE.

12. DEVELOPER/ TRES LAGOS (PID) PUBLIC IMPROVEMENT DISTRICT/ OWNER/POA, THEIR SUCCESSORS AND ASSIGNEES AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS.

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

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

15. * DENOTES CURVED SETBACK.

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

17. INTERIOR SIDEWALKS SHALL BE INSTALLED AT BUILDING PERMIT STAGE AS PER SIDEWALK PLAN FILED WITH THE CITY BY REGISTERED ENGINEER DESIGNING THE UNIT OF DEVELOPMENT, PER AGREEMENT.

18. UNITED IRRIGATION DISTRICT NOTES:

- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- 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 AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

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

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

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

22. A BLANKET EASEMENT IN FAVOR OF UNITED IRRIGATION DISTRICT SURROUNDS THIS PLAT, INCLUDING THE ADJOINING DRAINAGE AND STREET RIGHT OF WAYS, WHERE IT HAS NOT BEEN PREVIOUSLY RELEASED.

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

SUBDIVISION MAP OF
CASCADA AT TRES LAGOS PHASE III
SUBDIVISION

METES AND BOUNDS DESCRIPTION
29.748 ACRES OUT OF SECTIONS 227 & 230,
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
VOLUME 4, PAGES 142-143, H.C.D.R.,
CITY OF MCALLEN,
HIDALGO COUNTY, TEXAS

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

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

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

ATTEST:

PRESIDENT

SECRETARY

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

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

CARLOS LIMA
GENERAL MANAGER

SHARYLAND WATER SUPPLY CORPORATION

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

RHODES DEVELOPMENT, INC.

DATE:

NICK RHODES, PRESIDENT
200 S. 10TH ST., STE. 1700
MCALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

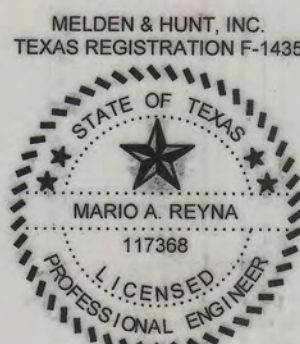
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE 16th DAY OF June, 2023

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 05/27/22
ENGINEERING JOB # 21020.0



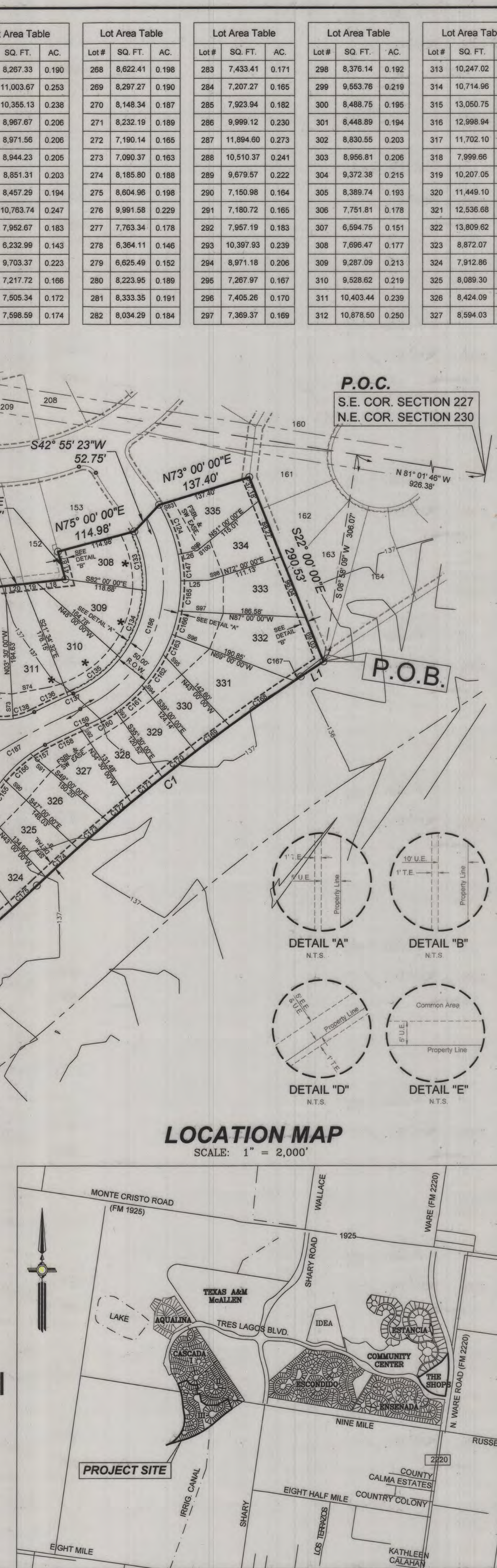
STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE 16th DAY OF June, 2023

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

DATE SURVEYED: 02/12/2021



0.235

0.246

0.300

0.298

0.269

0.184

0.234

0.263

0.288

0.317

0.182

0.186

0.204

0.193

0.197

Lot Area Table		
Lot #	SQ. FT.	AC.
328	7,166.84	0.165
329	6,941.17	0.159
330	7,580.56	0.174
331	11,076.21	0.254
332	13,765.99	0.316
333	10,602.46	0.243
334	8,904.72	0.204
335	8,477.29	0.195

LOT Line Table		
Line #	Length	Direction
L2	1.54'	N43° 40' 03"W
L3	1.54'	N43° 40' 03"W
L4	31.57'	S40° 00' 00"E
L5	55.19'	S18° 00' 00"W
L6	57.71'	S70° 00' 00"W
L7	25.27'	S15° 00' 00"E
L8	31.43'	S15° 00' 00"E
L9	44.28'	S15° 00' 00"E
L10	28.50'	S80° 00' 00"W
L11	54.40'	S80° 00' 00"W
L12	54.47'	S80° 00' 00"W
L13	71.51'	N15° 00' 00"W
L14	34.30'	S70° 00' 00"W
L15	49.16'	N45° 00' 00"E
L16	22.87'	N13° 00' 00"E
L17	26.43'	N47° 00' 00"W
L18	42.67'	N83° 43' 55"E
L19	18.29'	N83° 43' 55"E
L20	27.20'	N83° 43' 55"E
L21	37.80'	N83° 43' 55"E
L22	32.48'	S76° 00' 00"E
L23	49.58'	N15° 00' 00"E
L24	44.09'	N04° 00' 00"W
L25	41.06'	S89° 00' 00"W
L26	28.43'	S79° 00' 00"W
L27	95.20'	N68° 00' 00"W
L28	77.03'	N35° 00' 00"W
L29	36.61'	S11° 00' 00"E
L30	40.59'	S28° 00' 00"W
L31	28.10'	S78° 30' 00"W
L32	49.33'	S76° 30' 00"W
L33	25.41'	N90° 00' 00"W
L34	70.39'	N90° 00' 00"W
L35	22.50'	N90° 00' 00"W
L36	51.19'	S78° 30' 00"W
L37	49.33'	S78° 30' 00"W
L38	28.10'	S76° 30' 00"W
L39	70.39'	N90° 00' 00"W
L40	25.99'	N51° 00' 00"W
L41	92.28'	N51° 00' 00"W
L42	68.42'	N51° 00' 00"W
L43	31.34'	N51° 00' 00"W
L44	3.52'	N05° 00' 00"W

CENTERLINE Line Table		
Line #	Length	Direction
L45	13.00'	N02° 50' 34"W
L46	43.09'	N43° 40' 03"W
L47	37.23'	S55° 56' 24"E
L48	10.54'	S00° 18' 18"W
L49	40.44'	S37° 49' 24"E

BOUNDARY Line Table		
Line #	Length	Direction
L1	39.74'	S56° 24' 52"W

Curve #

C1

C2

C3

C4

C5

C6

C7

DRAWN BY: _____ R.N. _____ DATE _____

SURVEYED, CHECKED _____ DATE _____

FINAL CHECK _____ DATE _____



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/21/2023

SUBDIVISION NAME: CASCADA AT TRES LAGOS PHASE III

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Interior streets: 50 ft. ROW
Paving: min. 32 ft. Curb & gutter: both sides
Revisions needed:
- Street names will be established prior to recording. Finalize street name requirement prior to recording/Mylar printing.
**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
**Monies must be escrowed if improvements are required prior to recording.

Tres Lagos Blvd.: 100 ft. ROW
Paving: 65 ft. Curb & gutter: both sides
*As per conversation with Engineer on July 20th, 2023, Tres Lagos to be constructed at future phase not apart of this development.
**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
**Monies must be escrowed if improvements are required prior to recording.

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

* 1,200 ft. Block Length: Common areas and access walks/drives provided per agreement.
**Subdivision Ordinance: Section 134-118

* 900 ft. Block Length for R-3 Zone Districts
**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac: Cul-de-sac street length does not apply provided that the development uses the "coving method" and emergency access walks/drives are provided, per agreement.
***As per Fire Department, paving must be 96 ft. in diameter face to face. They recommend removal of island, but if it remains, island must meet 32 ft. paving all around and must be fire lane striped
**Subdivision Ordinance: Section 134-105

Required

Applied

NA

Applied

NA

Applied

ALLEYS

ROW: 20 ft. Paving: 16 ft.
*Alley/service drive easement required for commercial properties
**Subdivision Ordinance: Section 134-106

NA

SETBACKS

* Proposing: Front: 20 ft. minimum or as shown in "Front Setback Table" This Sheet (greater applies)
***The proposed subdivision complies with minimum setback requirements, as per agreement.

**Zoning Ordinance: Section 138-356

* Rear: 11 ft. or greater for easements.
**Zoning Ordinance: Section 138-356

Applied

Applied

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

<ul style="list-style-type: none"> * Sides: 5 ft. or greater for easements **The proposed subdivision complies with minimum setback requirements, as per agreement. **Zoning Ordinance: Section 138-356 * Side 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 	Applied
	Applied
	Applied
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on: City Ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement filed with City. Revisions needed: <ul style="list-style-type: none"> - Please provide sidewalk plan prior to recording. -Include additional sidewalk note as follows: A 4 ft. Sidewalk shall be required along all perimeter streets. finalize wording for note as applicable prior to recording. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Required
	Required
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along any perimeter street. Revisions Needed: <ul style="list-style-type: none"> -Revise note #6 as shown above, finalize wording for note as applicable prior to recording. *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: <ul style="list-style-type: none"> -Revise note #9 as shown above prior to recording. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Required
	Required
	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along any perimeter street. Revisions needed: <ul style="list-style-type: none"> - Include note as shown above, finalize wording for note as applicable prior to recording. **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	Required
	NA
	Applied
	NA

<ul style="list-style-type: none"> * Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required
<ul style="list-style-type: none"> * 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 	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 	Compliance
<ul style="list-style-type: none"> * Minimum lot width and lot area: Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, or in compliance per Agreement. **Zoning Ordinance: Section 138-356 	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V 	Compliance
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Applied
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. 	Applied
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. 	Applied
<ul style="list-style-type: none"> * Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. 	Applied
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Master Trip Generation approved, no TIA is required. 	Compliance
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	NA
COMMENTS	
<p>Comments/Revisions needed:</p> <ul style="list-style-type: none"> * Please provide sidewalk plan prior to recording. *Must comply with City's Access Management Policy. **Must comply with Agreement and Public Improvement District (PID) conditions. ***Must comply with other requirements, as may be applicable, prior to recording. ***Any documents being recorded by separate instrument must be finalized prior to recording. 	Applied

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

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

SUBDIVISION

PHASE 1

TRES

LAGOS

BLVD

CASCADA

RIDGE DR

CHALK

AT

TRES

LAGOS

CASCADA

BEND

PH 1

RD

PHASE 2

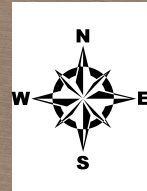
PROPOSED CASCADA

AT

TRES LAGOS

SUBDIVISION

PHASE 3



SHARY RD

68

35

230

8 1/2 MILE RD

8 1/2 MILE RD

SUBDIVISION

LOCATION



City of McAllen

Planning Department

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


Project Information	Subdivision Name <u>El Dorado at Thousand Oaks I, II, III, IV</u> <i>PH2</i>	
	Location <u>SE corner of Mile 8 1/2 Road and 38th Street</u>	
	City Address or Block Number <u>13100 N. 38th ST</u>	
	Number of Lots <u>173</u> Gross Acres <u>65.56</u> Net Acres <u>65.11</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1 and R-3A</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____	
	Existing Land Use <u>Open Land</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>N/A</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>22,153.68</u>	
	Parcel # <u>552128</u> Tax Dept. Review <u>NY</u>	
	Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>A 65.56 acre tract of land out of Lots 7, 8, 13, 14, 15, 16, and 17, Section 234, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas.</u>		
Owner	Name <u>Red Rock Real Estate Development Group, LTD.</u> Phone <u>(956) 800-1333</u>	
	Address <u>2912 S. Jackson Road</u> E-mail <u>riocantu@yahoo.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u>	
Developer	Name <u>Red Rock Real Estate Development Group, LTD.</u> Phone <u>(956) 800-1333</u>	
	Address <u>2912 S. Jackson Road</u> E-mail <u>riocantu@yahoo.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u>	
	Contact Person <u>Manuel Cantu</u>	
Engineer	Name <u>Quintanilla, Headley & Associates, Inc.</u> Phone <u>(956) 381-6480</u>	
	Address <u>124 E. Stubbs Street</u> E-mail <u>alfonsoq@qha-eng.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u>	
	Contact Person <u>Alfonso Quintanilla</u>	
Surveyor	Name <u>Quintanilla, Headley & Associates, Inc.</u> Phone <u>(956) 381-6480</u>	
	Address <u>124 E. Stubbs Street</u> E-mail <u>alfonsoq@qha-eng.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u>	

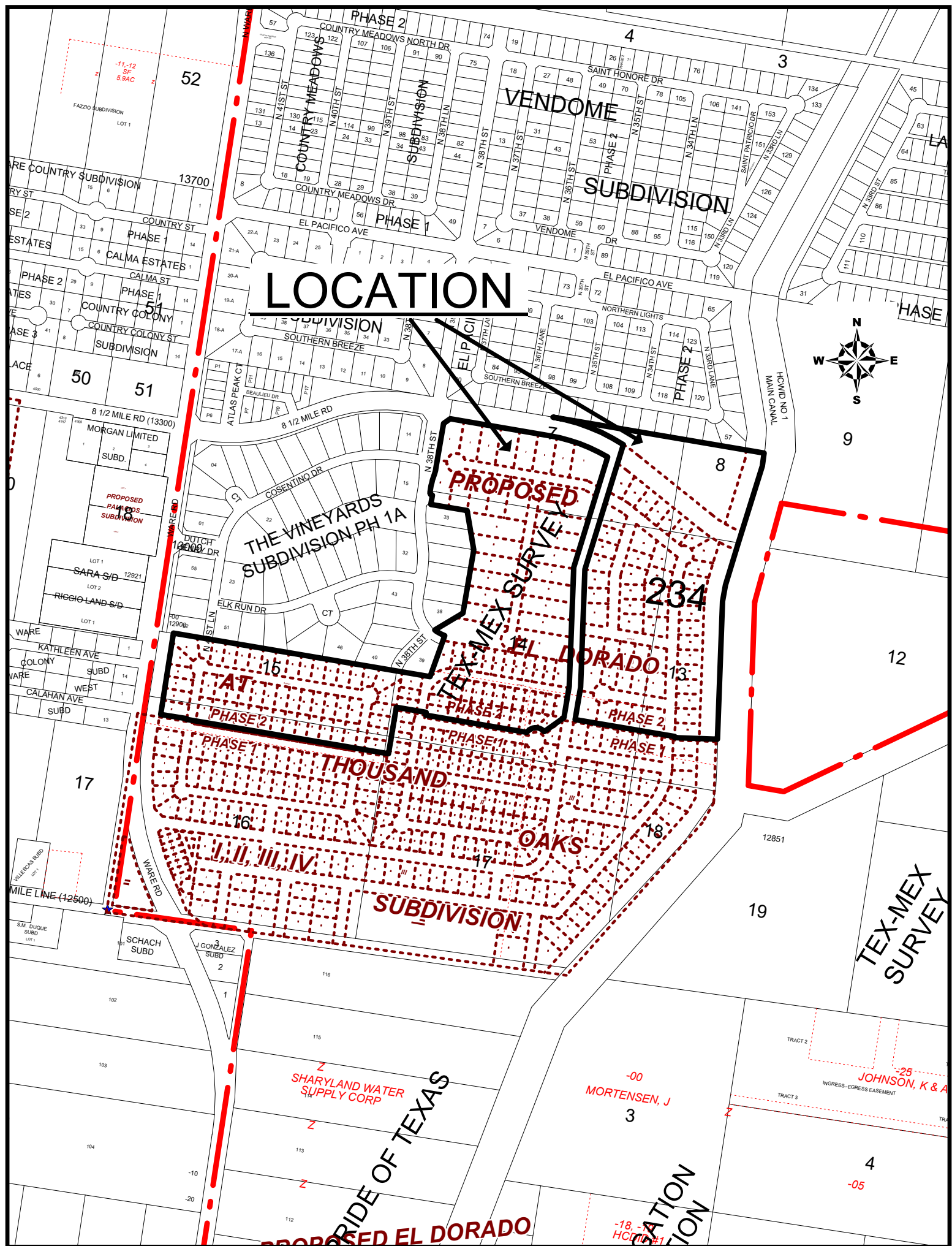
ENTERED

JUL 10 2023

Name: NM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application	<p><u>In Person Submittal Requirements</u></p> <ul style="list-style-type: none"> - \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment) - Title Report - 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blue-line copies 2 Location Maps - 2 8 ½" by 11" copies/legible copies of plat with name & north arrow - 6 Folded blue-line prints of the proposed plat - 2 Warranty Deeds (identifying owner on application) - AutoCAD 2005 DWG file and PDF of plat - Letter of Authorization from the owner (if applicable) - Proof of authority of person signing application on behalf of partnership/corporation (if applicable) 	<p><u>Email Submittal Requirements</u></p> <ul style="list-style-type: none"> - \$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 <p><small>*Documents must be submitted in PDF format. No scanned documents*</small></p> <p><small>*Please submit documents to subdivisions@mcallen.net</small></p> <p style="text-align: center;">*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON*</p>
	<p>PLAT TO SHOW:</p> <ul style="list-style-type: none"> - Metes and bounds - Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts - Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines - North arrow, scale and vicinity map - Name & dimension of adjoining street ROWs (total width & width from centerline) <p><small>Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net</small></p>	
Owners Signature	<p>I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.</p> <p>Signature <u></u> Date <u>May 15, 2023</u></p> <p>Print Name <u>Manuel Cantu</u></p> <p>Owner <input type="checkbox"/> Authorized Agent <input type="checkbox"/></p> <p style="text-align: center;"><small>The Planning Department is now accepting DocuSign signatures on application</small></p>	



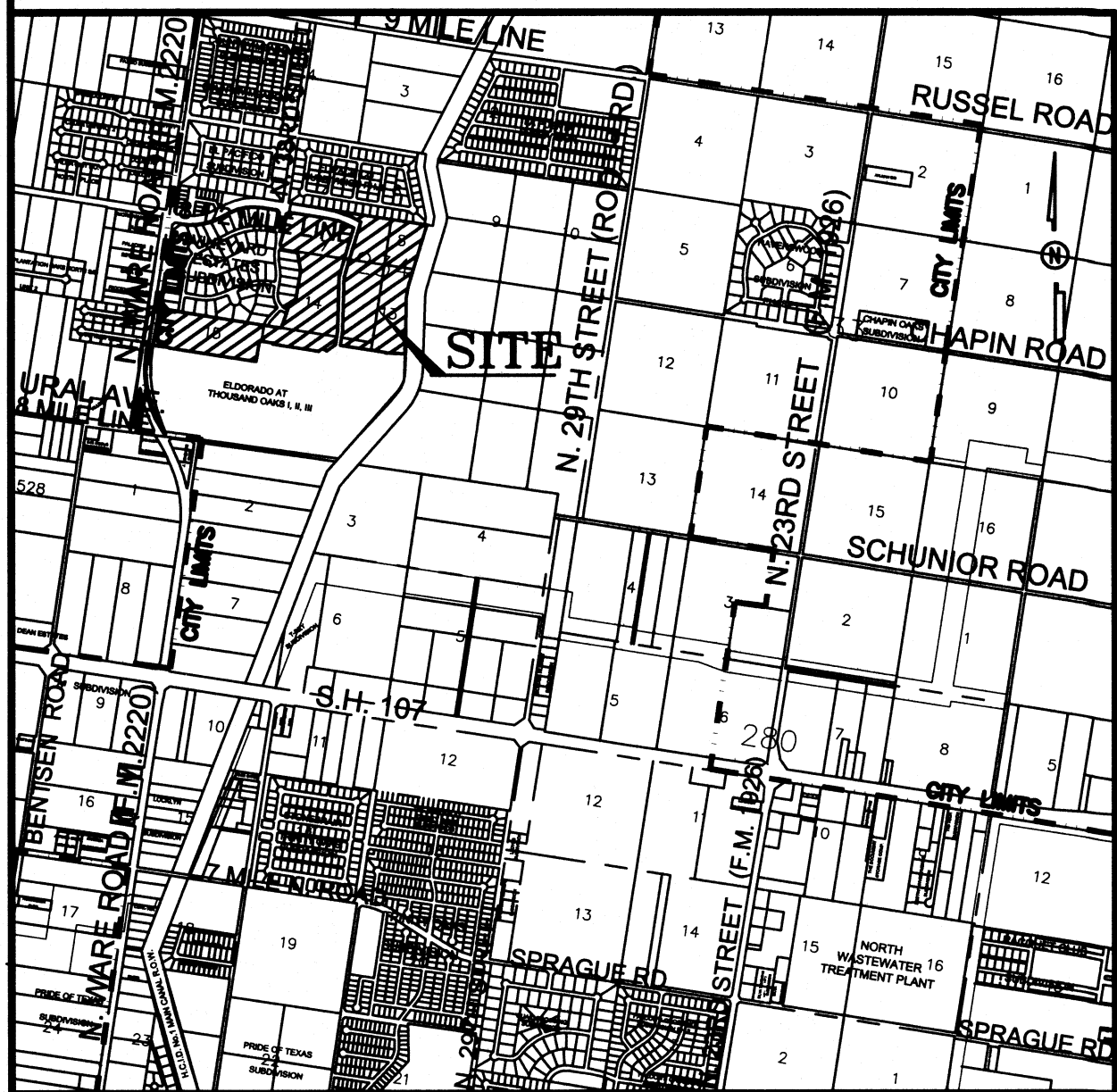
PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE DESIGNATION: ZONE "X" (UN-SHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. FLOOD ZONE DESIGNATION: ZONE "A" NO BASE FLOOD ELEVATIONS DETERMINED. COMMUNITY-PANEL NUMBER 480334 0325 0 MAP REVISED: MAY 17, 2001
- 2.- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB OF THE STREET AT MID POINT OF EACH LOT.
- 3.- LEGEND ● - DENOTES 1/2" X 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- 4.- MINIMUM BUILDING SETBACK LINES: FOR BLOCKS I, II, III AND IV
FRONT:25.00 FT. BLOCKS I & II OR GREATER FOR EASEMENTS
FRONT:20.00 FT. BLOCKS III OR GREATER FOR EASEMENTS
REAR:10.00 FT. OR GREATER FOR EASEMENTS.
INTERIOR SIDES:IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS.
CORNER SIDE:10.00 FT. OR GREATER FOR EASEMENTS.
GARAGE:18.00 FT. OR GREATER FOR EASEMENT EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES

- 5.- NO BUILDINGS OR DRAINAGE DETENTION AREAS SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- 6.- REQUIRED ENGINEERED DRAINAGE DETENTION IS: _____ C.F. (_____ AC./FT.) TOTAL FOR MASTER PLAN (147.17 AC.) REQUIRED PRO-RATED ENGINEERED DRAINAGE DETENTION FOR 65.56 ACRES IS: _____ C.F. (_____ AC./FT.)
- 7.- BENCHMARK NOTE: CITY OF MCALLEN No. MC 33, EAST SIDE OF NORTH WARE ROAD (FM 2220) BY THE WATER TREATMENT PLANT DRIVEWAY ABOUT 196.30 FEET NORTH AND 53.90 FEET EAST OF EAST RIGHT OF WAY LINE-ELEVATION 118.60. DATUM NAD83
- 8.- AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 9.- A 4.00 FOOT MINIMUM SIDEWALK IS REQUIRED ON URAL AVE. (8 MILE LN. ON 8 1/2 MILE RD., N. 42nd ST. (OLD WARE RD.) BOTH SIDES OF VERDE AVE. AND N. 34TH LN. AND ON BOTH SIDES OF ALL INTERIOR STREETS. A MINIMUM 5.00 FOOT SIDEWALK IS REQUIRED ON N. WARE RD. (FM 2220).
- 10.- FOR BLOCKS I, II, III AND IV: NO CURB CUT, ACCESS OR FRONTAGE PERMITTED ALONG NORTH WARE RD. (FM 2220), VERDE AVE. AND N. 34TH LN., NORTH OF VERDE AVE. INCLUDING LOTS 87-88 AND 99-103, BLOCK III.
- 11.- E.E. DENOTES ELECTRICAL EASEMENT
- 12.- 25.00' X 25.00' SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.

- 13.- As per declaration of covenants, conditions and restrictions for El Dorado at Thousand Oaks I, II and III Subdivision Phase II, recorded as Document Number _____ (Single Family Block I Lots 1-52) and document Number _____ (multifamily Block II lots 1-82) Hidalgo County, Official Records, Developer/Homeowner's Association/Owners, their successors and/or assigns, and not the City of McAllen shall be responsible for installation, maintenance and other requirements on per section 134-168 of the code of ordinance of the City of McAllen, including but not limited to common areas and private streets. Any amendment to declarations that conflict with the requirements of Section 134-168 shall be null and void.
- 14.- As per declaration of covenants, conditions and restrictions for El Dorado at Thousand Oaks I, II and III Subdivision Phase II, recorded as Document Number _____ (single family Block II Lots 1-78), Hidalgo County, Official Records, Developer/Homeowner's Association/Owners, 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 private streets. Any amendment to declarations that conflict with the requirements of Section 110-72 shall be null and void.
- 15.- As a MASTER DRAINAGE DETENTION PLAN, THE COMMON AREAS/REGIONAL DETENTION POND/DRAINAGE EASEMENT, SHALL BE CAPABLE OF DETAINING AT LEAST _____ AC.-FT., OR _____ CF. OF WHICH MUST BE ALLOCATED FOR THE USE OF ELDORADO AT THOUSAND OAKS I, II, III AND IV PHASE II
- 16.- 8.00 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 17.- BUFFER REQUIREMENTS FOR BLOCK I, II, III AND IV-6.00' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG EAST SIDE OF N. WARE RD. (FM 2220), BOTH SIDES OF VERDE AVE. AND ON LOTS 105 AND 108 IN BLOCK II, LOTS 87, 88, 97, 98-104, AND 116 IN BLOCK III, LOTS 11-18, BLOCK IV, ALONG NO. 34TH LN.
- 18.- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
- 19.- MCALLEN PARKLAND ADVISORY BOARD MET ON MAY 21, 2021 TO CONSIDER A VARIANCE OF "FEES IN LIEU OF LAND DEDICATION-\$700 PER DWELLING UNITS" MCALLEN PARKLAND ADVISORY BOARD APPROVED THE REQUESTED VARIANCE WITH THE FOLLOWING CONDITIONS: FIFTY (50) PERCENT OF PARK FEES (\$350) TO BE PAID UP FRONT PRIOR TO PLAT RECORDING. THE REMAINING FIFTY (50) PERCENT (\$350) IS TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROCESS. ELDORADO AT THOUSAND OAKS I, II, III AND IV PHASE II IS COMPOSED OF _____ UNITS, FIFTY PERCENT (50%) UPFRONT IS \$ _____ THE OTHER FIFTY PERCENT (50%) IS \$350 PER EACH OF THE _____ UNITS UNTIL PROJECT IS COMPLETED. THE REMAINING FIFTY PERCENT (50%) (\$ _____) IS TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION.
- 20.- THE AREA IDENTIFIED AS LOT "A" DETENTION AREA SHALL BE MAINTAINED BY DEVELOPER, ELDORADO AT THOUSAND OAKS I, II, III AND IV PHASE II HOMEOWNERS ASSOCIATION, INC. (E.A.T.O.H.O.A.) SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF MCALLEN. NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN THE COMMON AREA/REGIONAL DETENTION POND/DRAINAGE EASEMENT, WHICH SHALL BE USED EXCLUSIVELY AS A STORM WATER DETENTION AREA. THE LOT OWNERS' PRO RATA SHARES (INCLUDING DRAINAGE EASEMENT MAINTENANCE) SHALL BE DETERMINED BY THE E.A.T.O.H.O.A., FAILING SUCH MAINTENANCE OBLIGATIONS, THE CITY OF MCALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNERS' COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORD. SEC. 134-168, AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF THE STORM WATER DETENTION AREA, THE OWNERS' MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION.
- 21.- COMMON AREAS MUST BE MAINTAINED BY THE LOT OWNERS, HOA AND NOT THE CITY OF MCALLEN.

LOCATION MAP SCALE: 1" = 2000'





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/21/2023

SUBDIVISION NAME: EL DORADO AT THOUSAND OAKS I, II, III AND IV

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Ware Road: Dedication as needed for 150 ft. Total ROW.

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

Revisions Needed:

-Provide a copy of existing dedication for staff review, prior to final.

-Label Centerline, existing ROW dedications, from centerline, total, etc. on both sides, as to ensure compliance with dedication requirements as noted above, prior to final.

-Clarify any acquisitions by the state and existing dedications prior to final.

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

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

Non-compliance

North 34th Lane: 60 Total ROW.

Paving : 40 ft. Curb & gutter Both Sides

Revisions Needed:

-Provide Existing ROW details along with document number for existing dedications, prior to final.

* North 34th Lane along Blocks II,III and IV, dedicated by Eldorado at Thousand Oaks I,II, and III recorded plat.

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

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

Non-compliance

8 1/2 Mile Road: Dedication as needed for 100 ft. Total ROW

Paving: 65 ft. Curb & gutter: Both sides

Revisions Needed:

-Provide Existing ROW details along with document number for existing dedications, prior to final.

*Portion of 8 1/2 Mile Road along Block IV, dedicated by Eldorado at Thousand Oaks I,II, and III recorded plat.

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

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

Non-compliance

<p>1. Block I and Block II: 50 ft. ROW (Zoned R-1) (Block I Private Streets and Block II Public Streets) Paving: 32 ft. Curb & gutter: Both sides Revisions Needed: -Subdivision layout must be revised as to provide for street looping or extension and not dead-end any existing streets as shown on the northside of Block I and II and SW Corner of Block IV dedicated by Vineyards Estates Subdivision Phase 1A , should the streets not be looped or extended, a Cul-de-Sac with paving diameter 96 ft. paving diameter face-to-face with appropriate ROW of 10 ft. back of curb within the boundaries of this development will be required. (Rear of Lots 73 and 59 Block I and Lot 117 Block II) -For Block I, provide gate details prior to final. Gate details will have to be approved by staff prior to final. Increase in ROW widths required as needed to accommodate gate detail requirements, sidewalks, and pedestrian gates, finalize prior to final. -Street names will be established prior to final. Finalize street name requirement prior to final. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	Non-compliance
<p>2. Block III: 60 ft. ROW(Zoned R3-A) (Private Streets) Paving 40 ft. Curb & gutter: Both sides Revisions Needed: - 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. -For Block III, provide gate details prior to final. Gate details will have to be approved by staff prior to final. Increase in ROW widths required as needed to accommodate gate detail requirements, sidewalks, and pedestrian gates, finalize prior to final. -Street names will be established prior to final. Finalize street name requirement prior to final. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	NA
<p>3. Block IV: 50 ft. ROW (Zoned R-1) (Private Streets) Paving: 32 ft. Curb & gutter: Both sides Revisions Needed: - 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. --For Block III, provide gate details prior to final. Gate details will have to be approved by staff prior to final. Increase in ROW widths required as needed to accommodate gate detail requirements, sidewalks, and pedestrian gates, finalize prior to final. -Street names will be established prior to final. Finalize street name requirement prior to final. *Must escrow monies if improvements are not built at this time, prior to recording. **Barricade and/or temporary turnaround at the north end of streets as needed.</p>	Non-compliance
<p>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. Revisions Needed: -Subdivision layout for Block I(Lots 58-73) 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</p>	Non-compliance

<p>* 900 ft. Block Length for R-3 Zone Districts. Revisions Needed: -Subdivision layout for Block III(Lots 123-135) 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</p>	Non-compliance
<p>* 600 ft. Maximum Cul-de-Sac. Revisions Needed: - For Block IV 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. Should a variance be approved ROW requirements subject to increase to 60 ft. of ROW with 40 ft. of paving. -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. -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</p>	Non-compliance
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. **Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>* Front: 25.00 ft. Blocks I, II, & IV or greater for easements. * Front: 20.00 ft. Block III or greater for easements. Revisions Needed: -Revise front setback in note#4 as noted above, prior to final.(Include Block IV) **Zoning Ordinance: Section 138-356</p> <p>* Rear: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356</p> <p>* Interior Sides: In accordance with Zoning Ordinance or greater for easements. **Zoning Ordinance: Section 138-356</p> <p>* Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356</p> <p>* Garage: 18 ft. or greater for easements except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Non-compliance
	Applied
	Applied
	Applied
	Applied
	Applied
SIDEWALKS	
<p>* A 4 ft. wide minimum sidewalk required on 8 1/2 Mile Road, North 34th Lane, and both sides of all interior streets. A 5 ft. wide minium sidewalk required along North Ware Road (F.M2220). Revisions Needed: -Revise note #9 as shown above, finalize wording for note prior to final. **Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final. **Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Non-compliance
	Required

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

BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Ware Road, North 34th Lane, 8 1/2 Mile Road for Block IV and Lots 116-123 Block III.</p> <p>Revisions Needed:</p> <p>- Revise note#17 as shown above, finalize wording for note prior to final.</p> <p>**Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p> <p>**Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Non-compliance
	Applied
	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along North Ware Road (F.M2220), 8 1/2 Mile Road for Block IV and Lots 116-123 Block III, North 34th Lane, North 38th Street for Block IV.</p> <p>Revisions Needed:</p> <p>-Revise note #10 as shown above, finalize wording for note prior to final.</p> <p>**Must comply with City Access Management Policy</p> <p>For Block III, as applicable:</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance for 5 or more dwelling units on each lot if applicable.</p> <p>**Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final.</p> <p>***Zoning Ordinance: Section 138-210.</p> <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>**Proposing: Common areas must be maintained by the Lot Owners, HOA, and not the City of McAllen.</p> <p>*** Note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>***Section 110-72 applies if public subdivision is proposed.</p> <p>Revisions Needed:</p> <p>Developer/Homeowner's Association/Owner notes must be revised to include all blocks, finalize note wording prior to final.</p> <p>****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</p> <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Section 110-72 applies if public subdivision is proposed.</p> <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	Non-compliance
	Applied
	Required
	NA
	Non-compliance
	Required

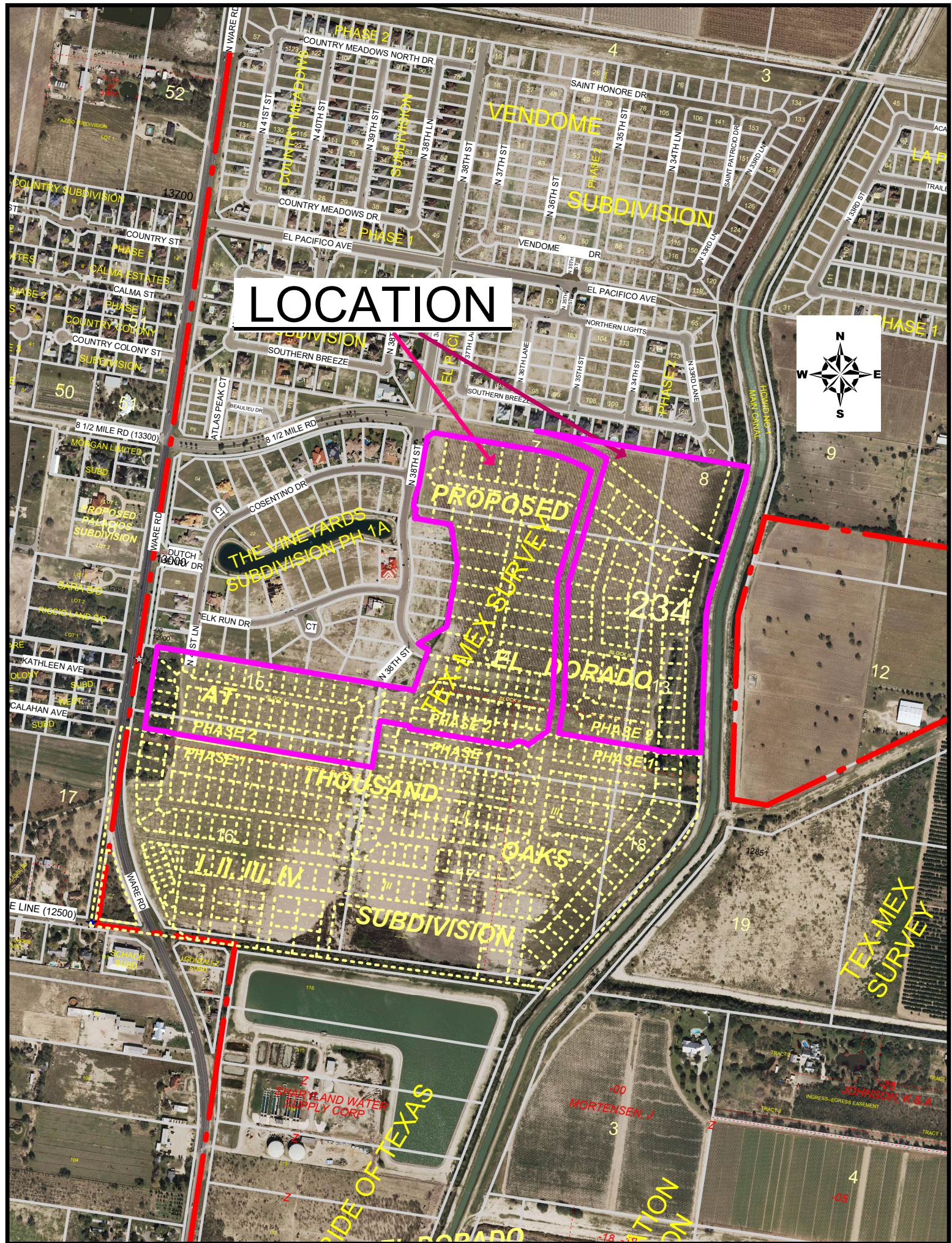
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area. **Proposed subdivision layout is compliant with proposed zoning requirements, lot width and area compliance to finalized once zoning requirements have been established, finalize prior to final. **Zoning Ordinance: Section 138-356 	Compliance
	TBD
ZONING/CUP	
<ul style="list-style-type: none"> * Existing R-1 (Single-Family Residential) District Proposed : R-1 (Single-Family Residential) District (Blocks I,II, & IV) and R-3A (Multi-family Residential) District (Block III) *Planning and Zoning Commission recommended approval of the request from R-1 to R-3A for Block III portion of this development at their meeting of July 12, 2023. The item is scheduled for the City Commission meeting of August 14, 2023. **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 *Planning and Zoning Commission recommended approval of the request from R-1 to R-3A for Block III portion of this development at their meeting of July 12, 2023. The item is scheduled for the City Commission meeting of August 14, 2023. **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
	Required
PARKS	
<ul style="list-style-type: none"> * 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 lots/dwelling units prior to final. 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. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. 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 lots/dwelling units prior to final. 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. * 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
	TBD
	TBD
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Master Trip Generation for both Phase I and II has been approved. Master TIA has been approved with conditions. * As per Traffic Department, Master Trip Generation for both Phase I and II has been approved. Master TIA has been approved with conditions. 	Compliance
	Compliance

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none">*Must comply with City's Access Management Policy.*Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording.**Clarify proposed use of Lot B, subdivision requirements subject to change and additional notes may be required as applicable, once clarified.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied

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



SUB 2023-0070



Planning Department

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

Project Information	Subdivision Name <u>6400 INDUSTRIAL CENTER SUBDIVISION</u>	
	Location <u>SOUTH SIDE OF FM 1016 (MILITARY HIGHWAY) 300' WEST OF S. 10TH ST.</u>	
	City Address or Block Number <u>5800 S. 10TH ST</u>	
	Number of Lots <u>1</u>	Gross Acres <u>5.2</u> Net Acres <u>5.2</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Existing Zoning <u>C-4</u> Proposed Zoning <u>C-4</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>VACANT</u> Proposed Land Use <u>Warehouse</u> Irrigation District # <u>3</u>	
	Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>0</u>	
	Parcel # <u>189314</u> Tax Dept. Review <u>MR 210-23</u>	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>A 5.20 ACRES OUT OF LOT 3, SECTION 4, HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS.</u>		
Owner	Name <u>MARIO E. GONZALEZ</u>	Phone <u>956-780-3608</u>
	Address <u>3500 DURANGO AVE. BLDG</u>	E-mail <u>mariopcosacbs.com</u>
	City <u>MCALLEN</u>	State <u>TX</u> Zip <u>78503</u>
Developer	Name <u>SAME</u>	Phone _____
	Address _____	E-mail _____
	City _____ State _____	Zip _____
	Contact Person _____	
Engineer	Name <u>NAIN ENGINEERING</u>	Phone <u>(956) 784-0218</u>
	Address <u>526 N. 5TH ST.</u>	E-mail <u>nainengineering@yahoo.com</u>
	City <u>DONNA</u>	State <u>TX</u> Zip <u>78537</u>
	Contact Person <u>WILLIE</u>	
Surveyor	Name <u>OSCAR HERNANDEZ</u>	Phone _____
	Address <u>3007 S. TOWER RD.</u>	E-mail _____
	City <u>HARLINGEN</u>	State <u>TX</u> Zip <u>78552</u>

JUL 10 2023

BY: cw

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

- \$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  Date 7/7/18

Print Name Mario E. Gonzalez

Owner ☒

Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application

GO CANAL COMPANY SUBDIVISION

LOCATION

MILITARY HIGHWAY



5700

2

PARK PHASE 2 SUBDIVISION

PROPOSED
6400
INDUSTRIAL CENTER
SUBDIVISION

TEX-MART
#38

10TH ST

VANESSA AVE

12TH ST

11TH ST

RETIREE HAVEN
UNITS 1 & 2

WANDA

12TH ST

11TH ST

ZELDA AVE

7

6400 INDUSTRIAL CENTER
SUBDIVISION

A 5.20 ACRE TRACT OF LAND LYING IN THE NORTH 482 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF LT 3, SECTION 4, HIDALGO CANAL COMPANY SUBDIVISION HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME "O", PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

COMMENCING AT A POINT FOR THE SOUTHEAST CORNER OF LOT 3, SECTION 4, THENCE N 08°33'02" E, 178.00 FEET AND N81°25'30" W, 54.25 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED AND THE POINT OF BEGINNING OF THIS TRCAT:

THENCE: N 81°25'30" W, ALONG THE NORTH LINE OF RETREEE HAVEN SUBDIVISION UNIT No. 2, RECORDED IN VOLUME 2, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, A DISTANCE OF 678.45 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: N 08°38'06" E, A DISTANCE OF 422.00 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH R.O.W. LINE OF W. MILITARY HIGHWAY (FM 1016) FOR THE NORTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: S 81°33'40" E, ALONG SAID SOUTH R.O.W. LINE OF W. MILITARY HIGHWAY (FM 1016), A DISTANCE OF 377.08 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: S 08°26'20" W, ALONG THE WEST LINE OF LOT 1, TEX-ME SUBDIVISION No. 38, RECORDED IN VOLUME 36, PAGE 54B, MAP RECORDS, HIDALGO COUNTY, TEXAS, A DISTANCE OF 200.00 FEET TO 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF SAID LOT 1 AND FOR AN INTERIOR CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: S 81°33'40" E, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 299.83 FEET TO A 1/2" IRON ROD FOUND ON THE WEST R.O.W. LINE OF S.H. 336 (S. 10TH STREET) FOR AN EXTERIOR CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: S 08°24'54" W, ALONG THE WEST R.O.W. LINE OF SAID S.H. 336 (S. 10TH STREET), A DISTANCE OF 223.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.20 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, WE, THE UNDERSIGNED, OWNER(S) OF THE LAND ON THIS PLAT, AND DESIGNATED AS 6400 INDUSTRIAL CENTER SUBDIVISION TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATRELINES, SEWER LINES, 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.

OWNER: INTER INVESTMENTS, LLC
MEMBER: MARIO E GONZALEZ
ADDRESS: 3500 DURANGO AVE. BLDG R SUITE A
McALLEN TEXAS 78503

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 12-19-2022

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 3

ON THIS THE ____ DAY OF _____, 20 ____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACE UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 3 RIGHTS-OF-WAYS OR EASEMENTS.

ATTEST: _____

PRESIDENT

SECRETARY

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODES 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

DATE

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

CHAIRMAN, PLANNING COMMISSION

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

MAYOR, CITY OF McALLEN

STATE OF TEXAS
COUNTY OF HIDALGO

I, OSCAR HERNANDEZ, 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 AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

OSCAR HERNANDEZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5005
3007 SOUTH TUCKER ROAD
HARLINGEN, TEXAS 78552

STATE OF TEXAS
COUNTY OF HIDALGO

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

Guillermo Arratia P.E.

6/12/2023

GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER No. 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537



DATE OF PREPARATION: JUNE 11, 2023

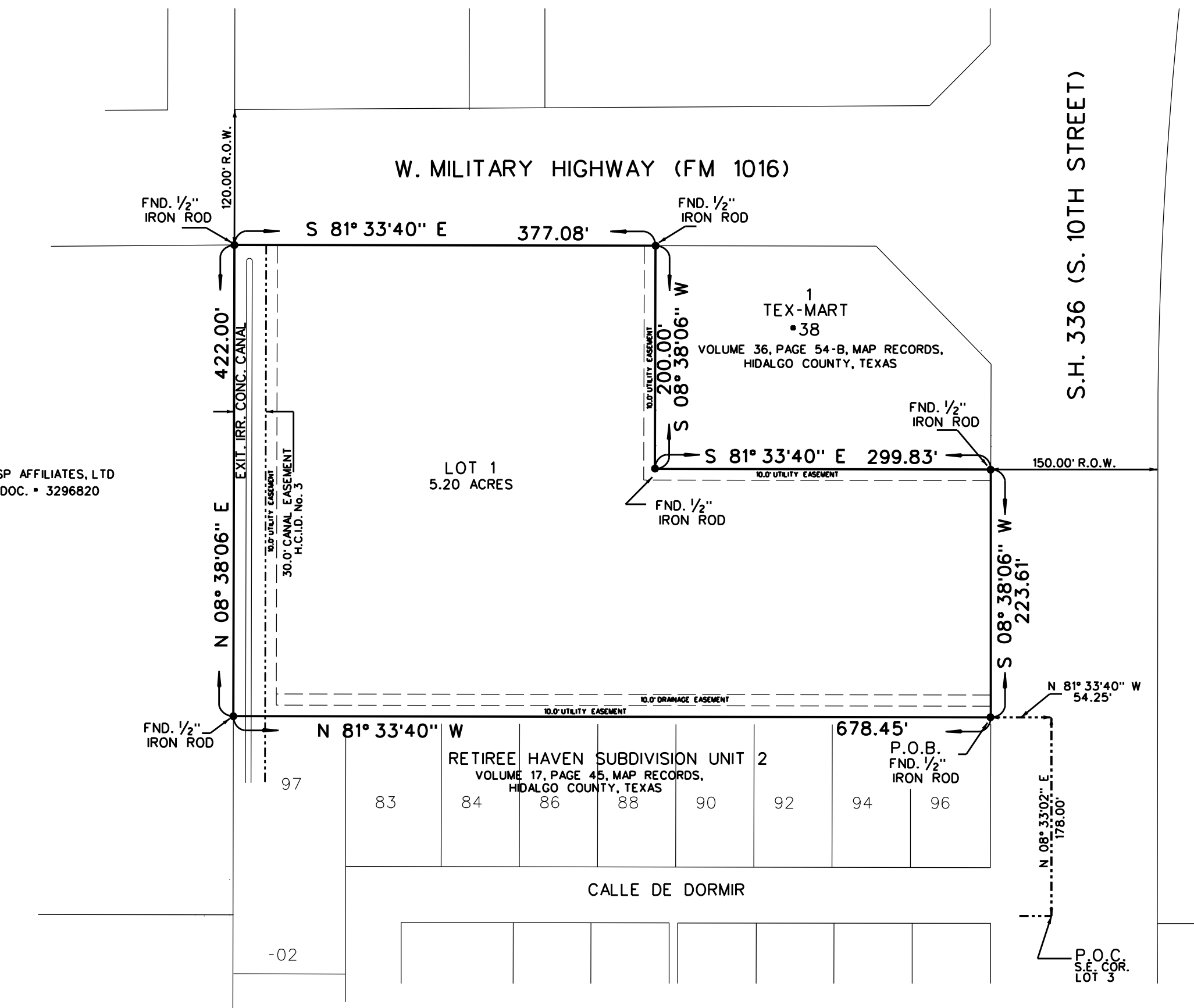
NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER

526 N. 5TH STREET
DONNA, TEXAS. 78537

FIRM No. 9050

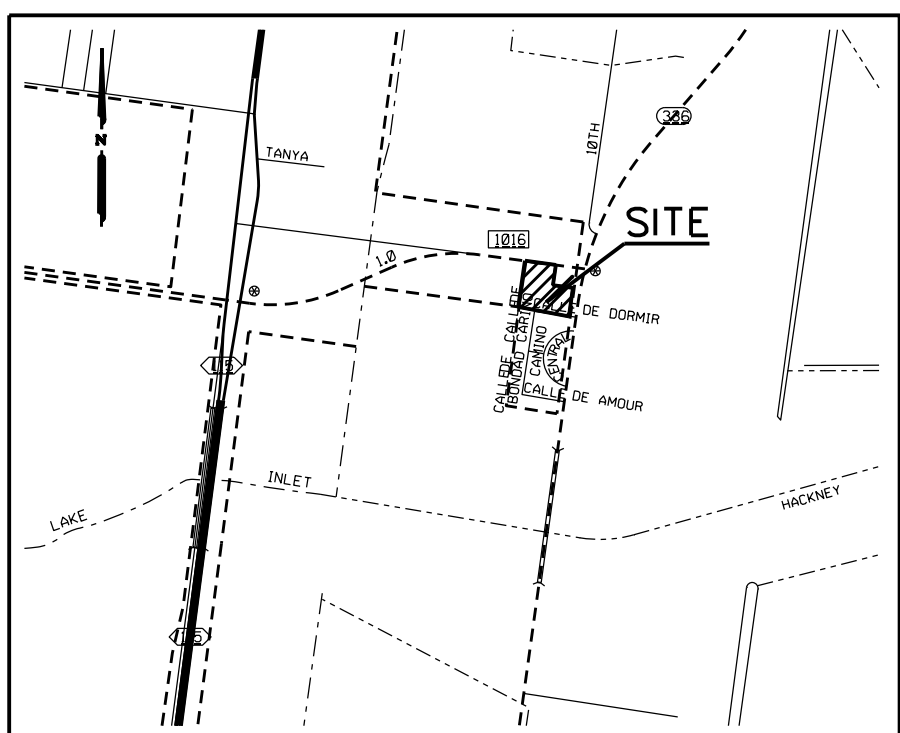
PH. (956) 784-0218

E-MAIL: NAINENGINEERING@YAHOO.COM



SC" 1" = 100'

MSP AFFILIATES, LTD
DOC. # 3296820



LOCATION MAP

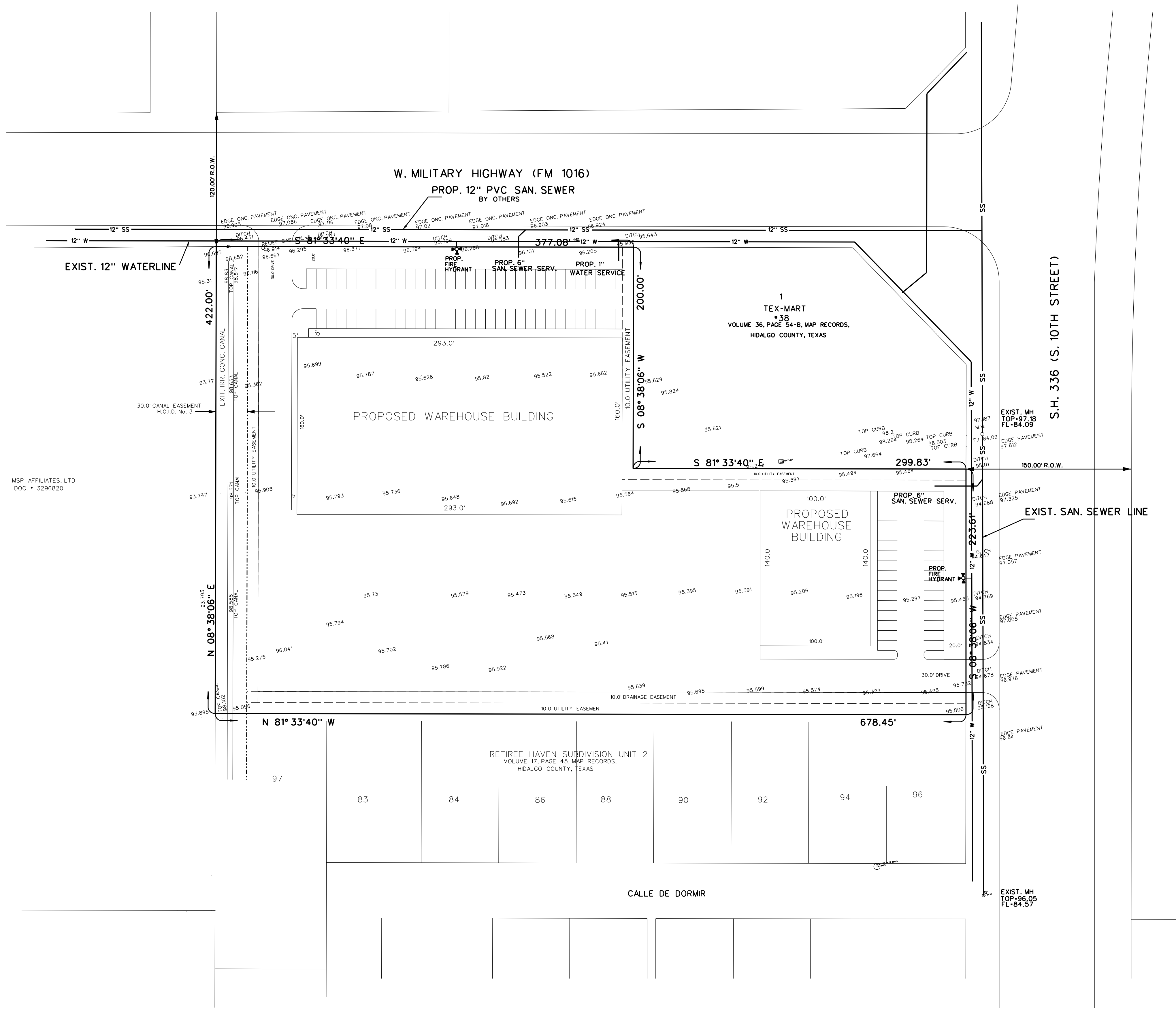
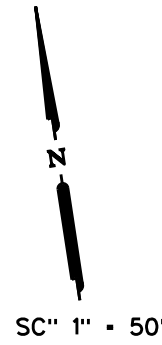


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



MSP AFFILIATES, LTD
DOC. # 3296820



6400 INDUSTRIAL CENTER
SUBDIVISION

UTILITY LAYOUT

NAIN ENGINEERING, L.L.C.

CONSULTING ENGINEER

526 N. 5TH STREET
DONNA, TEXAS 78537

PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

STATE OF TEXAS

GUILLERMO A. ARRATIA

94001

LICENSED PROFESSIONAL ENGINEER

6/12/2023



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/20/2023

SUBDIVISION NAME: 6400 INDUSTRIAL CENTER

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

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 for 75 ft. from centerline for 150 ft. total ROW

Paving: By the state Curb & gutter: By the State

Revisions Needed:

-Provide for dedication as noted above on plat prior to final.

-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.

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.

Paving _____ Curb & gutter _____

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

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

* 1,200 ft. Block Length.

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac.

**Subdivision Ordinance: Section 134-105

Non-compliance

Non-compliance

NA

NA

Compliance

NA

NA

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

ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial, industrial, and multi-family properties. Revisions Needed: -Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end. **Private Access Service Drive Easement must be minimum 24 ft. with 24 ft. of paving and in compliance with Fire and Public Works Department requirements. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: South 10th Street/ Military Highway (F.M. 1016): In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: -Revise plat note as shown above prior to final. *Proposing: 60.0' or greater for easement or approved site plan. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revision Needed: -Revise note as shown above prior to final. **Proposing: Interior Sides: In accordance with the Zoning Ordinance or greater for easements line, or approved site plan whichever is greatest. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revision Needed: -Revise note as shown above prior to final. **Proposing: Interior Sides: In accordance with the Zoning Ordinance or greater for easements line, or approved site plan whichever is greatest. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: Proposed Interior Lot **Zoning Ordinance: Section 138-356	NA
* Garage: Commercial/Industrial Development. **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 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 and South 10th Street as per Engineering Department. ***Proposing: 4 ft. minimum sidewalk is required on W. Military Highway and South 10th Street. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required

BUFFERS	
<p>* 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</p>	Non-compliance
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions needed: -In note#10 revise reference from "walls" to "wall", review note as noted above, review and revise as applicable prior to final. **Landscaping Ordinance: Section 110-46</p>	Non-compliance
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along South 10th Street. Revision Needed; -Include note as shown above, prior to final. **As per Traffic Department, As per McAllen Access Management Policy, spacing requirement for Military Highway is 425 ft. between any existing and proposed access, spacing requirement for S. 10th Street is 425 ft. between driveways and entrances, no additional driveways will be allowed along S. 10th Street ***Must comply with City Access Management Policy*</p>	Non-compliance
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	Required
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: -Include note as shown above, prior to final. **Note subject to change once subdivision requirements have been finalized. Finalize wording prior to final.</p>	Non-compliance
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	Applied
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	NA
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	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: C-4(Commercial-Industrial) District Proposed: C-4(Commercial-Industrial) District **Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. As per application dated July 10th,2023 proposed land use is C-4 (Commercial Industrial) District. 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 July 10th,2023 proposed land use is C-4 (Commercial Industrial) District. Commercial developments do not apply to Parks.	NA
* Pending review by the City Manager's Office. As per application dated July 10th,2023 proposed land use is C-4 (Commercial Industrial) District. Commercial developments do not apply to Parks.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat. Pending Items: -As per Traffic Department, Trip Generation required to determine if TIA is 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 THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied

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



GO CANAL COMPANY SUBDIVISION

LOCATION

MILITARY HIGHWAY

PROPOSED
6400
INDUSTRIAL CENTER
SUBDIVISION

TEX-MART

10TH ST

VANESSA AVE

12TH ST

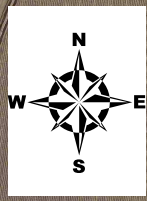
11TH ST

WANDA

RETFREE HAVEN
UNITS 1 & 2

PARK PHASE 2 SUBDIVISION

ZELDA





Planning Department

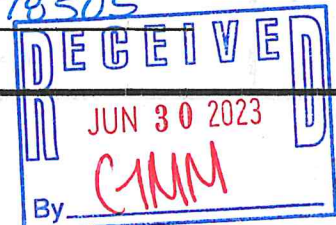
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

SUB 2023-0004

Project Information	Subdivision Name	<u>JLG Subdivision</u>		
	Location			
	City Address or Block Number	<u>9212 N. BENTSEN PALM DR</u>		
	Number of Lots	<u>6</u>	Gross Acres	<u>10.0</u> Net Acres <u>8.52</u> ETJ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Existing Zoning	<u>ETJ</u>	Proposed Zoning	<u>ETJ</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____
	Existing Land Use	<u>House on Lot 1 & 6</u>	Proposed Land Use	<u>Residential</u> Irrigation District # <u>6</u>
	Replat	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential <input checked="" type="checkbox"/>		
	Agricultural Exemption	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due _____		
	Parcel #	<u>124415</u> <u>1017688</u> <u>97113</u>	Tax Dept. Review	_____
	Water CCN	<input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____		
Legal Description	<u>Bentsen Groves ADDN "C" Lot 3a1</u>			
Owner	Name	<u>Jose Espinoza Glez, Rodrigo Rangel, Yasmir Rangel</u> Phone <u>956-534-3198</u>		
	Address	<u>9212 N Bentsen Palm Dr.</u> E-mail _____		
Developer	City	<u>MISSION</u>	State	<u>TX</u> Zip <u>78574</u>
	Name	<u>Jose Luis Gonzalez Espinoza</u> Phone <u>956-271-3136</u>		
	Address	<u>9212 N Bentsen Palm Dr.</u> E-mail <u>Xgonzalez.atlas@gmail.com</u>		
	City	<u>MISSION</u>	State	<u>TX</u> Zip <u>78574</u>
Engineer	Contact Person	<u>Xitlali Gonzalez</u>		
	Name	<u>Lucas Castillo Jr.</u> Phone <u>956-271-3136</u>		
Surveyor	Address	<u>2820 Gull</u> E-mail <u>Xgonzalez.atlas@gmail.com</u>		
	City	<u>McAllen</u>	State	<u>TX</u> Zip <u>78504</u>
	Contact Person	<u>Xitlali Gonzalez</u>		
	Name	<u>Homero Gutierrez</u> Phone <u>956-369-0938</u>		
Surveyor	Address	<u>P.O. Box 548</u> E-mail <u>homero-gutierrez@sbccglobal.net</u>		
	City	<u>McAllen</u>	State	<u>TX</u> Zip <u>78505</u>

KF



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

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

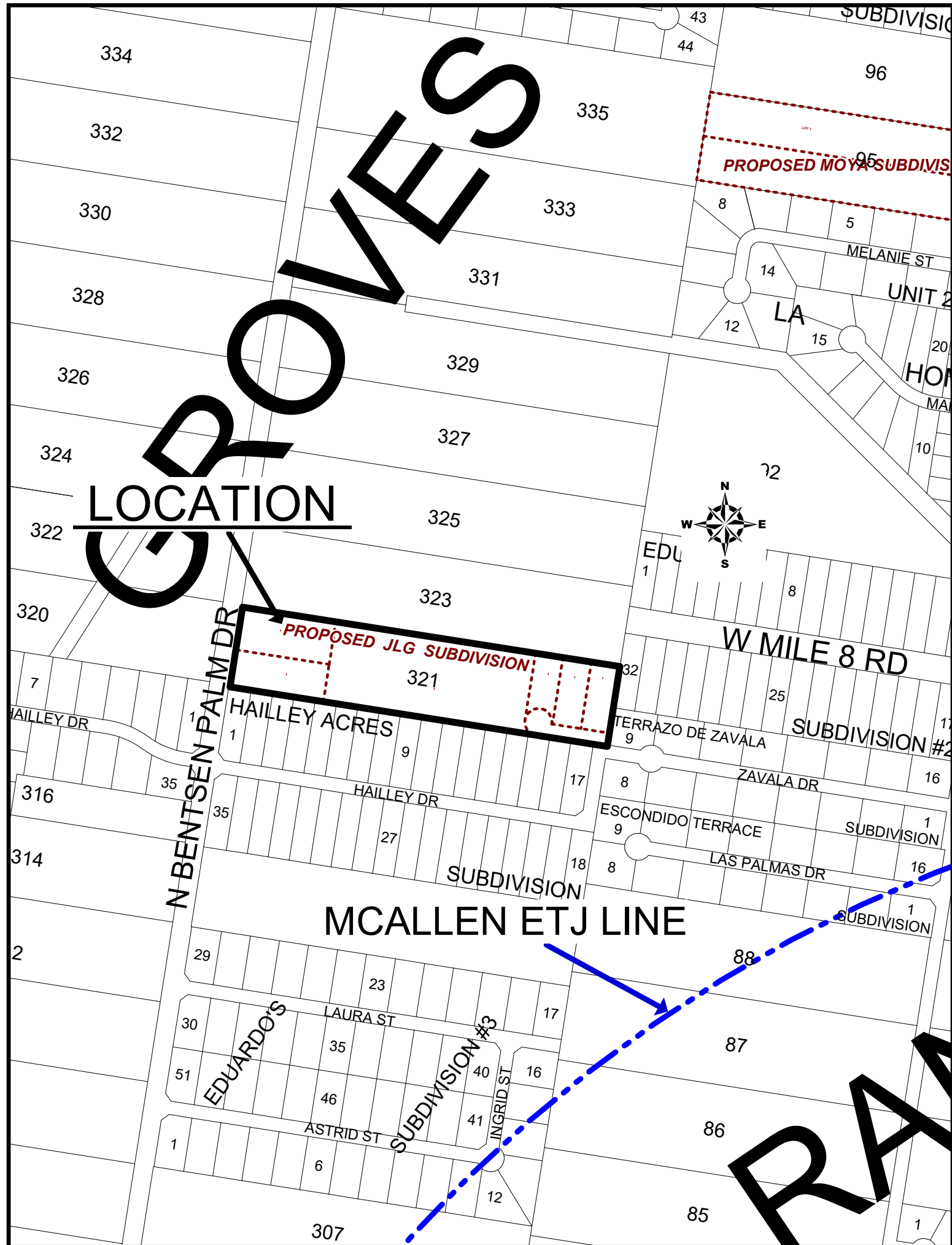
Signature Jose Luis Gonzalez-E Date 06/05/23

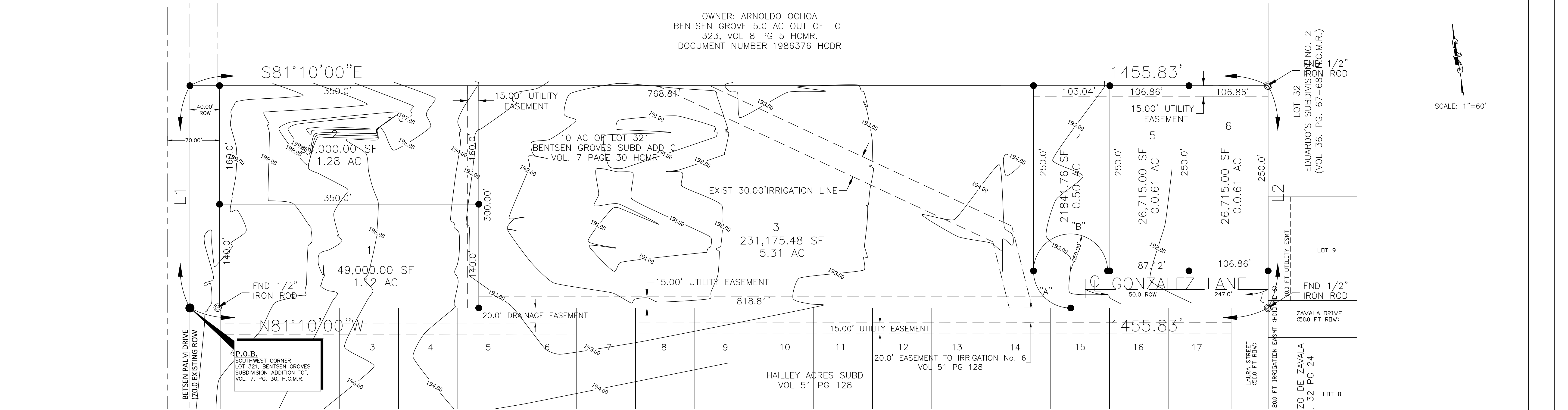
Print Name JOSE LUIS GONZALEZ ESPANA

Owner ☒ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application

PROPOSED LOCATIONS





SUBDIVISION PLAT OF:

JLG SUBDIVISION

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

METES AND BOUNDS

A 10.0 ACRE (436,569.00 SQ.FT.) GROSS, 9.74 ACRE (424,569.00 SQ.FT.) NET., TRACT OF LAND BEING ALL OF LOT 321, BENTSEN GROVES SUBDIVISION ADDITION "C", AN ADDITION TO HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 30, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE NORTHWEST CORNER OF HAILEY ACRES SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 51, PAGE 128, A POINT LYING ON THE CENTERLINE OF BENTSEN PALM DRIVE, BEING THE POINT OF BEGINNING, AND BEING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

BEGINNING AT THE SOUTHWEST CORNER OF LOT 321, BENTSEN GROVES SUBDIVISION ADDITION "C", AN ADDITION TO HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 30, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE NORTHWEST CORNER OF HAILEY ACRES SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 51, PAGE 128, A POINT LYING ON THE CENTERLINE OF BENTSEN PALM DRIVE, BEING THE POINT OF BEGINNING, AND BEING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 08°50'00" EAST, ALONG THE CENTER LINE OF BENTSEN PALM DRIVE, A DISTANCE OF 300.00 FEET, TO A POINT, LYING ON THE CENTER LINE OF SAID ROAD, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

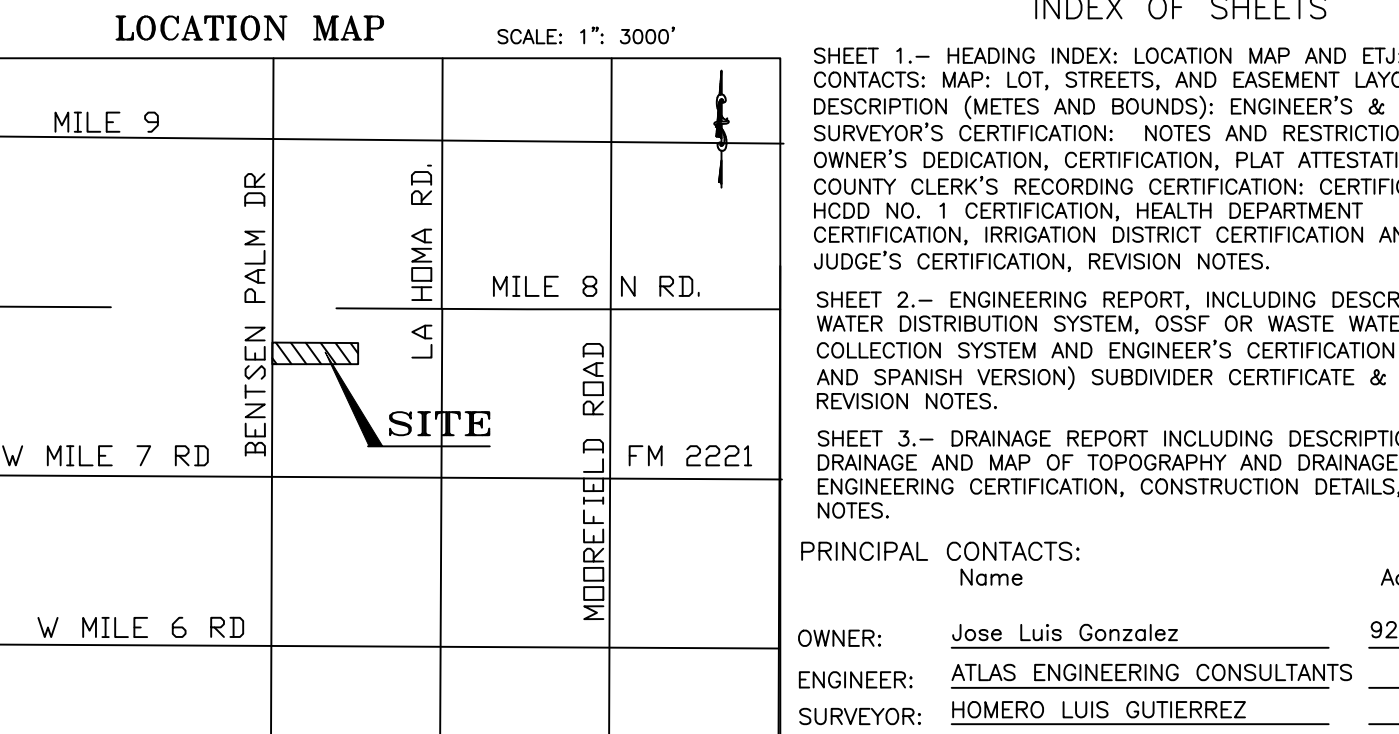
THENCE, SOUTH 81°10'00" EAST, ALONG THE SOUTH LINE OF A 5.0 ACRE TRACT OF LAND THEREOF CONVEYED TO OCHOA ARNOLDO AND MINERVA, AS RECORDED IN DOCUMENT NUMBER 1986376, AT A DISTANCE OF 37.5 FEET PASS A FOUND HALF (1/2) INCH IRON ROD, LYING ON THE EAST RIGHT OF WAY LINE OF SAID DRIVE, A TOTAL DISTANCE OF 1455.83 FEET, TO A FOUND HALF (1/2) INCH IRON ROD, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 08°50'00" WEST, ALONG THE WEST LINE OF EDUARDOS SUBDIVISION No. 2, AS RECORDED IN VOLUME 36, PAGE 67, A DISTANCE OF 300.00 FEET, TO A FOUND HALF (1/2) INCH IRON ROD, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 81°50'00" WEST, ALONG THE NORTH LINE OF HAILEY ACRES SUBDIVISION, AT A DISTANCE OF 1,418.33 PASS A FOUND HALF (1/2) INCH IRON ROD, LYING ON THE EAST RIGHT OF WAY LINE OF BENTSEN PALM DRIVE, A TOTAL DISTANCE OF 1,455.83 FEET, TO A POINT, LYING ON THE CENTER LINE OF SAID ROAD, BEING THE POINT OF BEGINNING, CONTAINING A 10.0 ACRE (436,569.00 SQ.FT.) GROSS, 9.74 ACRE (424,569.00 SQ.FT.) NET., TRACT OF LAND, MORE OR LESS.

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

JLG SUBDIVISION IS LOCATED NORTHWEST SIDE OF HIDALGO COUNTY EAST OF BENTSEN PALM DRIVE, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALTON (POPULATION 14,065). JLG SUBDIVISION LIES APPROXIMATELY 2 MILE FROM THE CITY LIMITS AND IT IS NOT WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 3



INDEX OF SHEETS

SHEET 1.- HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS: MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, PLAT ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATION; CERTIFICATION, HCD NO. 1 CERTIFICATION, HEALTH DEPARTMENT CERTIFICATION, IRRIGATION DISTRICT CERTIFICATION AND COUNTY JUDGE'S CERTIFICATION, REVISION NOTES.

SHEET 2.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER DISTRIBUTION SYSTEM, OSSF OR WASTE WATER COLLECTION SYSTEM AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, REVISION NOTES.

SHEET 3.- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES.

PRINCIPAL CONTACTS:

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

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, Jose Luis Gonzalez, Yasmin Gonzalez, Jose España Gonzalez and Yasmin Isabel Gonzalez AS OWNER OF THE 10.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED JLG SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;

(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

Jose Luis Gonzalez
9212 N. Bentsen Palm Drive
Mission, Texas 78574

DATE

Yasmin Gonzalez
9212 N. Bentsen Palm Drive
Mission, Texas 78574

DATE

Jose España Gonzalez
3310 Zavala Drive
Mission, Texas 78574

DATE

Jose Luis Gonzalez
3304 Zavala Drive
Mission, Texas 78574

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared

Jose Luis Gonzalez, Yasmin Gonzalez, Jose España Gonzalez and Yasmin Isabel Gonzalez

proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

XITLALI YOLANDA GUERRERO RIVERA
MY COMMISSION EXPIRES MAY 19, 2024

NOTARY PUBLIC

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	300.0'	N08°50'00"E
L2	300.0'	S08°50'00"W

CURVE DATA CHART					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
"A"	27°	50.0	235.62'	S 54°7'44.2" W	71.0'

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

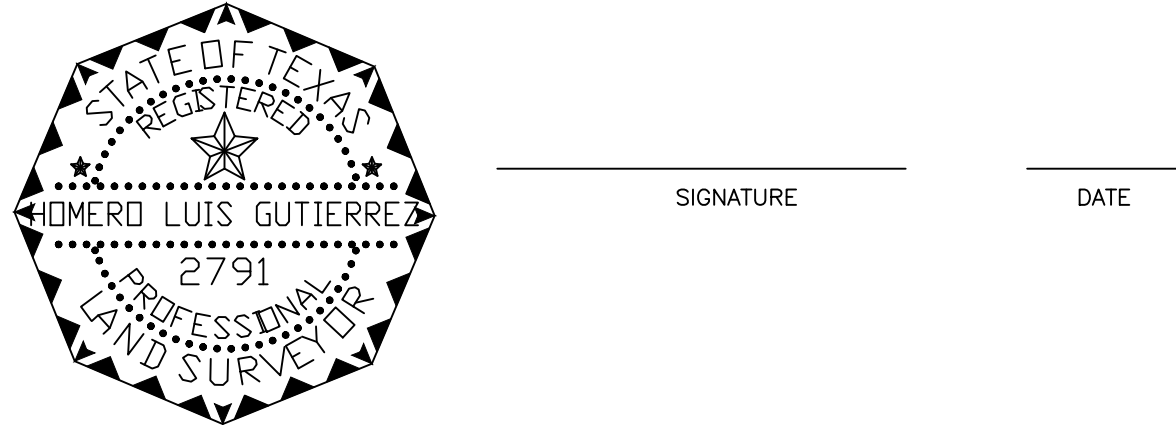
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF JLG SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____.

ENVIRONMENTAL HEALTH DIVISION MANAGER

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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



HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE JLG SUBDIVISION _____ WAS REVIEWED AND APPROVED BY THE Hidalgo County Commissioners Court on _____.

Hidalgo County Judge _____ DATE _____

ATTEST: Hidalgo County Clerk _____ DATE _____

REVISION NOTES				
No.	Sheet	REVISION	Date	Approved

PLAT NOTES AND RESTRICTIONS:

1.- FLOOD ZONE DESIGNATION:
ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN COMMUNITY-PANEL NUMBER 480334 0290 D JUNE 6, 2000.

THE AREAS WITHIN THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN, COMMUNITY-PANEL NO. 480334 0290 D, JUNE 6, 2000. EFFECTIVE DATE: JUNE 6, 2000. OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

3.- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION. TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS, AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

4.- LEGEND - DENOTES 1/2" IRON ROD WITH A PLASTIC CAP 4856 SET UNLESS OTHERWISE NOTED.

6.- MINIMUM BUILDING SETBACK LINES:

FRONT	25.00'
SIDE	5.00'
REAR	15.00'
FRONT GARAGE.....	18.00'

7.- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 17,600 CUBIC FEET (0.4 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No. 3

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

9.- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. 1- ELEV. ____ N.A.V.D. 88 DATUM.

10.- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

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

12.- THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.

13.- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

14.- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.

Jose Luis Gonzalez, Yasmin Gonzalez, Jose España Gonzalez and Yasmin Isabel Gonzalez THE OWNER & SUBDIVIDER OF RRR SUBDIVISION No 1 RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No.2 OF THIS PLAT.

15.- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

IRRIGATION DISTRICT NO. 6.

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

BOARD MEMEBER _____ DATE _____

APPROVED BY DRAINAGE DISTRICT:

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

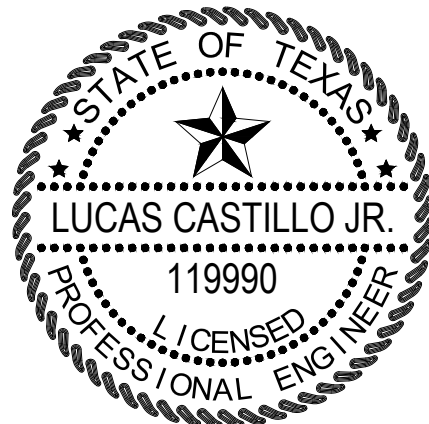
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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



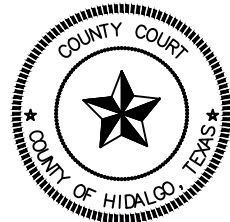
SIGNATURE

DATE

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY



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

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


SIGNATURE _____ DATE _____

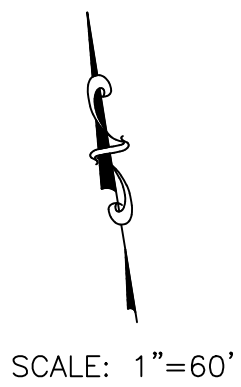
WATER SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). THE SUBDIVIDER AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND S.W.S.C. HAS PROVIDED DOCUMENTATION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

ANALYSIS: AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE EAST RIGHT OF WAY
LINE OF BENTSEN PALM DRIVE
THE WATER SYSTEM FOR JLG SUBDIVISION CONSISTS OF AN 8" DIAMETER WATERLINE THAT
CONNECTS INTO THE EXISTING 8" DIAMETER WATERLINE ON THE WEST SIDE OF LAURA STREET.
FROM THE 8" DIAMETER WATERLINE, THERE ARE SIX (6) 1" DUAL SERVICE LINES RUNNING TO PAIR
OF LOTS BEFORE SPLITTING INTO TWO 3/4" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE
WATER METER BOXES FOR EACH LOT.

SIGNATURE _____ DATE _____

1.- I (WE), Jose Luis Gonzalez, Yasmin Gonzalez, Jose España Gonzalez and Yasmin Isabel Gonzalez SUBDIVIDERS OF JLG SUBDIVISIONS HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.





BY: _____ DEPUTY



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/20/2023

SUBDIVISION NAME: JLG SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Bentsen Palm Drive: Dedication as required for 40 ft. from centerline for 80 ft. total ROW
Paving: 52 ft. Curb & gutter: both sides
Revisions required:
- Label centerline prior to final.
- Show and label the "existing ROW" prior to final. If 70 ft. is existing ROW please label accordingly.
- Show and label "ROW dedicated by this plat" prior to final. It's not clear if 40 ft. is existing or dedicated by this plat.
- For the existing ROW, reference the document number on the plat and provide a copy for staff review prior to final.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording.
**COM Thoroughfare Plan

Non-compliance

Gonzalez Lane (interior street): Dedication as required for 50 ft.
Paving: 32 ft. Curb & gutter: both sides
Revisions required:
- Clarify if it is a public or private subdivision prior to final. For private subdivision, gate details are required and ROW may need to increase prior to final.
- Show the distance between the centerline of proposed Gonzalez Lane and existing Zavala Drive prior to final. Street jogs with centerline offsets of less than 125 ft. are not allowed.
- Finalize the name of the street with City prior to final.
- Cul-de-Sac requires 96 ft. of paving face to face with 10 ft. of additional ROW around it. Submit paving layout and revise Cul-de-Sac ROW accordingly prior to final.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording.
**COM Thoroughfare Plan

Non-compliance

N/S Quarter Mile Collector (east boundary): dedication as required for 30-35 ft. for 60-70 ft. total ROW
Paving: 40-44 ft. Curb & gutter: both sides
Revisions needed:
- Show the ROW dedication as required prior to final.
- Name of the collector must be finalized prior to final. Laura Street (N/S 50 ft. ROW) exists to the south. Street number may be assigned by the City.
**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.
- Revise the plat to comply with the requirement or apply for a variance prior to final.
**Subdivision Ordinance: Section 134-118

Non-compliance

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

<ul style="list-style-type: none"> * 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118 * 600 ft. Maximum Cul-de-Sac - Based on the design, access to lots 3 to 6 are through Zavala Drive or Laura Avenue and Hailey Drive which will exceed 600 ft. Cul-de-Sac requirement. Revise the plat and show a quarter mile collector on the east boundary (Laura Street) prior to final. - Cul-de-Sac requires 96 ft. of paving face to face with 10 ft. of additional ROW around it. Submit paving layout and revise Cul-de-Sac ROW accordingly prior to final. **Subdivision Ordinance: Section 134-105 	NA
	Non-compliance
ALLEYS	
<ul style="list-style-type: none"> ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106 	NA
SETBACKS	
<ul style="list-style-type: none"> * Front: Lots 1 & 2: 45 ft. or greater for easements, or inline with the existing structures, whichever is greater Other Lots: 25 ft. or greater for easements - Revise the plat note as shown above prior to final. - Proposed: 25 ft. **Zoning Ordinance: Section 138-356 * Rear: 15 ft. or greater for easements - Revise the plat note as shown above prior to final. - Proposed: 15 ft. **Zoning Ordinance: Section 138-356 * Sides: 6 ft. or greater for easements - Revise the plat note as shown above prior to final. - Proposed: 6 ft. **Zoning Ordinance: Section 138-356 * Corner: 10 ft. or greater for easements - If the plat is revised to show a quarter mile collector along the east side of the property, add a plat note as shown above prior to final. **Zoning Ordinance: Section 138-356 * Garage: 18 ft. except where greater setback is required, greater setback applies. - Revise the plat note as shown above prior to final. - Proposed: Front Garage: 18 ft. **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Non-compliance
	Non-compliance
	Non-compliance
	Non-compliance
	Non-compliance
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on Bentsen Palm Drive, both sides of all interior streets, and N/S collector street. - Add a plat note as shown above prior to final once the name of the collector street is finalized. - Clarify with Engineering Department as they may require 5 ft. sidewalk. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Non-compliance
	Required

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

BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along N/S collector street. - Add a plat note as shown above prior to final once the name of the collector street is finalized. **Landscaping Ordinance: Section 110-46 	Non-compliance
<ul style="list-style-type: none"> * 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
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Non-compliance
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along N/S collector street. - Add a plat note as shown above prior to final once the name of the street is finalized. **Must comply with City Access Management Policy 	Non-compliance
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. 	NA
<ul style="list-style-type: none"> * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Clarify if this is a public or private subdivision prior to final. If private subdivision is proposed, add a plat note as shown above prior to final. 	TBD
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	NA
<ul style="list-style-type: none"> * 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. - Clarify if the subdivision is public or private and add a plat note as shown above and reference the correct Section (Section 134-168 if private and Section 110-72 if public) **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Non-compliance
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Provide a copy of the HOA draft document prior to final. - A plat note to reference the HOA document number must be finalized prior to final. Contact staff for any questions. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Non-compliance
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 	Applied

<ul style="list-style-type: none"> * Minimum lot width and lot area - Lot 5 is proposed with 87.12 ft. of frontage and 106.86 ft. of rear side. Lots with septic tanks require 100 ft. minimum frontage. Revise the layout as applicable prior to final. - Verify if curve "A" length is correct as shown to be 235.62 ft. prior to final. - Add curve "B" dimensions to the Curve Data Chart prior to final. - Lot B's frontage seems to be consisting of curve "B" and a line on the ease side of it, since there seems to be 2 points at the southeast corner of Lot 4. Clarify/Label the line on the east side of curve "B" as "L3" and add it to the Line Table prior to final. - Revise the lot areas for Lots 5 & 6, shown as 0.0.61 acres. - Move the lot area label for Lot 2 away of the contour lines to be legible. <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: ETJ Proposed: ETJ ***Zoning Ordinance: Article V 	Applied
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. - Subdivision is located in ETJ. Park fees do not apply to ETJ subdivisions unless they get annexed. 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. - Subdivision is located in ETJ. Park fees do not apply to ETJ subdivisions unless they get annexed. 	NA
<ul style="list-style-type: none"> * Pending review by the Parkland Dedication Advisory Board and City Manager's Office. 	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation for a 6-Lot Single Family subdivision is waived 	Applied
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	NA

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none">- The add up of the lot dimensions and 40 ft. ROW exceeds the property's total length of 1,455.83 ft. Revise lot dimensions as applicable prior to final.- Use a bold line around the original subdivision boundary prior to final.- The ROW shown along Bentsen Palm Drive for this subdivision and the subdivision to the south shown as 70 ft. but there is a notch on the southwest corner of Lot 1. Clarify/revise plat layout prior to final.- Provide the legal description of all adjacent lots on all sides including on the west side of Bentsen Palm Drive prior to final.- Provide the name of the subdivision for Lots 8 and 9 on the east side on the plat prior to final.- Provide the document number for the 30 ft. existing Irrigation easement on the plat and provide a copy for staff review prior to final.- Provide bearing and dimensions for the 30 ft. existing Irrigation easement on the plat prior to final.- Show the distance from the 30 ft. existing Irrigation easement to the lot's corner points prior to final.- Signature blocks including the owner's acknowledgement must comply with Section 134-61 of Subdivision ordinance. If County requires different wording, a separate signature block based on City's code is required prior to recording.- Show the lot layouts of the existing subdivisions on the location map prior to recording. <p>*Must comply with City's Access Management Policy.</p>	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied

LOCATIONS

LOCATION



N BENTSEN PALM DR

PROPOSED JLG SUBDIVISION

W MILE 8 RD

HAILLEY ACRES

HAILLEY DR

TERRAZO DE ZAVALA SUBDIVISION

ZAVALA DR

ESCONDIDO TERRACE SUBDIVISION

LAS PALMAS DR

MCALLEN ETJ LINE

EDUARDO'S SUBDIVISION #3

LAURA ST

ASTRID ST

INGRID ST

RA



City of McAllen

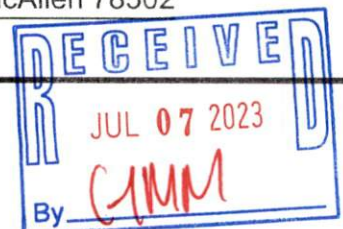
SUB2023-0069

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>LA LOMITA PARADISE</u>	
	Location <u>Pride O'Texas Lot 2 MI 6 1/2 RD McAllen TX 78504</u>	
	City Address or Block Number <u>3500 MILE 6 1/2 RD</u>	
	Number of Lots <u>48</u> Gross Acres <u>10</u> Net Acres <u>9.55</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R2</u> Proposed Zoning _____ Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>vacant</u> Proposed Land Use <u>DUPLEX</u> Irrigation District # <u>HCID1</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential <input checked="" type="checkbox"/> X	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>5,345.55</u>	
	Parcel # <u>262591</u> Tax Dept. Review <u>MR 7-7-23</u>	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>Lot 2 of the Resubdivision of Lots 164-171, Inclusive Pride O'Texas Subdivision Hidalgo County, Texas</u>		
Owner	Name <u>Sergio Morales</u>	Phone <u>956 638 0741</u>
	Address <u>509 West Nolana Ave</u>	E-mail <u>eh@smartpecunia.me</u>
	City <u>McAllen</u> State <u>TX</u>	Zip <u>78504</u>
Developer	Name <u>LA LOMITA PARADISE LLC</u>	Phone <u>956.638.6548</u>
	Address <u>808 S Shary Rd Ste 5 # 330</u>	E-mail <u>sp.rgv@pm.me</u>
	City <u>Mission</u> State <u>TX</u>	Zip <u>78572</u>
	Contact Person <u>Mariel Alejandra Grosso</u>	
Engineer	Name <u>ALPHA ENGINEERING</u>	Phone <u>956 363 0768</u>
	Address <u>130 W Magnolia</u>	E-mail <u>info@alpha-eng.us</u>
	City <u>La Feria</u> State <u>TX</u>	Zip <u>78559</u>
	Contact Person <u>Juan Gamez</u>	
Surveyor	Name <u>Pena Engineering</u>	Phone <u>956 682 8812</u>
	Address <u>PO BOX 4320</u>	E-mail _____
	City <u>McAllen</u> State <u>TX</u>	Zip <u>McAllen 78502</u>



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

- \$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  Date July 6 2023

Print Name Sergio Morales

Owner ☒ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application

LOCATION

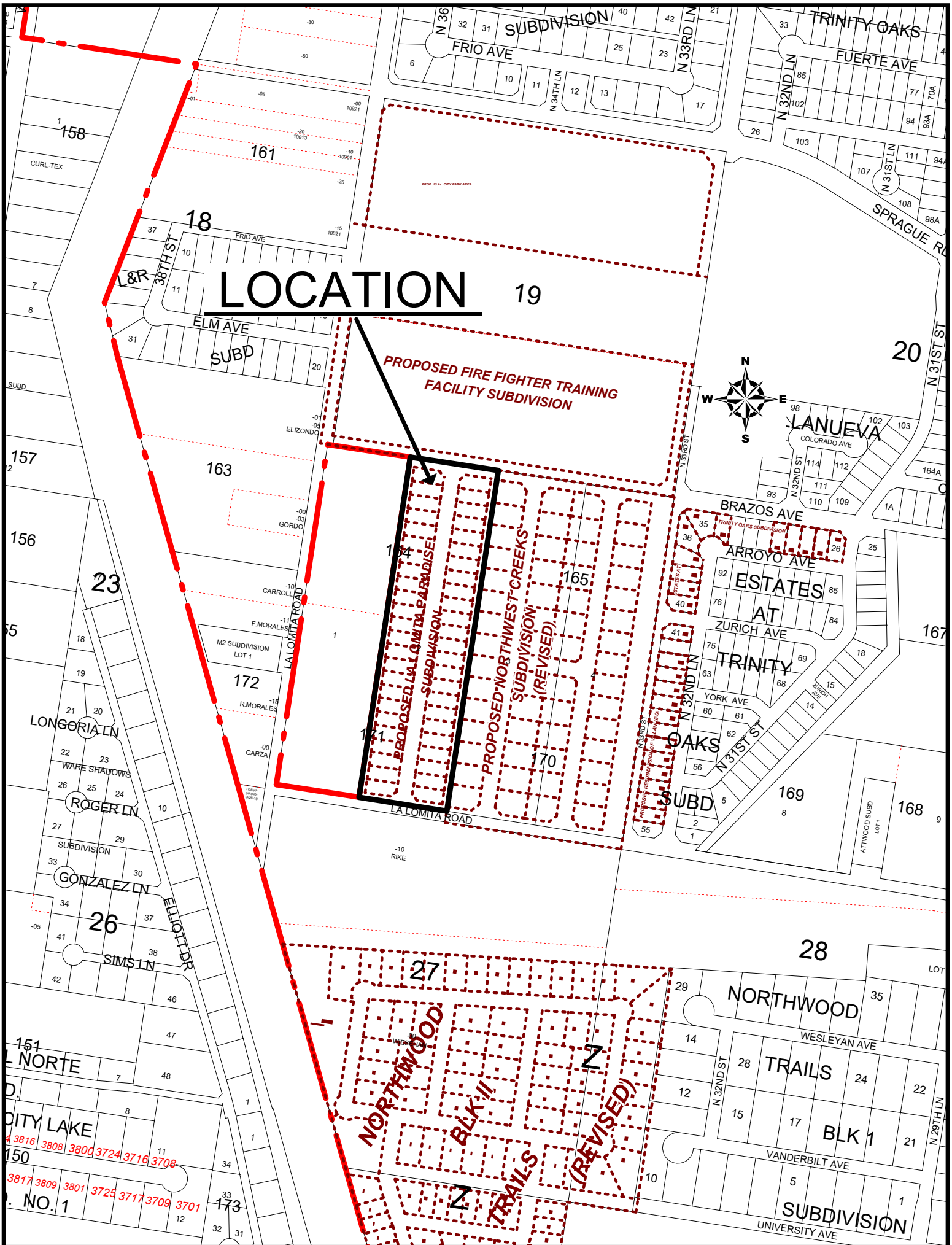
PROPOSED FIRE FIGHTER TRAINING
FACILITY SUBDIVISION



PROPOSED LA LOMITA PARADISE
SUBDIVISION
PROPOSED NORTHWEST CREEKS
SUBDIVISION (REVISED)

NORTHWOOD
BLK II
TRAILS
(REVISED)

NORTHWOOD
WESLEYAN AVE
TRAILS
BLK 1
VANDERBILT AVE
SUBDIVISION
UNIVERSITY AVE






LOCATION MAP
SCALE 1"=1250'



SCALE 1" = 60'

LEGEND	
	Conc. Monu. Set
	Conc. Monu. Found
	Iron Pin Found
	1/2" Iron Pin Set
	CPS Found

FLORIS ROGUE & MARIA JUAREZ
& HEYR A. FLORES
PRIDE O' TEXAS
LOT 27 24AC OR 25AC NET



NOTES:

- 1.) THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AREAS DETERMINED TO OUTSIDE 500-YEAR FLOOD PLAIN; ACCORDING TO COMMUNITY PANEL NUMBER:480334-095 D, MAP REVISED: JUNE 6, 2000, AS PREPARED BY FEMA, BASED ON GRAPHICAL REPRESENTATION.
- 2.) BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 1983, TEXAS SOUTH ZONE.
- 4.) MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
- 5.) THIS PRELIMINARY PLAT IS NOT TO BE RECORDED FOR ANY REASON WHATSOEVER.
- 6.) 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses
- 7.) 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses

SURVEYOR'S CERTIFICATE:

I, ROBERT L. CLOSNER, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY STATE THAT THIS SURVEY PLAT WAS PREPARED FROM RESEARCH INFORMATION, AND FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, AND THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE BEST OF MY KNOWLEDGE. ALL DISTANCES ARE IN FEET.

ROBERT L. CLOSNER, JR., R.P.L.S.
REG. NO. 5983

MAY 2023
DATE OF SURVEY

ENGINEER'S CERTIFICATE:

I, JUAN M. GAMEZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, TO THE BEST OF MY KNOWLEDGE.

JUAN M. GAMEZ, P.E.
REG. NO. 109884

DATE

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: SMART PECUNIA LLC				
ENGINEER: JUAN M. GAMEZ, P.E.	130 W MAGNOLIA	LA FERIA, TX 78599	(956) 363-0768	
SURVEYOR: ROBERT CLOSNER, JR.	PO BOX 170	MERCEDES, TX 78570	(956) 565-2688	(956) 565-0347

ADDRESS

CITY & ZIP

PHONE

FAX

130 W MAGNOLIA
PO BOX 170

LA FERIA, TX 78599
MERCEDES, TX 78570

(956) 363-0768
(956) 565-2688

(956) 565-0347

ALPHA
INFRASTRUCTURE
Engineering PLLC

130 W MAGNOLIA
LA FERIA, TX
Phone: (956) 363-0768
Fax: 1-888-747-3965
Email: info@alpha-engus
TEXAS ENGINEERING FIRM N.O. F-15540

PRELIMINARY PLAT LA LOMITA PARADISE SUBDIVISION

BEING 10.00 ACRES OF LAND, MORE OR LESS, LOT 2 OF THE RESUBDIVISION OF LOTS PRIDE O' TEXAS "A" ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 7, PAGE 48 MAP RECORDS, HIDALGO COUNTY, TEXAS

JCS ENGINEERING AND SURVEYING
PO BOX 170 PHONE (956) 565-2688
MERCEDES, TX. 78570 FAX (956) 565-0347
TEXAS ENGINEERING FIRM REGISTRATION NO. F-9911
TBPLS FIRM REGISTRATION NO. 10084200



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/21/2023

SUBDIVISION NAME: LA LOMITA PARADISE

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

La Lomita Rd.(Mile 6 1/2 Road): proposed 60 ft. dedication from centerline for 80 ft. total ROW
Paving: 52 ft. - 65 ft. Curb & gutter: both sides

Revisions required:

- Show the document number on the plat for the existing ROW and provide a copy for staff review prior to recording.
- If 60 ft. is "dedicated by this plat", label it accordingly prior to final.
- Show and label "total ROW" after ROW dedication prior to final.
- La Lomita Rd.(Mile 6 1/2 Road) is designated as a major collector with 80 ft. ROW. The dedication requirements will be finalized prior to final.
- Revise the name of the street to La Lomita (Mile 6 1/2) Road and with a bigger font to be legible prior to final.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

Brazos Avenue (E/W 1/4 mile Collector on Northern Boundary): 35 ft. ROW dedication for 70 ft. ROW

Paving: 44 ft. Curb & gutter: both sides

Revisions needed:

- Clarify if 35 ft. is dedicated by this plat or existing. Label it accordingly prior to final.
- If existing ROW, show the document number on the plat and provide a copy for staff review prior to final.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

Interior Streets: proposed 60 ft. ROW

Paving: 40 ft. Curb & gutter: both sides

Revisions needed:

- Clarify if the subdivision is proposed to be public or private. If proposed to be private, provide gate details with paving layout prior to final. ROW at gate area may need to increase to comply with 20 ft. minimum face to face paving requirement on each side of the island and 10 ft. additional ROW on each side.

- Contact Staff for name of the interior street(s) prior to final.

- Clarify if the subdivision is proposed to be public or private. If private, add the following after the name of the street(s): "(PRIVATE STREET)"

**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

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

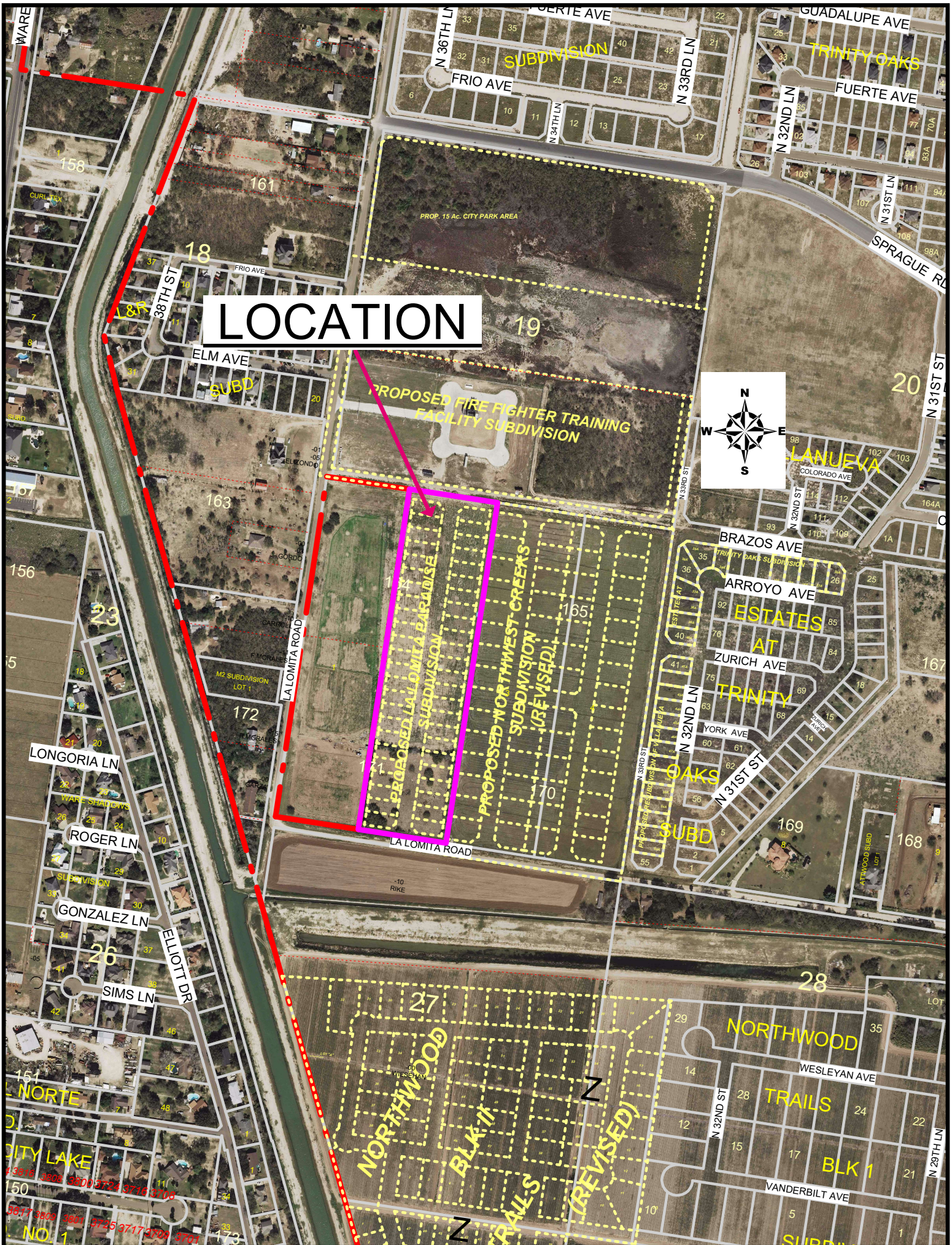
<ul style="list-style-type: none"> * 1,200 ft. Block Length - Show the dimensions and bearing of the subdivision boundary on the plat prior to final. - Based on the survey it seems that the subdivision does not comply with block length requirement. Clarify/revise plat prior to final. **Subdivision Ordinance: Section 134-118 * 900 ft. Block Length for R-3 Zone Districts - Clarify the proposed zone and number of units on each lot prior to final to determine compliance. - Show the dimensions and bearing of the subdivision boundary on the plat prior to final. - Based on the survey it seems that the subdivision does not comply with block length requirement. Clarify/revise plat prior to final. **Subdivision Ordinance: Section 134-118 * 600 ft. Maximum Cul-de-Sac - Cul-de-Sac is not proposed. **Subdivision Ordinance: Section 134-105 	Non-compliance
	TBD
	NA
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft.</p> <ul style="list-style-type: none"> - Alley may need to be looped back to the interior street instead of la Lomita (Mile 6 1/2) Road based on the Traffic Department's requirement prior to final. Revise as applicable. - Clarify if subdivision is proposed to be public or private prior to final. - The application does not include the proposed zone. Clarify prior to final. - The application states the proposed land use as duplex. Clarify if one duplex on each lot is proposed or two. - Cul-de-Sac requirement will be reviewed by staff and finalized prior to final after the items mentioned above are clarified. *Alley/service drive easement required for commercial/multifamily properties **Subdivision Ordinance: Section 134-106 	Non-compliance
SETBACKS	
<ul style="list-style-type: none"> * Front: 20 ft. or greater for easements - Add a plat note as shown above prior to final. - 25 ft. front setback is required if single-family development is proposed. **Zoning Ordinance: Section 138-356 * Rear: 10 ft. or greater for easements - Add a plat note as shown above prior to final. - Rear setback is subject to increase prior to final for access, maneuvering, etc. Clarify if parking is proposed at the rear prior to final. **Zoning Ordinance: Section 138-356 * Sides: 6 ft. or greater for easements - Add a plat note as shown above 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. **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 	Non-compliance
	Non-compliance
	Non-compliance
	Non-compliance
	Non-compliance
	Applied

SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on La Lomita (Mile 6 1/2) Road, Brazos Avenue, and both sides of all interior streets. - Sidewalk requirement may increase to 5 ft. as per the Engineering Department 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 this time. 	<div>Non-compliance</div> <div>Required</div>
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along La Lomita (Mile 6 1/2) Road and Brazos Avenue. - Revise plat note 6 as shown above prior to final. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	<div>Non-compliance</div> <div>Applied</div> <div>Required</div>
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along La Lomita (Mile 6 1/2) Road and Brazos Avenue. - Add a plat note as shown above prior to final. **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - No lots proposed to have 5 or more units. If changed, a site plan review may be required prior to building permit issuance. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Clarify if the subdivision is proposed to be private. If private, add a note as shown above prior to final. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. - Add a note as shown above prior to final. If subdivision is proposed as public, please reference Section 110-72 of the Subdivision Ordinance. **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. - A plat note to cross reference the HOA document number is needed on the plat prior to final. Contact staff with any questions. - Provide a copy of the draft HOA document prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	<div>Non-compliance</div> <div>Applied</div> <div>TBD</div> <div>NA</div> <div>Non-compliance</div> <div>Non-compliance</div>

LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area - Corner lots (Lots 1, 24, 25, and 48) do not comply with Section 138-368 of the Zoning Ordinance: Corner lots shall be at least four feet wider than the minimum lot size in residential. Revise lot width to minimum 54 ft. for corner lots prior to final. - Provide the lot area for irregularly shaped lots on the plat prior to final. - Clarify the number of units on each lot prior to final to check for compliance. **Zoning Ordinance: Section 138-356 	Applied
	Non-compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-2 Proposed _____ - The application does not include the proposed zone. Clarify prior to final.. - The application states the proposed land use as duplex. Clarify if one duplex on each lot is proposed or two. Two duplexes on each lot requires R-3A Zone. ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval - The application does not include the proposed zone. Clarify prior to final.. - The application states the proposed land use as duplex. Clarify if one duplex on each lot is proposed or two. Two duplexes on each lot requires R-3A Zone. ***Zoning Ordinance: Article V 	Non-compliance
	TBD
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. - Clarify the total number of units. As per Parks Department, Land dedication may be required prior to recording. * Park Fee of \$700 per dwelling unit to be paid prior to recording. - Clarify the total number of units. As per Parks Department, Land dedication is required prior to recording. If park fee is proposed in lieu of land dedication, a formal request must be submitted prior to final. * Pending review by the City Manager's Office. - Clarify the total number of units. As per Parks Department, Land dedication is required prior to recording. If park fee is proposed in lieu of land dedication, a formal request must be submitted prior to final. 	Required
	Required
	Applied
TRAFFIC	
<ul style="list-style-type: none"> * 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. 	Non-compliance
	TBD

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none">- Clarify the number of units per lot and proposed zoning prior to final.- Use a solid line for the subdivision boundary before the ROW dedication, including the one shown on La Lomita ROW, prior to final.- Use a darker line for text to be legible.- Clarify the note shown on the east side of the subdivision shown as "3.65' additional ROW dedicated by this Plat"- Revise the name of the N/S Street on the Location Map from "La Lomita Rd." to "N. La Lomita Rd." Prior to final.- Revise the name of "Mile 6 1/2 Rd." to "La Lomita Rd. (Mile 6 1/2 Rd." Prior to final.- Show the layout of the recorded subdivisions on the location map prior to recording.- Signature blocks complying with Section 134-61 of Subdivision ordinance are required prior to recording.- Metes and bounds of the subdivision are required on the plat prior to recording.- Show the lot layouts of the existing subdivisions on the location map prior to recording. <p>*Must comply with City's Access Management Policy.</p>	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied

LOCATION



Sub 2023-0017

City of McAllen

Planning Department

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

Project Information	Subdivision Name <u>Maebelle Estates Subdivision</u>	
	Location <u>500-ft South of Moorefield/Monte Cristo Intersection</u>	
	City Address or Block Number <u>11201 N. MOOREFIELD RD</u>	
	Number of Lots <u>1</u> Gross Acres <u>2.97</u> Net Acres <u>2.95</u> ETJ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning <u>ETJ</u> Proposed Zoning <u>ETJ</u> Rezoning Applied for <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____	
	Existing Land Use <u>Residential</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>HCID 6</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential <input checked="" type="checkbox"/> x	
	Agricultural Exemption <input type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>0</u>	
	Parcel # <u>210028</u> Tax Dept. Review <u>[Signature]</u>	
	Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>A 2.97-Acre Tract of land, more or less, out of Lot 119, Block 3, La Homa Ranch Subdivision, as per map or plat thereof recorded in Volume 8, Page 155, Map Records in the Office of the County Clerk of Hidalgo County, Texas. MM</u>		
Owner	Name <u>Onesimo Guerrero & Griselda Gutierrez</u> Phone _____	
	Address <u>11189 N Moorefield Rd</u> E-mail _____	
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>	
Developer	Name _____ Phone _____	
	Address _____ E-mail _____	
	City _____ State _____ Zip _____	
	Contact Person _____	
Engineer	Name <u>M2 Engineering, PLLC</u> Phone <u>956-600-8628</u>	
	Address <u>1810 E. Griffin Parkway</u> E-mail <u>hector@m2-engineers.com</u>	
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>	
	Contact Person <u>Hector Moreno</u>	
Surveyor	Name <u>Homero L. Gutierrez</u> Phone _____	
	Address <u>P.O Box 548</u> E-mail _____	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78505</u>	

FEB 20 2023

CW

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

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  Date 2-17-23

Print Name Emigdio Salinas, PE

Owner ☐ Authorized Agent ☒

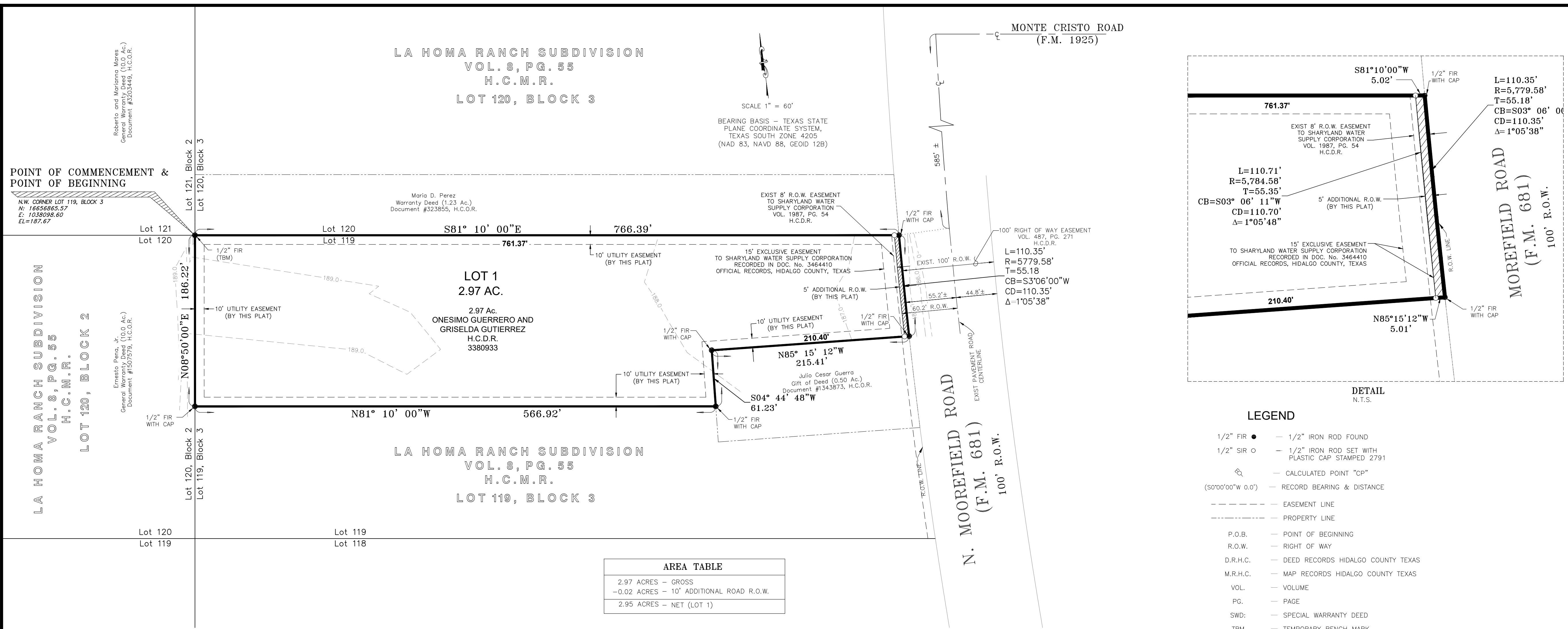
The Planning Department is now accepting DocuSign signatures on application

The map displays a grid of lots within Block 2. Lot numbers are as follows:

- Top row: 124, 123, 122, 121, 120, 119, 118, 117, 116, 115
- Bottom row: 124, 123, 122, 121, 120, 119, 118, 117, 116, 115

A callout box labeled "PROPOSED MAEBELLE SUBDIVISION" points to the area between lots 120 and 119. A north arrow is located in the upper right quadrant. The map is labeled "BLOCK 2" and "BLOCK 3". A vertical road is labeled "N MOOREFIELD RD". A horizontal road is labeled "MONTE CRISTO".

\\server\m2_engineering\m2_engineering (Server)\S Projects\Hidalgo\McAllen\P-XXX-PLAT.dwg, Jul 14, 2023 -- 10:44AM CAD Tech 4



STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I ONESIMO GUERRERO & GRISELDA GUTIERREZ, AS OWNER(S) OF THE 2.97 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MAEBELLE ESTATES, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.

I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134-61 (e)(5) OF THE SUBDIVISION ORDINANCE, THAT

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS; AND
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

14105 IRVING STREET
ALTON, TEXAS 78573

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

CERTIFICATE OF APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT No. 6

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 6, ON THIS _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HOID No. 6 RIGHT-OF-WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE HOID No. 6 MAY HAVE WHETHER SHOWN OR NOT.

PRESIDENT _____ SECRETARY _____

SHARYLAND WATER SUPPLY CORPORATION

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

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

CARLOS LIMA
GENERAL MANAGER

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 §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.

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

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

I, HOMERO LUIS GUTIERREZ, 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 EDINBURG, TEXAS.

DATED THIS THE _____ DAY OF _____, 2023.

FOR PRELIMINARY REVIEW ONLY

HOMERO LUIS GUTIERREZ, R.P.L.S. No. 2791

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

I, THE UNDERSIGNED, EMIGDIO SALINAS, 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 _____, 2023.

FOR PRELIMINARY REVIEW ONLY

EMIGDIO "MILO" SALINAS, P.E.
LICENSED PROFESSIONAL ENGINEER No. 107703
FIRM REGISTERED No. F-19545

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT: SUBJECT PROPERTY IS LOCATED IN ZONE "X". ZONE "X" IS DESCRIBED AS: AREAS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

COMMUNITY-PANEL NUMBER: 480334 0300 D
MAP REVISED DATED: JUNE 6, 2000.

- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF N. MOOREFIELD ROAD (F.M. 681)
- BUILDING SETBACKS NOTE:
MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: 45 FEET OR EASEMENT LINE WHICHEVER IS GREATER;
SIDE: 6 FEET OR EASEMENT LINE WHICHEVER IS GREATER;
REAR: 10 FEET OR EASEMENT LINE WHICHEVER IS GREATER;
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN

- TEMPORARY BENCH MARK (TBM) NOTE:
HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET

BENCHMARK - 1/2-INCH FOUND IRON ROD FOR THE NORTHWEST CORNER OF THIS PROPERTY.
NORTHING=16656865.57
EASTING=1038098.60
ELEVATION=187.67

- DRAINAGE NOTE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 5,450 C.F. (0.13 AC.-FT.) OF STORM WATER RUNOFF.
- ALL CONSTRUCTION SHALL COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS.
- A 4 FOOT WIDE MINIMUM SIDEWALK REQUIRED ALONG N. MOOREFIELD ROAD.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- EASEMENTS NOTE:
NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS OR FLOWERS), AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- LANDSCAPING AS PER CITY OF McALLEN UNIFIED DEVELOPMENT CODE.
- ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE FOR COMMERCIAL AREAS.
- SITE PLAN MUST BE REVIEWED/APPROVED BY HIDALGO COUNTY PRIOR TO ISSUANCE OF BUILDING PERMIT.
- PROPOSED DETENTION AREAS SHALL BE MAINTAINED BY THE LOT OWNER.
- ALL COMMON ACCESS, PARKING AND LANDSCAPE AREAS SHALL BE MAINTAINED BY THE LOT OWNER.
- 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER CORPORATION.

STATE OF TEXAS
CITY OF McALLEN
MAYOR CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF HIDALGO, 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 _____

ATTESTED BY: _____

CITY SECRETARY _____ DATE _____

STATE OF TEXAS
CITY OF McALLEN
PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED, ADMINISTRATOR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS MAEBELLE ESTATES CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON

THE _____ DAY OF _____, 2023 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR



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

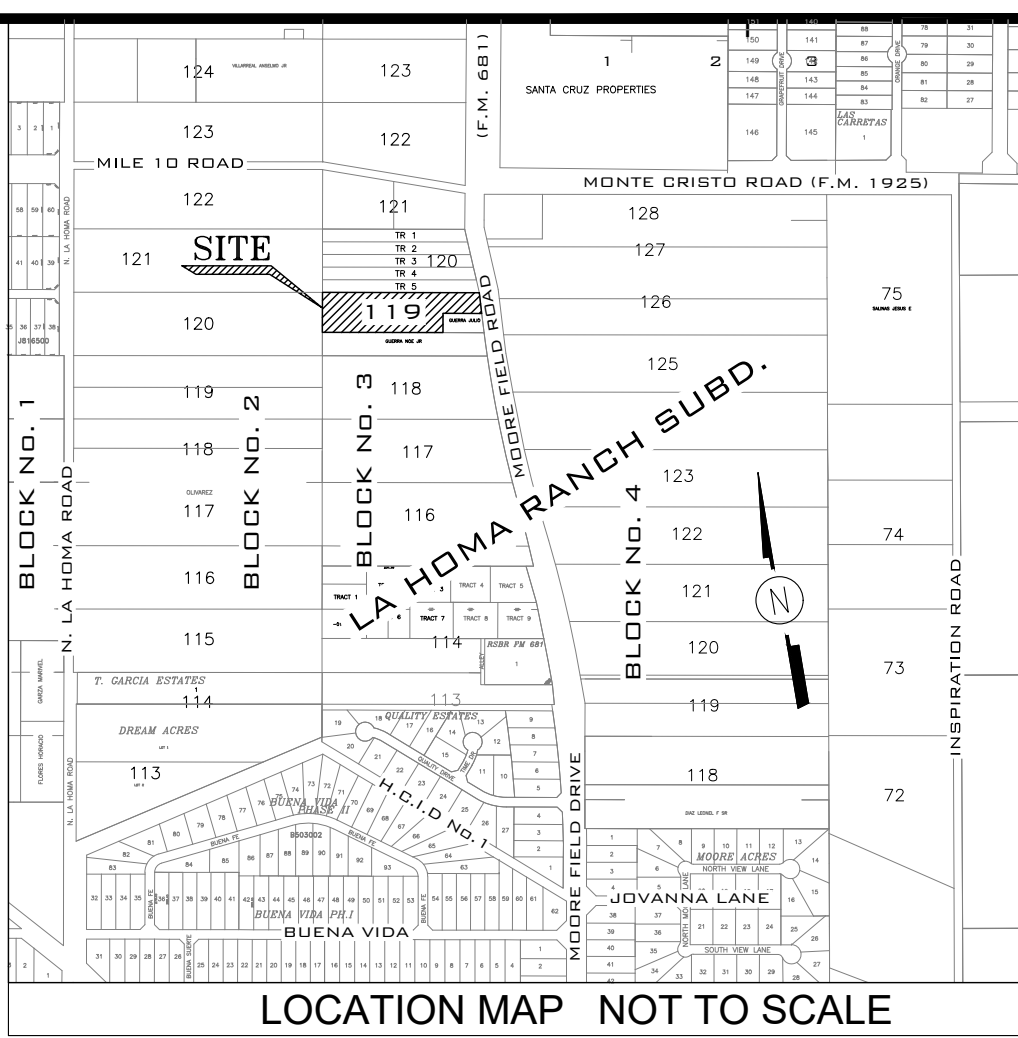
ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ONESIMO GUERRERO & GRISELDA GUTIERREZ	14105 IRVING STREET	ALTON, TEXAS 78573	(956) --
ENGINEER: EMIGDIO "MILO" SALINAS, P.E.	1810 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 600-8628
SURVEYOR: HOMERO LUIS GUTIERREZ, R.P.L.S.	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 369-0988



METES AND BOUNDS

A 2.97-Acre Tract of land, more or less, out of Lot 119, Block 3, La Homa Ranch Subdivision, as per map or plat thereof recorded in Volume 8, Page 155, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purpose, located on the East side of Moorefield Road (Highway FM 681) approximately 585' feet South Monte Cristo Road (F.M. 1925), is described by metes and bounds as follows:

THE POINT OF COMMENCEMENT (P.O.C.) being at No. 4 Rebar found (N: 16656865.57, E: 1038098.60) for the apparent Southwest corner of a 1.23-acre tract of land vested in Maria D. Perez (Warranty Deed, Document No. 323855, Official Records, Hidalgo County, Texas) and the apparent Northwest corner of said Lot 119 and of said 2.97-Acre Tract, and for the POINT OF BEGINNING (P.O.B.) of said 2.97-Acre Tract of land herein described:

THENCE, S 85°10'00"E, along an existing hogwire fence varying from 0.29 of a foot to 1.39 of a foot to the right of, and with the apparent South lot line of said 1.23-acre tract, and with the apparent North lot line of said Lot 119, Block 3 and of said 2.97-Acre Tract, a distance of 766.39 feet to a No.4 Rebar found with plastic cap on the apparent existing West Right-of-Way line of said Moorefield Road (Existing 100-foot right-of-way) and on an existing curve to the left for the apparent Northeast corner of said 2.97-Acre Tract of land herein described;

THENCE, with said curve to the left and in a Southerly direction and with the said Moorefield Road existing West Right-of-Way line, and the apparent northernmost East lot line of said 2.97-Acre Tract, having a radius of 5,779.58 feet, a tangent of 55.18 feet, delta angle of 0°10'53.81" a chord bearing of S 03°06'00"W, a chord distance of 110.345 feet, and for an arc length of 110.35 feet to a No.4 Rebar found with plastic cap for the apparent Northeast corner of a 0.5-acre tract of land vested in Julio Cesar Guerra (Gift Deed, Document No. 1343873, Official Records, Hidalgo County, Texas) and the apparent easternmost Southeast corner of said 2.97-Acre Tract of land herein described;

THENCE, N 85°15'12"W, along an existing hogwire fence varying from 0.95 of a foot to 1.15 feet to the left of, and with the apparent adjoining North lot line of 0.5-acre tract vested in Julio Cesar Guerra (Gift Deed, Document No. 1343873, Official Records, Hidalgo County, Texas) and the apparent northernmost South lot line of said 2.97-Acre Tract, a distance of 215.54 feet to a No.4 Rebar found, bearing 0.92 of a foot West of and 1.15 of a foot North of an existing hogwire fence corner, for an apparent internal corner of said 2.97-Acre Tract of land herein described;

THENCE, S 04°44'48"W, along an existing hogwire fence varying from 0.92 of a foot to zero of a foot to the left of, and with the apparent West lot line of said 0.5-acre tract and the southernmost East lot line of said 2.97-Acre Tract, a distance of 61.23 feet to a No. 4 found for the apparent southernmost Southeast corner of said 2.97-Acre Tract of land herein described;

THENCE, N 81°10'00"W, with the apparent southernmost South lot line of said 2.97-Acre Tract, a distance of 566.92 feet to a No. 4 Rebar found with plastic cap for the apparent Southwest corner of said 2.97-Acre Tract of land herein described;

THENCE, N 08°50'00"E, with the apparent West lot line of said Lot 119 and of said 2.97-Acre Tract, a distance of 186.22 feet to the said No. 4 Rebar found for the Northwest corner of said 2.97-Acre tract of land herein described, and being the POINT OF BEGINNING (P.O.B.), containing a gross of 2.97 acres of land, more or less.

PLAT OF
MAEBELLE ESTATES
SUBDIVISION

BEING A 2.97 ACRES TRACT OF LAND, OUT OF LOT 119, BLOCK 3, HOMA RANCH SUBDIVISION, AS RECORDED IN VOL 8, PG. 55, MAP RECORDS HIDALGO COUNTY, TEXAS


M2 Engineering, PLLC

TBPELS FIRM REGISTRATION F-19545

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



This seal appearing on this document was authorized by Emigdio Salinas P.E. No. 107703 on the above designated date.

 07/14/23

Emigdio "Milo" Salinas P.E. Date

SCALE:	
DRAWN BY:	DI
CHECKED BY:	MS
SURVEYED BY:	
SHEET:	OF



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/21/2023

SUBDIVISION NAME: MAEBELLE ESTATES SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Moorefield Road (FM 681): Dedication as required for 60 ft. from centerline for 120 ft. total ROW
Paving: by the State Curb & gutter: by the State
Revisions as needed:
- Please reference document number for the existing ROW on the plat and provide a copy for staff review, prior to recording.
- Show and label total ROW after dedication prior to recording.
- Finalize that the overlap of the 5 ft. ROW dedication and the existing 8.00' ROW Easement to Sharyland Water is not an issue with the City and/or Sharyland Water prior to final/recording. Provide a copy of the document for staff review prior to recording. Any abandonment must be done by separate instrument and referenced on plat prior to recording.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

Required

N/S Collector (west boundary): Dedication as required for 30-35 ft. of ROW dedication from the centerline for 60-70 ft. total ROW
Paving: 40-44 ft. Curb & gutter: both sides
- An ownership map of the surrounding properties is required to assure no adjacent properties will be landlocked. Additional Streets may be required, based on surrounding properties/ownership map. If additional ROW dedication is required, it must be shown on the plat prior to final/recording.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording
**COM Thoroughfare Plan

Required

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

Applied

* 1,200 ft. Block Length
**Subdivision Ordinance: Section 134-118
* 900 ft. Block Length for R-3 Zone Districts
**Subdivision Ordinance: Section 134-118
* 600 ft. Maximum Cul-de-Sac
**Subdivision Ordinance: Section 134-105

Applied

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.
*Alley/service drive easement required for commercial properties
**Subdivision Ordinance: Section 134-106

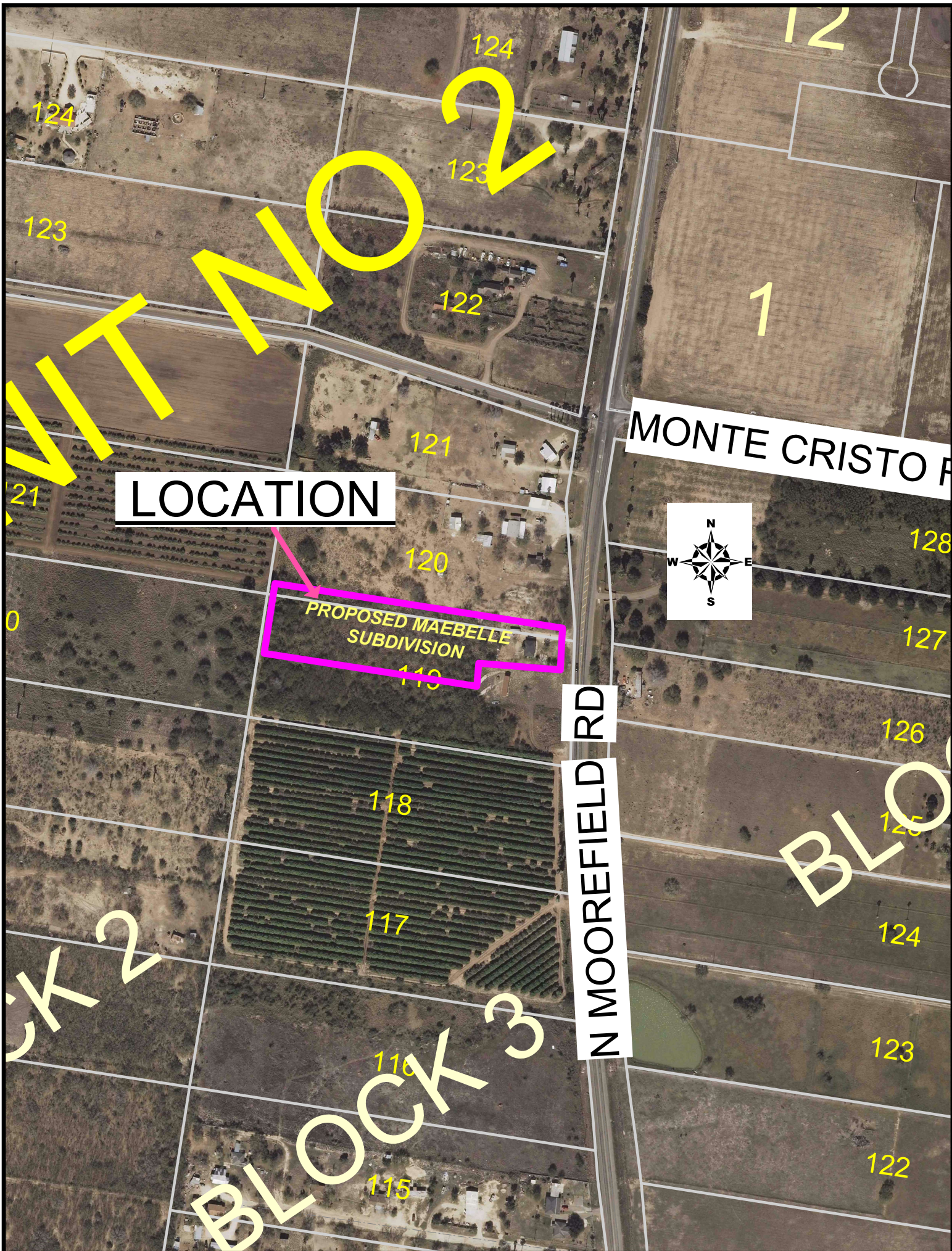
NA

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

SETBACKS	
<ul style="list-style-type: none"> * Front: 45 ft. or greater for easements **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Sides: 6 ft. or greater for easements **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Corner _____ **Zoning Ordinance: Section 138-356 	NA
<ul style="list-style-type: none"> * Garage: 18 ft. except where greater setback is required; greater setback applies **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN - Remove note from plat prior to recording, as it's not a required plat note. 	Required
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on N. Moorefield Road (FM 681). - 4 ft. sidewalk will be required along the quarter mile collector, if applicable. Provide an ownership map to verify that prior to final/recording. *Engineering Department may require 5 ft. sidewalk. **Subdivision Ordinance: Section 134-120 	Required
<ul style="list-style-type: none"> * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Required
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. - A 6 ft. buffer will be required along the N/S collector street on the west side, if applicable. Provide an ownership map to verify that prior to final/recording. **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. However, it's not a required plat note. 	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy 	NA
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. 	NA
<ul style="list-style-type: none"> * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Remove plat note #15 prior to recording since it's a one lot residential subdivision. 	Required
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	NA

<ul style="list-style-type: none"> * 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. - One lot single-family residential doesn't require HOA. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - One lot single-family residential doesn't require HOA. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 	Compliance
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: ETJ Proposed: ETJ ***Zoning Ordinance: Article V 	Applied
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. The proposed subdivision is outside the City limits; therefore, park fees do not apply unless it is annexed. 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording (if annexed). - The proposed subdivision is outside the City limits; therefore, park fees do not apply unless it is annexed. 	Applied
<ul style="list-style-type: none"> * Pending review by the City Manager's Office. 	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation for one lot single family subdivision will be waived 	Applied
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	NA

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none">- An ownership map of the surrounding properties is required to assure no adjacent properties will be landlocked. Additional Streets may be required, based on surrounding properties/ownership map. If additional ROW dedication is required, it must be shown on the plat prior to final/recording.- After discussing with the engineer regarding the ownership map requirement, the engineer requested the item to be placed on agenda for final consideration by the Board and stated that they would provide the information prior to the meeting for staff review. Staff informed the engineer that if the required document is not provided, staff recommends the item to be tabled until the ownership map is provided.- Remove plat note #11, regarding landscape requirement as per McAllen Unified Code, prior to recording.- Provide the legal description of all adjacent properties on the plat including the north side of the subdivision and the east side of N. Moorefield Road prior to recording.- Signature blocks including the owner's acknowledgement must comply with Section 134-61 of Subdivision ordinance. If County requires different wording, a separate signature block based on City's code is required prior to recording. <ul style="list-style-type: none">* Must comply with City's Access Management Policy.* All comments must be addressed prior to recording.* Any abandonment must be done by separate document and referenced on plat.* Must comply with City's Access Management Policy.* Must comply with other requirements, as may be applicable.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied



LOCATION

PROPOSED MAEBELLE
SUBDIVISION

MONTE CRISTO



N MOOREFIELD RD

BLOCK 2

BLO

2023 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS

2023 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION WORKSHOPS

[illegible]



PLANNING DEPARTMENT

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



2023 CALENDAR

Meetings:

- City Commission
- Public Utility Board
- Planning & Zoning Board
- Zoning Board of Adjustment
- HPC - Historic Preservation Council

Deadlines:

D- Zoning/CUP Application N - Public Notification

* **Holiday** - Office is closed

JANUARY 2023

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

FEBRUARY 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6 A-2/21 & 2/22	7	8 N- 2/21& 2/22 D- 3/7 & 3/8	9	10	11
12	13 	14 			17	18
19	20 A-3/2 & 3/3	21	22 N-3/7 & 3/8 D-3/21 & 3/22	23 HPC	24	25
26	27 	28 				

MARCH 2023

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

APRIL 2023

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

MAY 2023

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
7	8 	9 	10	11	12	13
14	15	16	17 D-6/20 & 6/21		19	20
21	22 	23 	24 N-6/6 & 6/7	25 HPC	26	27
28	29 HOLIDAY	30	31			



JUNE 2023

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

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

2023 CALENDAR








Meetings:

-  City Commission
-  Public Utility Board
-  Planning & Zoning Board
-  Zoning Board of Adjustment
- HPC - Historic Pres Council









Deadlines:

- D- Zoning/CUP Application
- N - Public Notification
- * **Holiday** - Office is closed









JULY 2023

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









AUGUST 2023

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










SEPTEMBER 2023

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






OCTOBER 2023

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

NOVEMBER 2023

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

DECEMBER 2023

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