

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JUNE 18, 2024 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

- a) Approval of minutes for the May 7, 2024 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Yahaira Sepulveda on behalf of Salvador Gonzalez, for a Conditional Use Permit, for one year, for an Institutional Use (beauty school) at Lot 7, Block 30, McAllen Addition Subdivision, Hidalgo County, Texas; 1217 Chicago Avenue. **(CUP2024-0061)**
2. Request of Melden and Hunt Inc. on behalf of Rhodes Enterprises Inc., for an Amendment Conditional Use Permit, for life of the use, for a Planned Unit Development (PUD) at a 9.333-acre tract out of Lot 100, La Lomita Irrigation & Construction Co. Subdivision, Hidalgo County, Texas; 4900 North Ware Road. **(CUP2024-0062)**

b) REZONING:

1. Rezone from A-O (agricultural and open space) District to R-3A (multifamily residential apartments) District: A 0.56 acre tract of land out of the East five acres of the East ten acres of Lot 9, Section two hundred eighty (280), Texas-Mexican Railway Company Survey Subdivision, Hidalgo County, Texas; 11601 North Bicentennial Boulevard. **(REZ2024-0030)**
2. Rezone from C-3 (business general) District to C-4 (commercial industrial) District: A 3.220 acre tract of land out of Lot 5, Block 22, Steele and Pershing Subdivision, Hidalgo County, Texas; 105 Dicker Road. **(REZ2024-0034)**
3. Rezone from R-2 (Duplex-Fourplex Residential) District to C-3L (light commercial) District: A tract of land (14,223.44 square feet) out of Lots 2 and 3, Block 1, Golden Acres Retirement Subdivision No. 1, Hidalgo County, Texas; 401 North Ware Road. **(REZ2024-0032)**

4. Rezone from R-3A (Multifamily Residential Apartments) District to R-3T (Multifamily Residential Townhomes) District: A 12.33 Acres tract, out of Lot 1, Block 7, Steel and Pershings Subdivision, Hidalgo County, Texas; 900 East Violet Avenue. **(REZ2024-0033)**

### **3) SUBDIVISIONS:**

- a) Mediterranean Subdivision, 13931 N. Ware Road, Ancer Properties, LLC **(SUB2023-0110) (REVISED PRELIMINARY) TRE**
- b) Freedom South McAllen Subdivision, 100 Expressway 83, ML Rhodes LTD **(SUB2024-0066) (PRELIMINARY) M&H**
- c) 2nd & Trenton Plaza Subdivision, 120 Trenton Road, A.I.M.Z Development LLC **(SUB2024-0065) (PRELIMINARY) M&H**
- d) Palm Villas Subdivision, 109 S. 29th Street, JRMV Property Investments LLC **(SUB2024-0064) (PRELIMINARY) IEG**
- e) Tex-Best at Tres Lagos Subdivision, 15601 N. Shary Road, ML Rhodes LTD **(SUB2024-0067) (PRELIMINARY) M&H**
- f) Valdes Commercial Subdivision, 2804 N. Ware Road, Blanca E. Valdes **(SUB2024-0062) (PRELIMINARY) 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.

MINUTES FOR THE  
05/7/2024 MEETING  
WILL BE UPLOADED ON  
MONDAY 6/17/2024.

THANK YOU

Memo

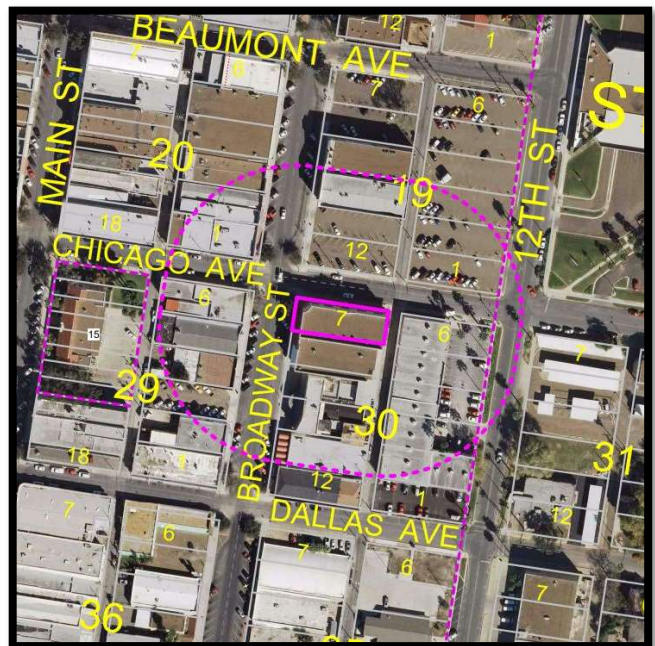
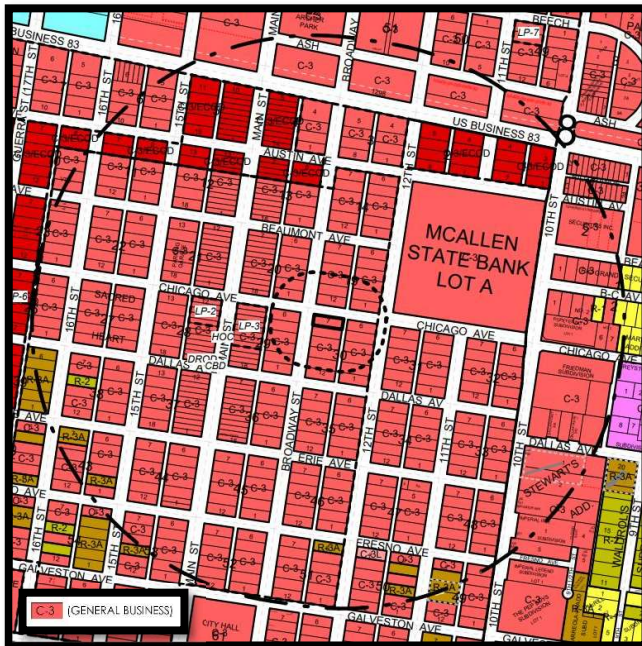
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 11, 2024

SUBJECT: REQUEST OF YAHAIRA SEPULVEDA ON BEHALF OF SALVADOR GONZALEZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR AN INSTITUTIONAL USE (BEAUTY SCHOOL) AT LOT 7, BLOCK 30, MCALLEN ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 1217 CHICAGO AVENUE. (CUP2024-0061)

**BRIEF DESCRIPTION:** The subject property is located along the south side of Chicago Avenue in between South 12<sup>th</sup> Street and South Broadway Street. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 district in all directions. Surrounding land uses include First Medical Supply, Photography Workshops, South Texas Beauty Distributors, and other commercial uses. A beauty school is permitted in the C-3 district with a Conditional Use Permit and in compliance with requirements.



**HISTORY:** The proposed location was previously used as a beauty salon only. A Conditional Use Permit for an Institutional Use (beauty school) was submitted on May 17, 2024.

**REQUEST/ANALYSIS:** The applicant is proposing to operate a beauty school within a 2,548 sq. ft. suite that is part of a multitenant commercial plaza. The proposed hours of operation are Monday through Saturday from 8:30 AM to 9 PM. The proposed plans indicate that the establishment will consist of two floors. The first floor has an open area for a beauty salon, a restroom and an office. The second floor has three classrooms, a restroom and a laundry

room. Based on the type of use, 21 parking spaces are required. Since the property is within the DROD, off-street parking fees will apply if the business is not able to provide the required parking spaces within their lot lines or through a parking agreement with an adjacent property owner.

The Fire Department has completed the necessary inspection. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions noted on the permit. The business 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 streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts Chicago Avenue.
- 2) The proposed use shall comply with the McAllen's Off-Street Parking Ordinance and make provisions to prevent the use of parking along the street especially in residential areas. Based on the type of use, 21 parking spaces are required; a parking agreement or off-parking fees will be required. The parking must be clear of potholes and be properly striped as per section 138-400 of the Zoning Ordinance.
- 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 use property shall be screened by a 6 feet opaque fence.

The Planning Department has not received any calls or concerns regarding the proposed use.

**RECOMMENDATIONS:** Staff recommends approval of the request, for one year, subject to compliance with requirements in Sections 138-118 and 138-400 of the Zoning Ordinance, Building and Fire Department requirements.

## Hilda Tovar

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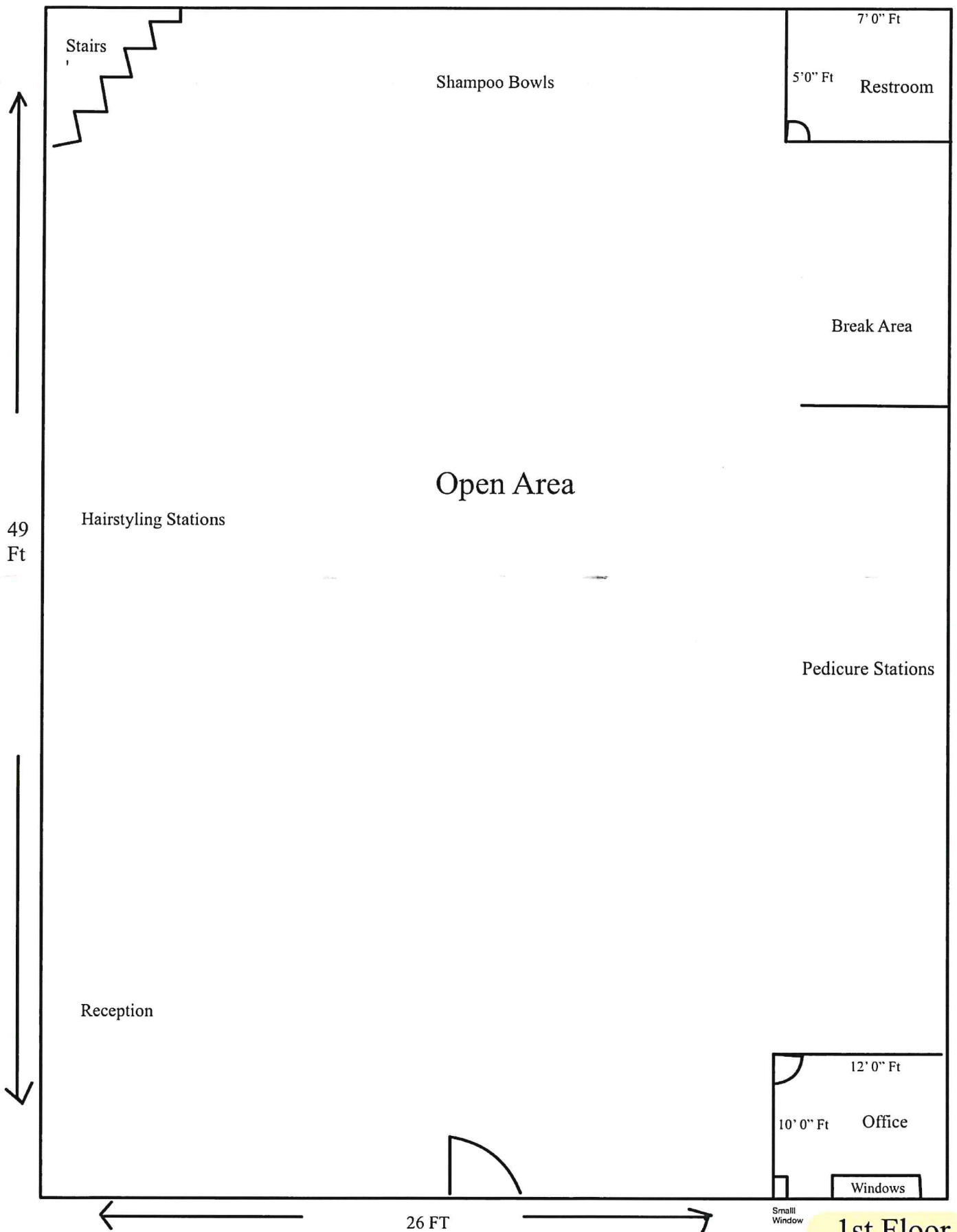
**From:** Yahaira Sepulveda <salon3011@icloud.com>  
**Sent:** Friday, June 7, 2024 11:47 AM  
**To:** Hilda Tovar  
**Subject:** Re: 1217 Chicago Avenue - beauty school

Hi Hilda we open Monday to Saturdays 8:30 am to 9:00 pm  
Sent from my iPhone

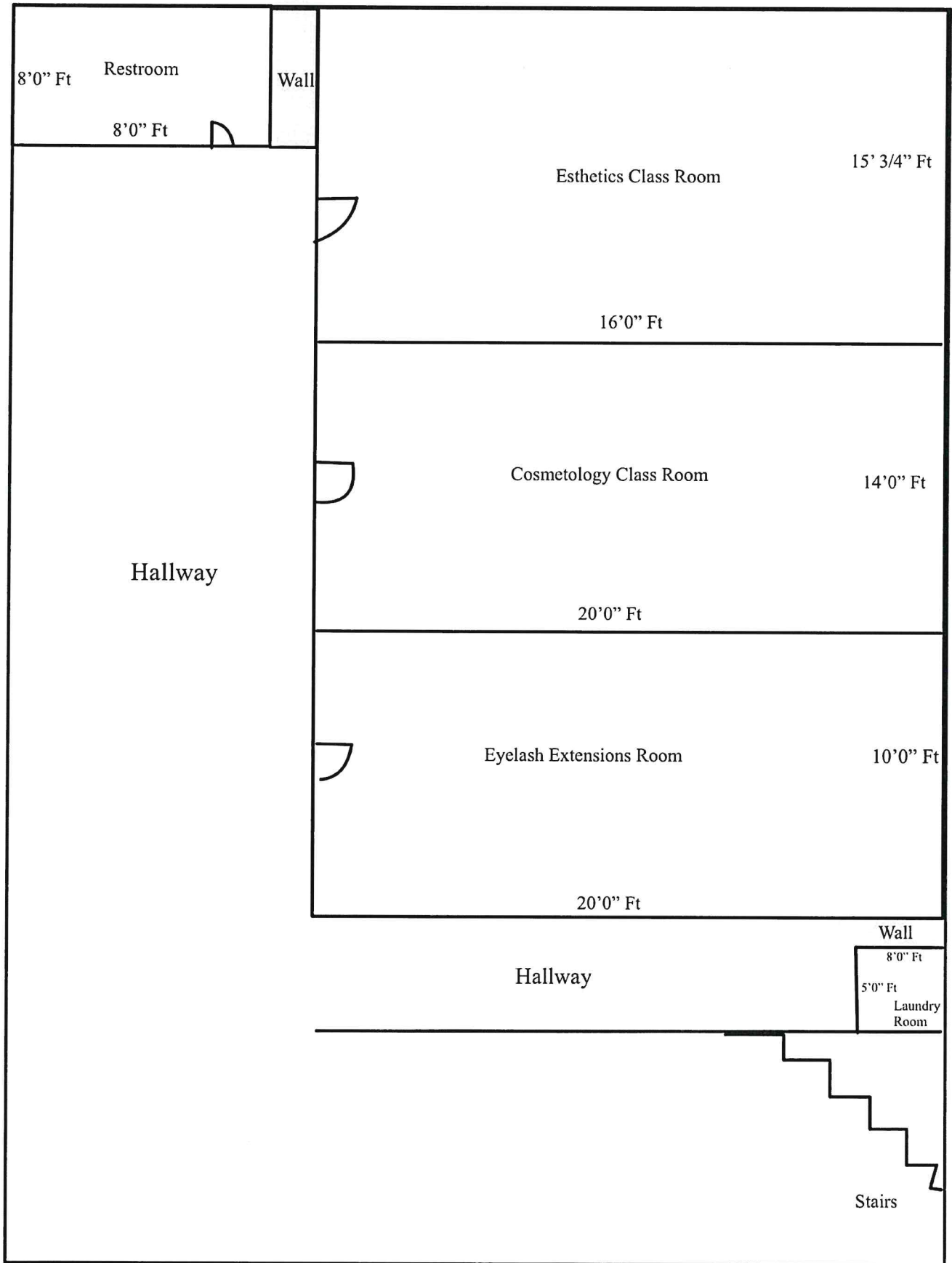
On Jun 7, 2024, at 10:31 AM, Hilda Tovar <HTovar@mcallen.net> wrote:

d morning,

We are reviewing your application for the beauty school located at 1217 Chicago Avenue. Could you please specify the days and hours of operation?



1st Floor



2nd Floor





RGV PHOTOGRAPHY WORKSHOPS

*Fitness* by Sybil

FIRST MEDICAL SUPPLY

PHOTOGRAPHY SCHOOL

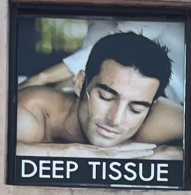
BEGINNER CLASSES

SPECIAL SERVICES

FIRST MEDICAL SUPPLY

FIRST MEDICAL SUPPLY





DEEP TISSUE



SPORT MASSAGE



RELAX MASSAGE

956-631-0030  
*Finess* by *Jahara*  
WELLNESS



11  
21  
22  
11  
17

NOTICE  
INSTITUTIONAL  
USE  
THIS PROPERTY  
CUP2024-0061



- SPECIAL SERVICES
- Hair & Nails
  - Cupping
  - Cryolipolysis
  - Plasma with Dermapen
  - Capillary regenerative Plasma
  - Hyaluronic Application (Hyaluron pen)
  - Lip Volume / Lip Mass
  - Microinjection lines
  - Bb Glow & Microinjection Therapy
  - Hydrafacial Application Technique
  - Visci Shape
  - Microdermabrasion
  - Reductive Massage
  - Vacuumtherapy



**Memo**

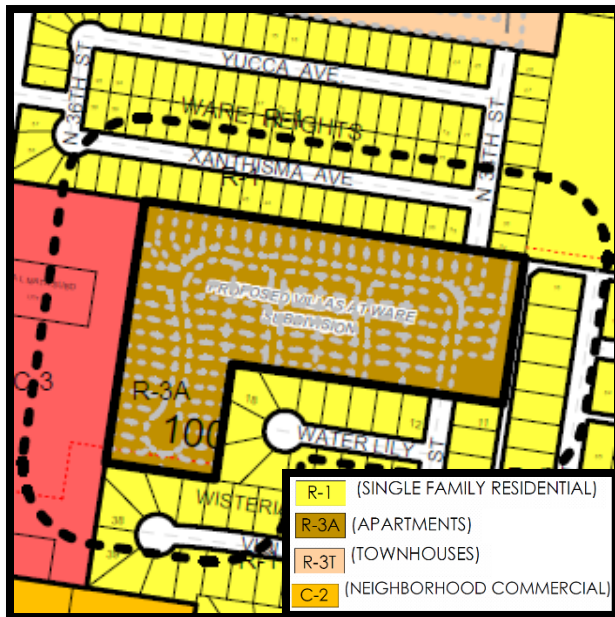
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** June 10, 2024

**SUBJECT: REQUEST OF MELDEN AND HUNT INC. ON BEHALF OF RHODES ENTERPRISES INC., FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR A PLANNED UNIT DEVELOPMENT (PUD) AT A 9.333-ACRE TRACT OUT OF LOT 100, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY, TEXAS; 4900 NORTH WARE ROAD. (CUP2024-0062)**

**BRIEF DESCRIPTION:** The property is located along the east side of North Ware Road. The tract has a lot size of 9.33 acres and is currently vacant. The property is zoned R-3A (multifamily apartment residential) District. The adjacent zoning is R-1 (single family residential) District to the north, east, and south. There is also C-3 (general business) District to the west. A Planned Unit Development (PUD) is permitted in an R-3A District with a Conditional Use Permit and in compliance with Article IV for Planned Developments of the Subdivision Ordinance.



**HISTORY:** A Conditional Use Permit for a PUD was approved by City Commission on March 19, 2023. An amendment to the PUD was submitted on May 23, 2024 in order to correct side yard setbacks for Lots 1 through 30. There is an associated and undergoing

review for a private subdivision under the name “Villas at Ware” that was approved in final form by the Planning and Zoning Committee on May 7, 2024, and will be recorded as part of this PUD.

**REQUEST/ANALYSIS:** The applicant is proposing to use the existing 9.33 acres of land to establish a PUD for a townhouse development. The site plan layout proposes a total of 86 lots, two of which will be used for common areas and 84 for townhomes.

The PUD for Villas at Ware subdivision was previously approved for the following variances at the City Commission Meeting of March 19, 2024:

- 10 feet front yard setbacks instead of 20 feet.
- Three (3) feet side yard setbacks instead of six (6) feet. A 10-foot separation between townhomes is proposed for all lots within this PUD. Please see section for Streets and Setbacks for details regarding the proposed side yard setbacks.
- A 6-foot cedar fence along single-family residential zones and uses instead of the required 8-foot masonry wall.
- Six (6) lots are proposed below the 18-foot minimum driveway width requirement. The Engineering Department has approved this proposal.

PUDs allow a variety of land uses that complement each other within the development and with existing land uses in the vicinity. Specific requirements for the approval of PUDs are set forth on Article IV for Planned Developments of the Subdivision Ordinance, and are summarized as the following:

1. CONCEPTUAL SITE PLAN: Development and use of the property must comply with the conditional use permit conceptual site plan.
2. PERMITTED USES: Permitted uses are uses permitted in the R-3A (multifamily apartment residential) District for buildings designated as apartments. The proposed townhouse development is not permitted as per ordinance within the current zoning district designation.
3. OFF-STREET PARKING AND LOADING: Parking in compliance with Section 138-394 (1) Single-family, mobile/modular home, townhouse and duplex: Two parking spaces per dwelling unit. One off-street parking for single-family uses shall be located beyond the front yard setback. Parking on landscape development areas required by Section 110-48 is prohibited. Based on the 84 townhomes proposed, a total of 168 parking spaces will be required for the overall site, with 84 total off-street parking spaces beyond the front yard setback.

A variance to the 18-foot driveway width requirement is being requested for six (6) lots within this PUD. These lots have driveway entrances that are around 12 feet and then expand into 18 feet, making it possible for two parking spaces to be provided per dwelling unit.

4. LANDSCAPING: A minimum of 50 percent of the area within the required front yard of any residential parcel shall be devoted to landscape material. The portion of the front yard for any residential parcel located between the property line and the extension of the side yard setback line shall be devoted to landscape material.

Based on the lot area table and landscape area table provided, all lots will be complying with the minimum landscape requirement. A minimum 2.5" caliper tree is also proposed within the front yard of each townhouse lot, which meets the requirement for tree credits as per ordinance.

As per Section 110-49, "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. Where such use has 200 feet or less in common with any residential use or zone, the buffer shall be eight feet in height but may be cedar planks." A 6-foot cedar fence is proposed as a buffer between this townhouse development and the existing single-family zones and uses. The Planning Department is recommending disapproval of the 6-foot cedar fence variance proposal.

5. STREETS AND SETBACKS: The following minimum building setbacks are proposed:

Front: 10 feet, or greater for easements.

Rear: 10 feet, or greater for easements.

Garage door: 18 feet.

Interior sides: Lots 1-30: 7 feet north, 3 feet south, Lots 31-56: 7 feet south, 3 feet north; Lots 57-80: 7 feet west, 3 feet east; Lots 81-84: 3 feet south, 7 feet north.

32 feet of right-of-way (ROW) is proposed for all interior streets within this PUD. A 60-foot common access easement is proposed for access off North Ware Road. Any ROW requirements will be finalized through the associated subdivision review process.

6. DRAINAGE: Addressed through subdivision process. Final drainage detention and design and the drainage plan must be submitted and in accordance with City of McAllen Standard Design Guide.
7. ADDITIONAL PROVISIONS: Conditional Use Permit site plan controls if there is conflict with other City ordinances. A decision by the Planning Director may be reviewed by the Planning and Zoning Commission for recommendation to the City Commission Board for final determination. The Conditional Use Permit calls for mixed use and a minimum of five (5) acres. The development is proposing a single use within the existing 9.33 acres. A 5-foot minimum sidewalk is proposed on both sides of all interior streets.
8. Owner, Engineer and Surveyor certification and signature block needs to be shown on the PUD site plan. Submitted site plan meets requirements.

9. A recorded subdivision plat and approved PUD site plan is required prior to issuance of building permits. Therefore, Harvest Cove Phase I and II subdivision process must be completed and recorded together with the site plan.

If the subdivision layout changes, the Conditional Use Permit will need to be amended to resemble the approved Subdivision Plat. The PUD must comply with all City department requirements, including but not limited to, the Building Permit & Inspections Department, Planning Department, Utility Department, Engineering Department, Fire Department, and the Environmental and Health Code Compliance Department. Finally, if this request is granted approval, all proposed structures and improvements on the recorded Subdivision Plat and PUD site plan will be required during the building permitting process.

Staff did not receive any phone calls in opposition to this request.

**RECOMMENDATION:** Staff recommends approval of the Planned Unit Development as presented, for life of the use, subject to all aforementioned conditions.







June 26, 2023

**METES AND BOUNDS DESCRIPTION  
9.333 ACRES OUT OF LOT 100,  
LA LOMITA IRRIGATION &  
CONSTRUCTION COMPANY SUBDIVISION,  
VOLUME 24, PAGE 67, H.C.D.R.  
CITY OF McALLEN,  
HIDALGO COUNTY, TEXAS**


A tract of land containing 9.333 acres situated in the City of McAllen, County of Hidalgo, Texas, being a part or portion out of Lot 100, La Lomita Irrigation & Construction Company Subdivision, according to the plat thereof recorded in Volume 24, Page 67, Hidalgo County Deed Records, said 9.333 acres being a part or portion out of a certain tract conveyed to Rhodes Enterprises, Inc., by virtue of a Deed without Warranty recorded under Document Number 3426750, Hidalgo County Official Records, said 9.333 acres also being more particularly described as follows:

COMMENCING at the Northwest corner of said Lot 100;

THENCE, S 81° 23' 15" E along the North line of said Lot 100, a distance of 391.27 feet to a No. 4 rebar found, for the Northwest corner and POINT OF BEGINNING of this herein described tract;

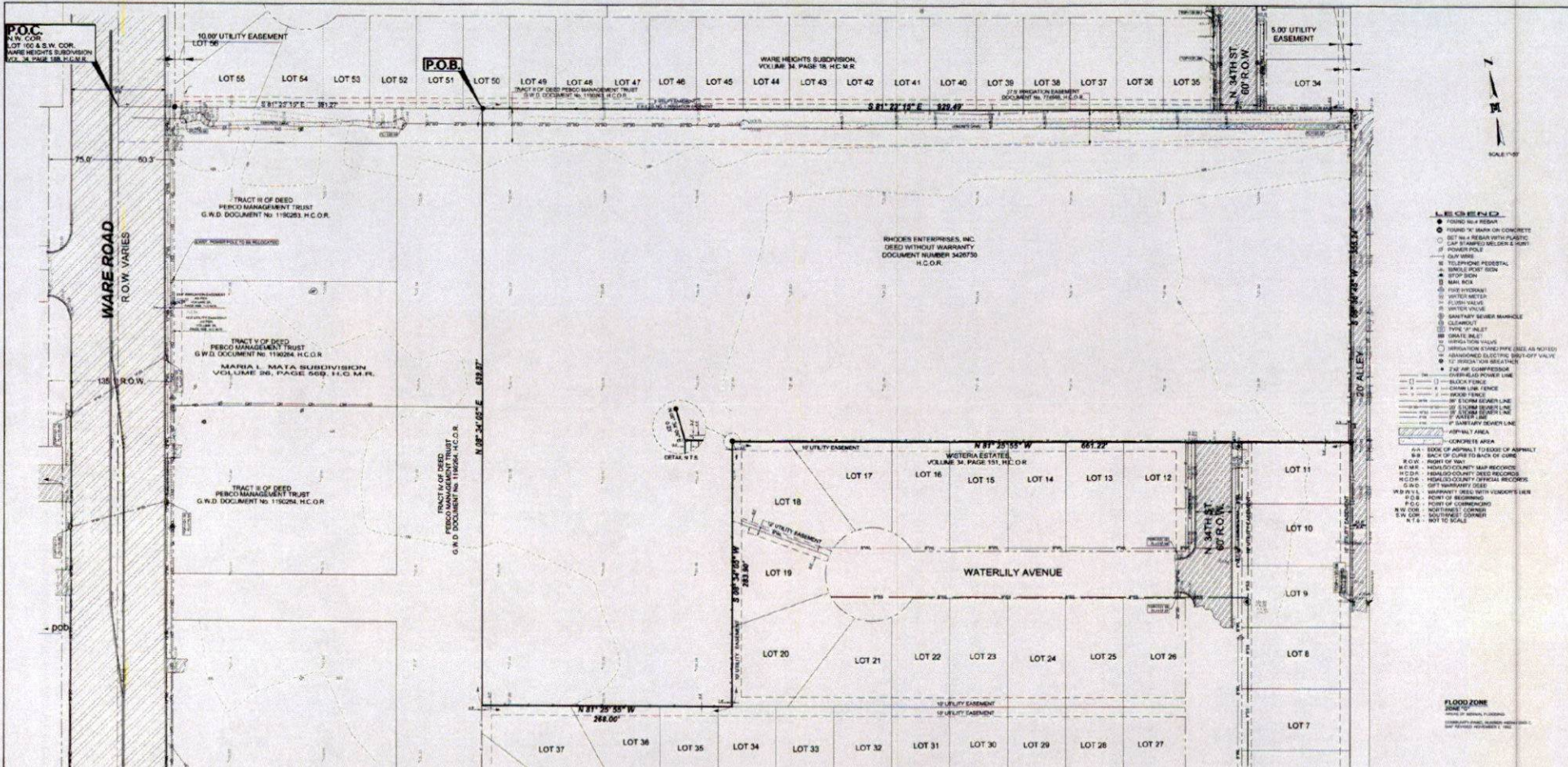
1. THENCE, S 81° 23' 15" E along the North line of said Lot 100, a distance of 929.49 feet to a No. 4 rebar found, for the Northeast corner of this tract;
2. THENCE, S 08° 36' 45" W a distance of 355.24 feet to an "X" cut in concrete found for, the Northernmost Southeast corner of this tract;
3. THENCE, N 81° 25' 55" W along a North line of Wisteria Estates, according to the plat thereof recorded in Volume 34, Page 151, Hidalgo County Map Records, a distance of 661.22 feet to a No. 4 rebar set, from which a No. 4 rebar found bears N 08° 34' 05" E, a distance of 0.23 feet, for an inside corner of this tract;
4. THENCE, S 08° 34' 05" W along a West line of Wisteria Estates, a distance of 283.90 feet to a point, for the Southernmost Southeast corner of this tract;
5. THENCE, N 81° 25' 55" W along a North line of Wisteria Estates, a distance of 268.00 feet to a point, for the Southwest corner of this tract;
6. THENCE, N 08° 34' 05" E a distance of 639.87 feet to the POINT OF BEGINNING and containing 9.333 acres of land, more or less.

I, ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 01/22/2021 UNDER MY DIRECTION AND SUPERVISION.

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

*06/26/2023*  
DATE:





**PLAT SHOWING**  
**9.333 ACRES**  
**OUT OF LOT 100**  
**LA LOMITA IRRIGATION &**  
**CONSTRUCTION CO. SUBDIVISION**  
**VOLUME 24, PAGE 67, H.C.D.R.**  
**CITY OF McALLEN**  
**HIDALGO COUNTY, TEXAS**

I, ROBERT R. TAYLOR, 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 11/27/21 UNDER MY DIRECTION  
 AND SUPERVISION AND WAS NOT INTENDED TO  
 SHOW ALL EXISTING IMPROVEMENTS.



JOB No.	<b>23096.00</b>
DRAWING DATE	06/26/2023
DRAWN BY	B.M.
FILE NAME	23096-EMH.dwg
PAGE	2 OF 2

REVISION	DATE	BY
<b>M</b>		

**MCCLEN & HUNT, INC.**  
 SURVEYORS & ENGINEERS

115 W. MAIN ST. - EDINBURG, TX 78841  
 P.O. BOX 381-0881 - FARM DAMS 381-1008  
 ESTABLISHED 1947 - www.mccleandhunt.com



**Memo**

**TO:** Planning and Zoning Commission

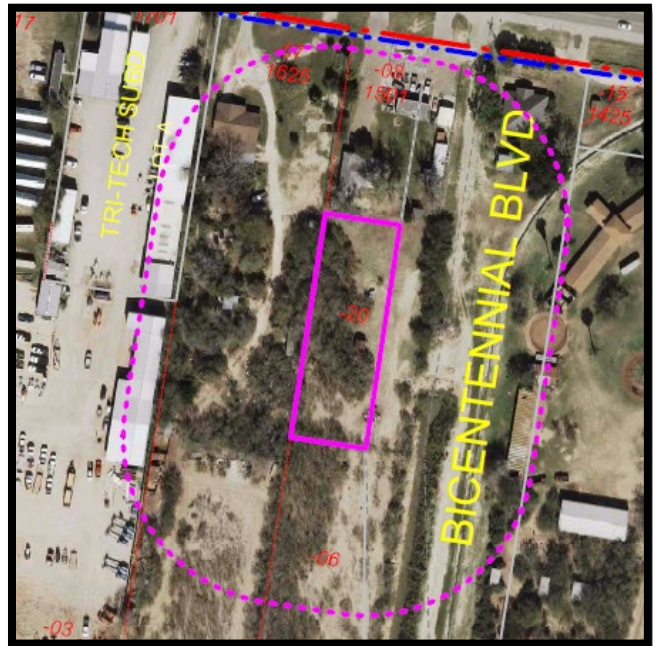
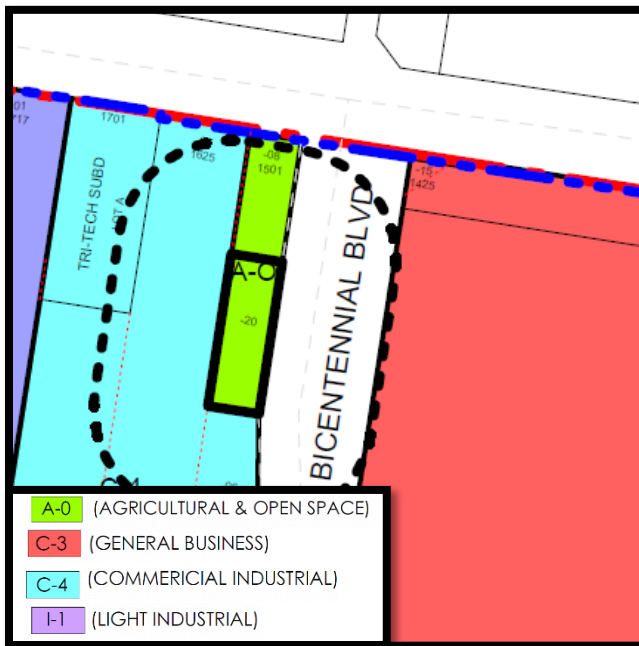
**FROM:** Planning Staff

**DATE:** June 10, 2024

**SUBJECT: REZONE FROM A-O (AGRICULTURAL AND OPEN SPACE) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT: A 0.56 ACRE TRACT OF LAND OUT OF THE EAST FIVE ACRES OF THE EAST TEN ACRES OF LOT 9, SECTION TWO HUNDRED EIGHTY (280), TEXAS-MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION, HIDALGO COUNTY, TEXAS; 11601 NORTH BICENTENNIAL BOULEVARD. (REZ2024-0030)**

**LOCATION:** The subject property is located on the southwest corner of State Highway 107 and Bicentennial Boulevard.

**PROPOSAL:** The applicant is requesting to rezone from A-O (agricultural and open space) District to R-3A (multifamily residential apartments) District in order to develop land for apartments. There is an existing structure on the site. A feasibility plan has not been submitted yet.



**ADJACENT ZONING:** The adjacent properties are zoned A-O District to the north and C-4 (commercial industrial) District to the west and south of the subject property.

**LAND USE:** The property currently has one existing structure. Surrounding uses include single-family residences, vacant land, the Water Treatment Plant No. 3 and commercial uses.

**FUTURE LAND USE PLAN:** The Envision McAllen Future Land Use Plan designates the future land use for this property as Regional Commercial. This future land use designation considers shopping center at a neighborhood and community scale, with diverse non-residential mixed use such as office or retail. Single family and small to large multifamily units are not considered appropriate for this property.

**DEVELOPMENT TRENDS:** The development trend along this area of Sate Highway 107 and North Bicentennial is primarily commercial and industrial uses.

**HISTORY:** The subject property was annexed on October 1, 1981. A rezoning request was submitted May 30, 2024.

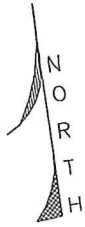
**ANALYSIS:** The requested zoning does not conform to the future land use plan designation. Residential housing, moreover, is not considered compatible with the existing development trend along this area.

As per section 110-49 (a) "A buffer shall be provided where a nonresidential use has a side or rear area property line in common with any residential use or zone. 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. Where such use has 200 feet or less in common with any residential use or zone, the buffer shall be eight feet in height but may be cedar planks."

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

Staff has not received any phone calls in opposition to the zoning request.

**RECOMMENDATION:** Staff recommends disapproval of the rezoning request to R-3A (multifamily residential apartments) District since it does not align with the current and future development trend along Bicentennial Boulevard and State Highway 107.



**PEÑA ENGINEERING**  
 FIRM #10087200 · 1001 WHITEWING · P.O. BOX 4320  
 (956) 682-8812 · McALLEN, TEXAS 78502 · FAX (956) 631-PENA

N.E.C.  
 LOT 9  
 SEC. 280

S.H. 107

SOUTH  
 R.O.W.

CAD - TEXMEX9-280  
 SCALE: 1" = 50'  
 JOB# - 83738

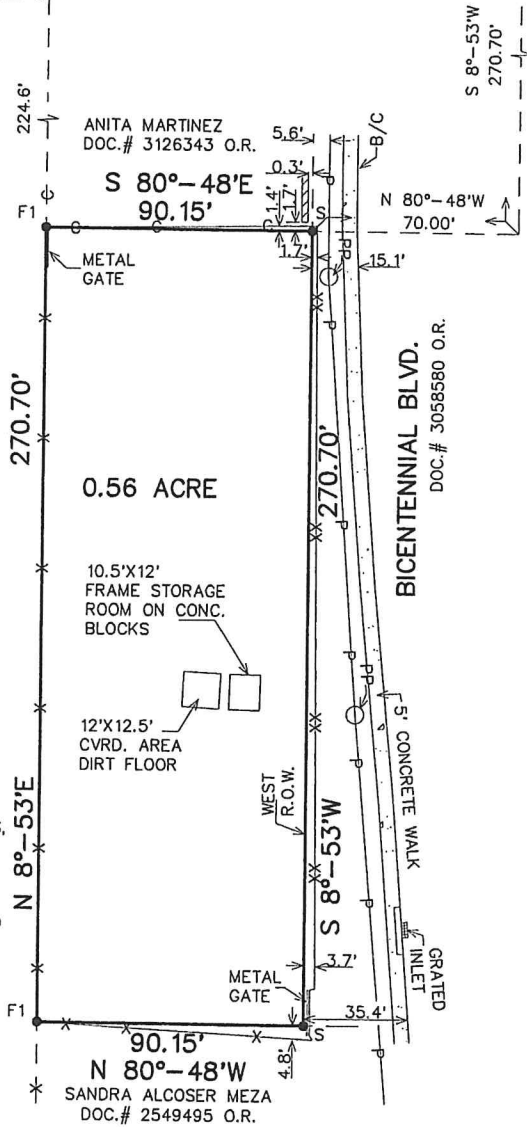
BASIS OF BEARING IS THE WEST LINE  
 OF JULIAN FRAGOSO, III, TRACT (THIS  
 SURVEY TRACT) DOC.# 1115159 O.R.  
 HIDALGO COUNTY TEXAS.

**LEGEND:**

- F1 - FOUND 1/2" DIAMETER IRON ROD
- S - SET 1/2" DIAMETER IRON ROD W/CAP  
 STAMPED "PENA 5242"
- B/C - BACK OF CONCRETE CURB & GUTTER
- R.O.W. - RIGHT OF WAY
- PP - POWER POLE
- P-P - POWER POLE LINE
- XX-XX - 3' BARBED WIRE FENCE
- X-X - 4' HOGWIRE FENCE
- G-G - 6' CHAIN LINK FENCE
- //// - 7' BLOCK FENCE

EASEMENTS AS PER GF NO. 186345  
 EFFECTIVE DATE: MARCH 25, 2024  
 ISSUED DATE: APRIL 2, 2024

- 1.) EASEMENTS, RIGHTS, RULES, & REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 1
- 2.) BLANKET EASEMENTS FOR ROADWAYS, CANALS, LATERALS, AND OTHER RIGHTS, V. 97 P. 425, DEED RECORDS
- 3.) BLANKET EASEMENT FOR PASSAGEWAY OR ROAD, V. 1811 P. 996, DEED RECORDS
- 4.) BLANKET PIPELINE EASEMENT TO DUKE ENERGY HIDALGO L.P., DOC#793369, OFFICIAL RECORDS, IN PART CONVEYED TO CALPINE CONSTRUCTION FINANCE COMPANY, L.P., DOC. NO. 816231, OFFICIAL RECORDS
- 5.) BLANKET PIPELINE EASEMENT TO CALPINE CONSTRUCTION COMPANY, DOC#1115165, CORRECTED IN DOC#1116610, OFFICIAL RECORDS, & DOC#1115166, CORRECTED IN DOC#1116609, OFFICIAL RECORDS



BUYER'S NAME: JULIAN FRAGOSO III AND DIANA FRAGOSO

FLOOD ZONE: By GRAPHICAL PLOTTING COMMUNITY PANEL NUMBER: 480334 0325 D  
 MAP REVISED: MAY 17, 2001

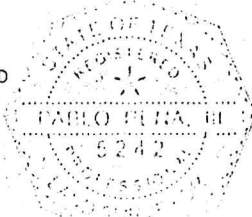
Zone "X" - This is to certify that this property is not in a flood prone area.

I certify that this plat represents the facts found on the ground at the time of survey and that there are no visible or apparent easements, discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or overlapping of improvements or visible easements except as shown on this plat. No subsurface utilities or service connections are shown, © copyright 2024 PENA ENGINEERING this survey was provided in multiple originals solely for the borrower named hereon, in conjunction with the original transaction which shall take place within 6 months after the survey was provided. No license has been created or implied copy this Survey. Survey valid only if print has original seal and signature.

ADDRESS:

LEGAL DESCRIPTION:

A 0.56 ACRE TRACT OF LAND, OUT OF THE EAST FIVE ACRES OF THE EAST TEN ACRES OF LOT NINE (9), SECTION TWO HUNDRED EIGHTY (280), TEXAS-MEXICAN RAILWAY COMPANY SURVEY, AS PER MAP THEREOF RECORDED IN VOLUME 24, PAGE 168, DEED RECORDS, HIDALGO COUNTY TX.



*Pablo Peña III*

PABLO PEÑA III  
 REG. PROFESSIONAL LAND SURVEYOR No. 5242

04-04-2024  
 DATE

LEGAL DESCRIPTION:

A 0.56 acre tract of land out of the East five acres of the East ten acres of Lot 9, Section two hundred eighty (280), TEXAS-MEXICAN RAILWAY COMPANY SURVEY, Hidalgo County, Texas, as per map thereof recorded in Volume 24 Page 168 Deed Records Hidalgo County, Texas; said 0.56 acre tract of land being more particularly described by metes and bounds as follows:

Commencing at the Northeast corner of said Lot 9, thence with the East line of said Lot 9, South 08°-53' West 270.70 feet, thence with the South line of Anita Martinez's Tract as described in Document No. 3126343 Official Records, North 80°-48' West 70.00 feet to a one-half (½) inch diameter iron rod with cap stamped "Peña 5242" set for the Northeast corner hereof and PLACE OF BEGINNING;

Thence with the West Right of Way of Bicentennial Boulevard as described in Document No. 3058580 Official Records, South 08°-53' West 270.70 feet to a one-half (½) inch diameter iron rod with cap stamped "Peña 5242" set for the Southeast corner hereof;

Thence with the North line of Sandra Alcoser Meza's Tract as described in Document No. 2549495 Official Records, North 80°-48' West 90.15 feet to a one-half (½) inch diameter iron rod found for the Southwest corner hereof;

Thence with the East line of Roberto Martinez's Tract as described in Document No. 3245240 Official Records, North 08°-53' East 270.70 feet to a one-half (½) inch diameter iron rod found for the Northwest corner hereof;

Thence with the South line of said Anita Martinez's Tract, South 80°-48' East 90.15 feet to the PLACE OF BEGINNING, containing Fifty-six hundredths (0.56) acre, more or less;

*Pablo Peña III*

Pablo Peña, III  
R.P.L.S. NO. 5242  
Date: 04/04/2024





NOTICE  
REZONING  
FOR  
THIS PROPERTY  
REZ 2024-0030



**Memo**

**TO:** Planning and Zoning Commission

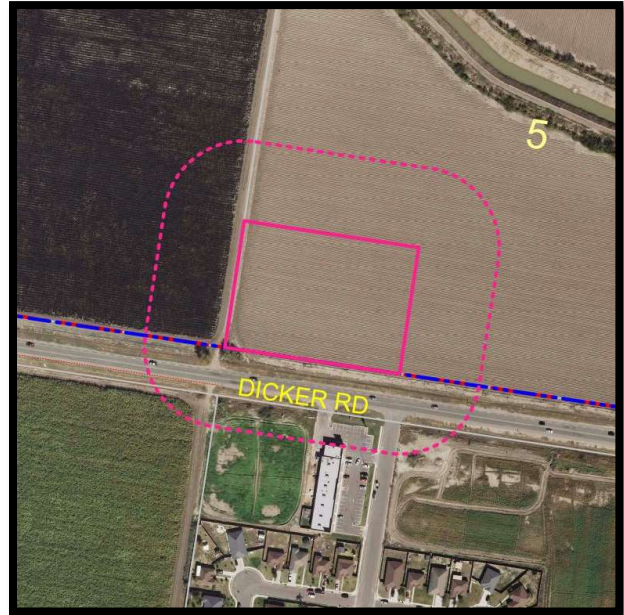
**FROM:** Planning Staff

**DATE:** June 13, 2024

**SUBJECT: REZONE FROM C-3 (BUSINESS GENERAL) DISTRICT TO C-4 (COMMERCIAL INDUSTRIAL) DISTRICT: A 3.220 ACRE TRACT OF LAND OUT OF LOT 5, BLOCK 22, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS; 105 DICKER ROAD. (REZ2024-0034) (TABLED)**

**LOCATION:** The subject property is located north of Dicker Road, approximately 860 feet west of North McColl Road.

**PROPOSAL:** The applicant is requesting to rezone the southern portion of the property to C-4 (commercial industrial) District for a warehouse development. The northern portion of the tract is currently zoned as R-3A (multifamily residential apartment) District. The property is currently vacant. A feasibility plan has not been submitted yet.



**ADJACENT ZONING:** The adjacent properties are zoned C-3 (general business) District to the east and west and R-3A (multifamily residential apartments) District to the north. Properties to the south across Dicker Road are outside of the City's Corporate limits.

**LAND USE:** The property is currently vacant and it is zoned C-3 District. Surrounding uses are currently vacant and mostly for agricultural purposes.

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

for this property as Industrial. This future land use designation considers major manufacturing and major employers, along with some supportive retail and office. Residential developments, of any kind, are not considered appropriate for this area.

**DEVELOPMENT TRENDS:** The development trend along Dicker Road is light industrial and commercial uses.

**HISTORY:** During the comprehensive zoning of 1979 the subject property was out of City of McAllen limits, and was therefore without a zoning designation.

The property was annexed into the City of McAllen in 2015 with an initial zoning to C-3 (general business) District.

**ANALYSIS:** The requested zoning conforms to the future land use plan designation, and aligns with the existing and future development trend for the area.

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

Staff has not received any phone calls in opposition to the zoning request.

**RECOMMENDATION:** Staff recommends approval of the rezoning request to C-4 (light commercial) District.

# Carrizales Land Surveying, LLC

Texas Registered Surveying Firm  
TBPELS Firm No:10194417

## METES AND BOUNDS DESCRIPTION A 3.220 ACRE TRACT

A 3.220 ACRE TRACT OF LAND BEING OUT OF LOT 5, BLOCK 22, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 115, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING OUT OF A CALLED TRACT 1, LOTS 1, 5 AND 6, BEING DESCRIBED AND CONVEYED TO KATHLEEN WILD, AS TRUSTEE OF THE KAYHLEEN S. WILD FAMILY TRUST BY VIRTUE OF WARRANTY DEED RECORDED IN DOCUMENT 1518628, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS (ORHCT), SAID 3.220 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

**COMMENCING** at a calculated point on E. Dicker Road, for the southwest corner of said Lot 5, Block 22, Thence, North 08 degrees 39 minutes 09 seconds East, along the west line of said Lot 5, Block 22, a distance of 75.00 feet to a half (1/2)-inch iron rod found [N:16571995.7986, E:1073028.8685], on the north right of way line of said E. Dicker Road for the Southwest corner this tract of land, and the **POINT OF BEGINNING**;

**THENCE**, North 08 degrees 39 minutes 09 seconds East, along the west line of said Lot 5, Block 22, a distance of 318.73 feet to a half (1/2)-inch iron rod with a pink cap stamped "C.L.S. RPLS #6388" set for the Northwest corner of this tract of land;

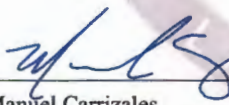
**THENCE**, South 81 degrees 20 minutes 51 seconds East, within and across said Lot 5, Block 22, a distance of 440.00 feet to a half (1/2)-inch iron rod with a pink cap stamped "C.L.S. RPLS #6388" set for the Northeast corner of this tract of land;

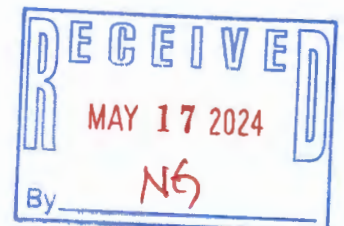
**THENCE**, South 08 degrees 39 minutes 09 seconds West, within and across said Lot 5, Block 22, a distance of 318.73 feet to a half (1/2)-inch iron rod with a pink cap stamped "C.L.S. RPLS #6388" set on the north right of way line of said E. Dicker Road for the Southeast corner of this tract of land;

**THENCE**, North 81 degrees 20 minutes 51 seconds West, along the north right of way lane of said E. Dicker Road, a distance of 440.00 feet to the **POINT OF BEGINNING**; containing 3.220 acres of land more or less.

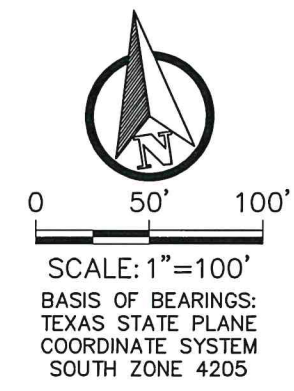
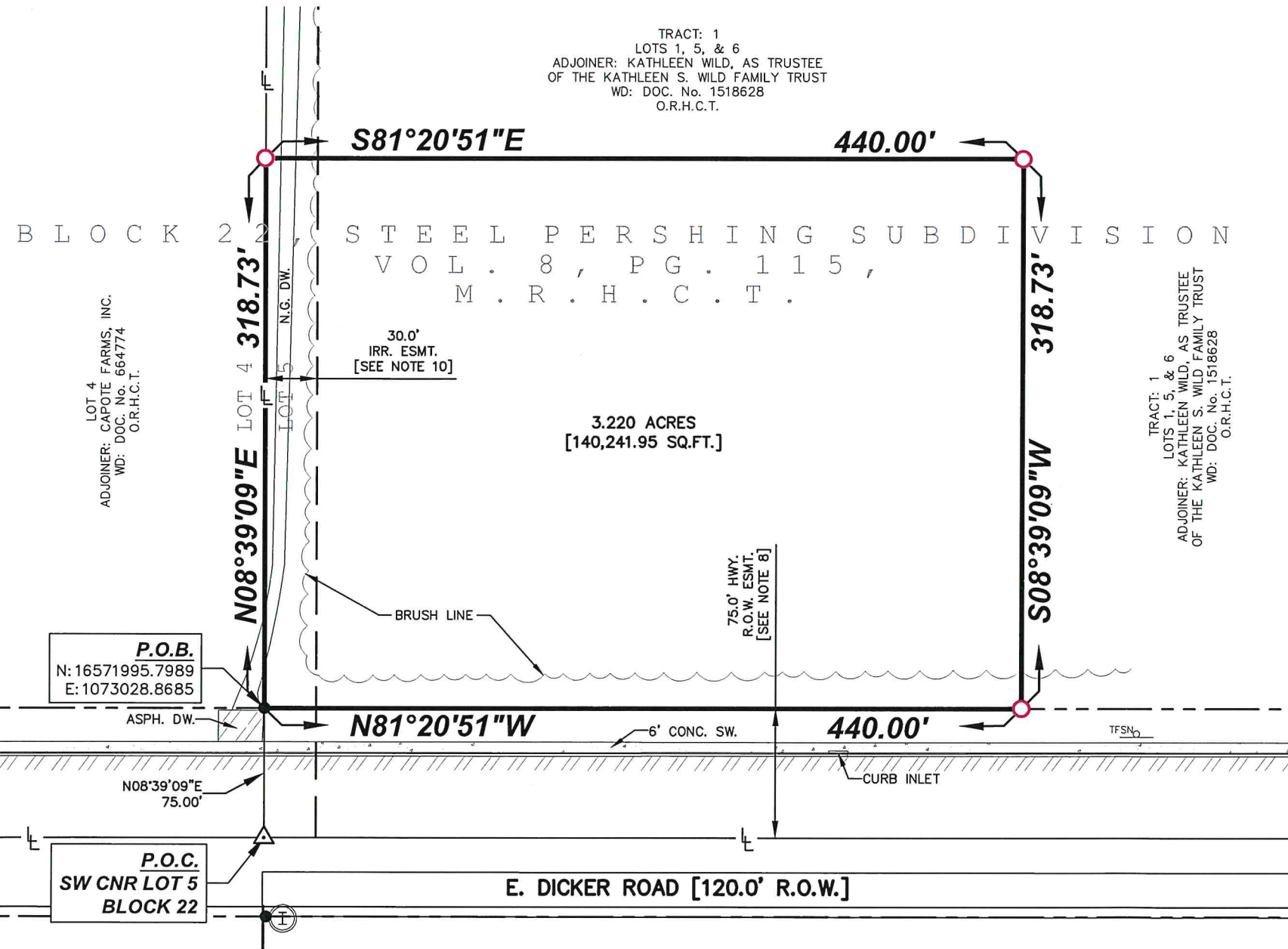
All coordinates, bearings, and distances noted within this metes and bounds description are in U.S. Survey Feet and reference the Texas State Plane Coordinate System South Zone 4205 and in grid coordinates.

A survey plat of even date accompanies this metes and bounds description.

 4-11-2024  
Manuel Carrizales Date  
Registered Professional Land Surveyor  
Texas Registration Number 6388



**PLAT SHOWING:  
A 3.220 ACRE TRACT OF LAND  
BEING OUT OF LOT 5, BLOCK 22, STEELE AND PERSHING SUBDIVISION, HIDALGO  
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN  
VOLUME 8, PAGE 115, MAP RECORDS OF HIDALGO COUNTY, TEXAS.**



LEGEND			
	BOUNDARY LINE	R.O.W.	RIGHT OF WAY
	RIGHT OF WAY LINE	VOL.	VOLUME
	EASEMENT LINE	PG.	PAGE
	LOT LINE	DOC.	DOCUMENT
	CONCRETE CURB AND GUTTER	CONC.	CONCRETE
	CONCRETE	ASPH.	ASPHALT
	FOUND 1/2\"/>		
	SET 1/2\"/>		
	CALCULATED POINT	ESMT.	EASEMENT
	TRAFFIC SIGN	DW.	DRIVEWAY
	IRRIGATION STAND PIPE	SW.	SIDEWALK
		N.G.	NATURAL GROUND
		WD:	WARRANTY DEED
		O.R.H.C.T.	OFFICIAL RECORDS HIDALGO COUNTY TEXAS
		M.R.H.C.T.	MAP RECORDS HIDALGO COUNTY TEXAS

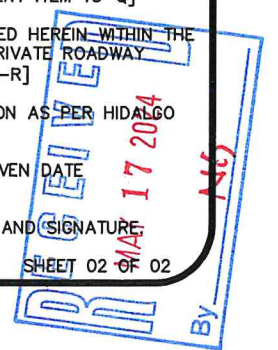
**NOTES:**

- SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "B" (MEDIUM SHADING) DESCRIBED AS "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD", AS PER FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 4803340500B, DATED 1/2/1981. [NO ADDITIONAL FLOOD ZONE RESEARCH HAS BEEN DONE. THERE MAY BE LOMR OR LOMC THAT AFFECT THIS PROPERTY. CARRIZALES LAND SURVEYING, LLC DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.]
- SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT GF NO. 186269, EFFECTIVE MARCH 22, 2024, AS ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY.  
  
THE FOLLOWING EXCEPTIONS ARE LISTED IN THE SCHEDULE "B" OF SAID COMMITMENT:
- EASEMENTS, RULES REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2. [SEE COMMITMENT ITEM 10-A]
- ROADWAYS AND RESERVATIONS AS SHOWN ON THE MAP OF STEELE & PERSHING SUBDIVISION, RECORDED IN VOLUME 8, PAGE 115, DEED RECORDS OF HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-B]
- RIGHT OF WAY EASEMENT IN FAVOR OF TRUNKLINE GAS CO., AS SHOWN BY INSTRUMENT DATED FEBRUARY 7, 1956, RECORDED IN VOLUME 854, PAGE 389, DEED RECORDS OF HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-C] [DOES NOT AFFECT SUBJECT PROPERTY]
- RIGHT OF WAY EASEMENT IN FAVOR OF MILITARY HIGHWAY WATER SUPPLY CORP., AS SHOWN BY INSTRUMENT DATED NOVEMBER 6, 1974, RECORDED IN VOLUME 1457, PAGE 484, DEED RECORDS OF HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-D] [DOES NOT AFFECT SUBJECT PROPERTY]
- RIGHT OF WAY EASEMENT IN FAVOR OF HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, AS SHOWN BY INSTRUMENT DATED JULY 20, 1978, RECORDED IN VOLUME 1585, PAGE 967, DEED RECORDS OF HIDALGO COUNTY, TEXAS; AND BEING CORRECTED BY INSTRUMENT FILED IN VOLUME 1589, PAGE 27, DEED RECORDS OF HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-E] [DOES NOT AFFECT SUBJECT PROPERTY]
- RIGHT OF WAY EASEMENT IN FAVOR OF HIDALGO COUNTY, AS SHOWN BY INSTRUMENT DATED MARCH 26, 1982, RECORDED IN VOLUME 1775, PAGE 5, DEED RECORDS OF HIDALGO COUNTY, TEXAS; AND BEING REFILED IN VOLUME 3143, PAGE 423, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-F] [AS PLOTTED HEREON]
- RIGHT OF WAY EASEMENT IN FAVOR OF MAGIC VALLEY ELECTRIC COOPERATIVE, INC. AS SHOWN BY INSTRUMENT DATED JUNE 22, 1976, RECORDED IN VOLUME 2189, PAGE 678, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-G] [DOES NOT AFFECT SUBJECT PROPERTY]
- ANY AND ALL RIGHT, TITLE, INTEREST, IN AND TO THE PROPERTY FOR CANALS, IRRIGATION, AND ANY ASSOCIATED USES, AS RESERVED BY THE LOUISIANA RIO GRANDE CANAL CO., ITS SUCCESSORS AND ASSIGNS, UNDER INSTRUMENT DATED MARCH 1, 1911, RECORDED IN VOLUME 19, PAGE 25, DATED MARCH 1, 1911, RECORDED IN VOLUME 19, PAGE 97, DATED MARCH 1, 1911, RECORDED IN VOLUME 19, PAGE 105, DATED MARCH 1, 1911, RECORDED IN VOLUME 19, PAGE 113, DATED MARCH 1, 1911, RECORDED IN VOLUME 19, PAGE 121, DATED MARCH 3, 1911, RECORDED IN VOLUME 19, PAGE 145, DATED MARCH 1, 1911, RECORDED IN VOLUME 19, PAGE 153, DATED MARCH 1, 1911, RECORDED IN VOLUME 19, PAGE 177, DATED FEBRUARY 10, 1912, RECORDED IN VOLUME 26, PAGE 203, DATED FEBRUARY 12, 1912, RECORDED IN VOLUME 26, PAGE 228, DEED RECORDS; AND VOLUME 0, PAGES 63-65 AND VOLUME 16, PAGES 5-6, MAP RECORDS OF HIDALGO COUNTY, TEXAS, WHICH RIGHTS AND INTERESTS WERE CONVEYED TO THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. TWO BY INSTRUMENT DATED DECEMBER 31, 1920, RECORDED IN VOLUME 120, PAGE 531, OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS. THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. TWO SUBSEQUENTLY CONVERTED BY RESOLUTION TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 BY INSTRUMENT DATED MARCH 20, 1980, RECORDED IN VOLUME 1672, PAGE 686, OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-K] [AS PLOTTED HEREON]
- SUBJECT TO ANY PORTION OF THE SUBJECT PROPERTY DESCRIBED HEREIN LYING WITHIN CANAL RIGHT OF WAY. [SEE COMMITMENT ITEM 10-M]
- VISIBLE AND APPARENT EASEMENTS ON OR ACROSS THE PROPERTY HEREIN DESCRIBED. [SEE COMMITMENT ITEM 10-Q]
- ANY PORTION OF THE PROPERTY DESCRIBED HEREIN WITHIN THE LIMITS OR BOUNDARIES OF ANY PUBLIC OR PRIVATE ROADWAY AND/OR HIGHWAY. [SEE COMMITMENT ITEM 10-R]
- ALL ADJOINER INFORMATION SHOWN HEREON AS PER HIDALGO COUNTY APPRAISAL DISTRICT RECORDS.
- A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.
- SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.

**Carrizales Land Surveying, LLC**  
Texas Registered Surveying Firm  
TBPELS FIRM No:10194417  
4807 Gondola Avenue,  
Edinburg, TX 78542  
Office: 956-567-2167  
www.cls.land

I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN THE MONTH OF APRIL, 2024 AND THAT THE NOTES SHOWN HEREON ARE TRUE AND CORRECT, AND THAT THERE ARE NO BOUNDARY CONFLICTS, PROTRUSIONS, OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

*Manuel Carrizales* 4-11-2024  
MANUEL CARRIZALES DATE  
R.P.L.S. #6388



**NOTICE  
REZONING  
FOR  
THIS PROPERTY  
REZ2024-0034**

 CITY OF McALLEN PLANNING DEPT.  
956-681-1250  
WWW.McALLEN.NET 

## Memo

**TO:** Planning and Zoning Commission

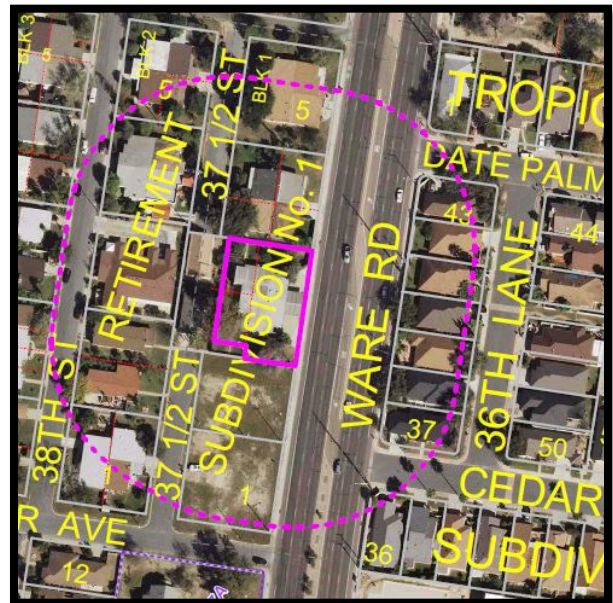
**FROM:** Planning Staff

**DATE:** June 11, 2024

**SUBJECT: REZONE FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT TO C-3L (LIGHT COMMERCIAL) DISTRICT: A TRACT OF LAND (14,223.44 SQUARE FEET) OUT OF LOTS 2 AND 3, BLOCK 1, GOLDEN ACRES RETIREMENT SUBDIVISION NO. 1, HIDALGO COUNTY, TEXAS; 401 NORTH WARE ROAD. (REZ2024-0032)**

**LOCATION:** The subject property is located along the west side of North Ware Road approximately 208 feet north of Cedar Avenue. It has 143.7 feet of frontage along North Ware Road for a tract size of approximately .32 acres, and is currently zoned R-2 (duplex-fourplex residential) District.

**PROPOSAL:** The applicant is requesting to rezone the property from R-2 District to C-3L (light commercial) District for commercial use.



**ADJACENT ZONING:** Adjacent zoning is R-2 District to the north and west, C-3L District to the south and R-3C (multifamily residential condominium) District to the east across North Ware Road.

**LAND USE:** There is a vacant house on the property. The surrounding land uses include commercial and multifamily uses.

**FUTURE LAND USE PLAN:** The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed Use Corridors. Mixed Use Corridors consists of residential and nonresidential land uses, putting housing nearby jobs and services. Nonresidential uses will meet the needs of both those residents living in the adjacent neighborhoods as well as draw residents from throughout the city. This is the ideal form of development within this category, which would accommodate activity centers, retail uses, and services. The design should emphasize the pedestrian experience rather than people driving automobiles.

**DEVELOPMENT TRENDS:** The development trend for this area along the west side of Ware Road is a mix of commercial and residential uses.

**HISTORY:** The property was zoned R-2 (duplex-fourplex residential) District during Comprehensive Zoning in 1979. The application for a rezoning request to C-3L District was submitted on May 10, 2024.

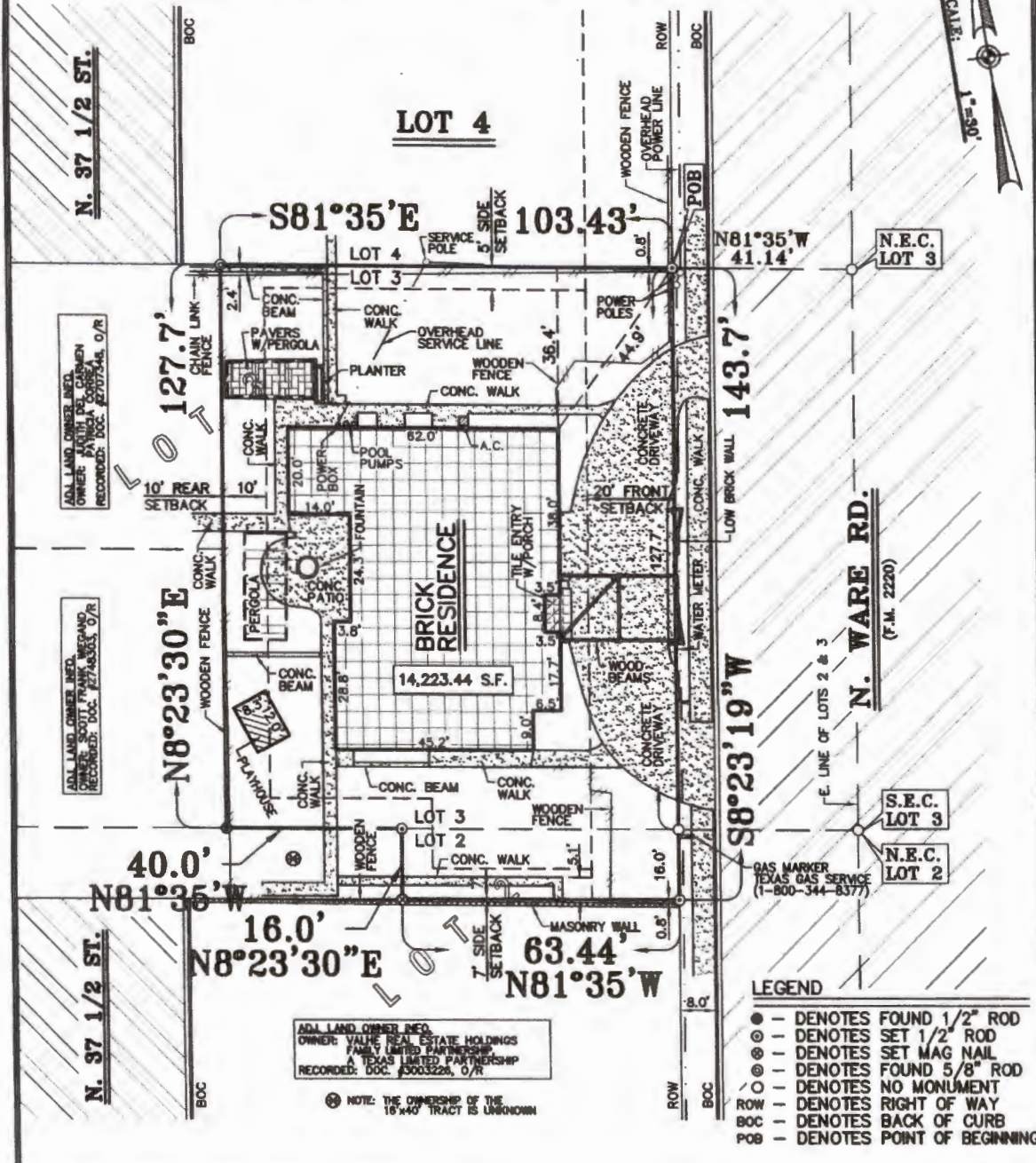
**ANALYSIS:** The requested zoning conforms to the Future Land Use Plan designation. Office use is considered appropriate for the area designation. The C-3L District combines commercial office use with retail uses that are compatible with adjacent residential zones. Compliance with off street parking, landscaping buffers and various building and fire codes are required as part of the building permit process for commercial occupancy.

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

**RECOMMENDATION:** Staff recommends approval of the rezoning request to C-3L (light commercial) District.

# ART SALINAS ENGINEERING & SURVEYING

1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 818-5565 FAX: (956) 818-5540



ADJ. LAND OWNER INFO  
OWNER: VALU REAL ESTATE HOLDINGS  
FAMILY LIMITED PARTNERSHIP  
A TEXAS LIMITED PARTNERSHIP  
RECORDED: DOC. #5003226, 0/R

ADJ. LAND OWNER INFO  
OWNER: VALU REAL ESTATE HOLDINGS  
FAMILY LIMITED PARTNERSHIP  
A TEXAS LIMITED PARTNERSHIP  
RECORDED: DOC. #5003226, 0/R

ADJ. LAND OWNER INFO  
OWNER: VALU REAL ESTATE HOLDINGS  
FAMILY LIMITED PARTNERSHIP  
A TEXAS LIMITED PARTNERSHIP  
RECORDED: DOC. #5003226, 0/R

NOTE: THE OWNERSHIP OF THE 16'x40' TRACT IS UNKNOWN

- LEGEND**
- - DENOTES FOUND 1/2" ROD
  - - DENOTES SET 1/2" ROD
  - ⊙ - DENOTES SET MAG NAIL
  - ⊗ - DENOTES FOUND 5/8" ROD
  - - DENOTES NO MONUMENT
  - ROW - DENOTES RIGHT OF WAY
  - BOC - DENOTES BACK OF CURB
  - POB - DENOTES POINT OF BEGINNING

**FLOOD ZONE DESIGNATION:** The property shown hereon lies in Zone C. Zone C areas are areas of "minimal flooding" and are not designated flood prone areas as per F.E.M.A. Flood Insurance Rate Map Panel Number 480343-0005-C dated 11-02-82.

- PLAT NOTES:**
- There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements as shown on this plat.
  - This survey plat is prepared in connection with Title Policy G.F. # MCA24020488 and does not guarantee title. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
  - This survey must contain an embossed seal and an original signature to be valid as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act".
  - This is a standard survey and does not include the location or subsurface investigation of underground utility, irrigation and/or gas lines.
  - Subject to party wall agreement as set forth in Restrictions and Ownership Plan, recorded Volume 1026, Page 466, and Volume 1260, Page 189, Deed Records, Hidalgo County, Texas.
  - Statutory rights, rules and regulations in favor of Hidalgo County Irrigation District No. 1 pursuant to applicable sections of the Texas Water Code. (Blanket)
  - Building setback lines shall be in accordance to the City zoning ordinance.
  - Subject to any oil, gas and mineral lease of record.
  - Bearing Basis: "W. line of a 14,223.44 square foot tract recorded in Document No. 3534892, 0/R"
- BORROWERS:** Antonio Marinas and Sara M Marinas

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT 401 N. WARE RD., IN McALLEN, TEXAS, DESCRIBED AS FOLLOWS:  
 A TRACT OF LAND OUT OF LOTS 2 AND 3, BLOCK 1, GOLDEN ACRES RETIREMENT SUBDIVISION No. 1, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 49, MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.  
 (SEE METES AND BOUNDS DESCRIPTION)

24-67156 Job No.  
 04-11-24 Date

*[Signature]*

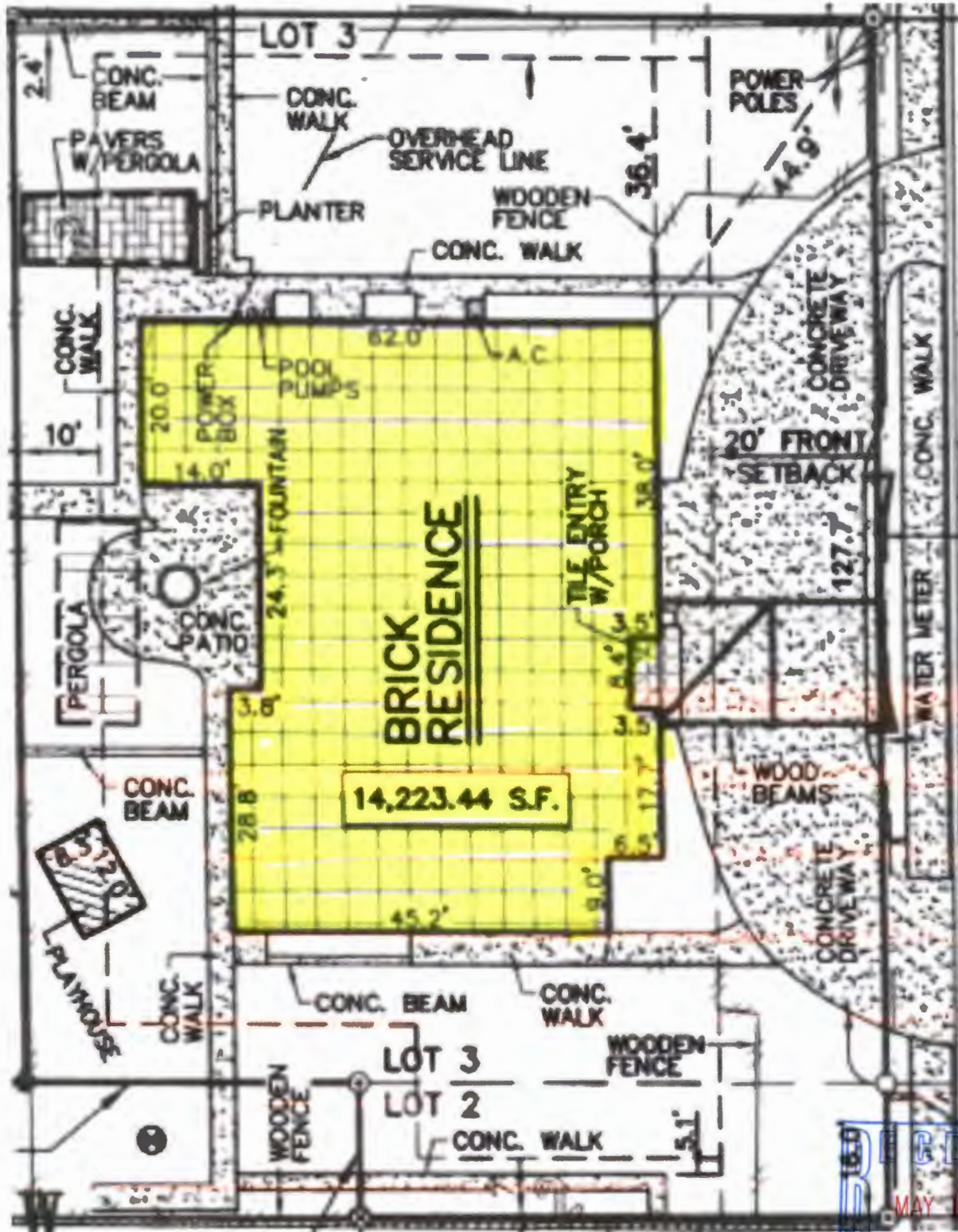
© COPYRIGHT 2024 ART SALINAS ENGINEERING INC. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.





Preliminary Site Plan – 401 N Ware Rd. McAllen, TX

- Yellow Shaded Area is to be renovated to serve as speculative office space in accordance with City requirements
- Area surrounding existing structure to be cleared and used as green (plants / grass) areas
- Parking to be constructed in front of property (east side) in accordance to city planning guidelines
- Finalized plans to be provided once reviewed and approved with corresponding city departments



RECEIVED  
MAY 10 2024  
By 





NOTICE  
**REZONING**  
FOR  
THIS PROPERTY  
**REZ2024-0032**  
CITY OF WALKER HARBORLANDS  
PLANNING DEPARTMENT  
WWW.WALKER.HI

401

**Memo**

**TO:** Planning and Zoning Commission

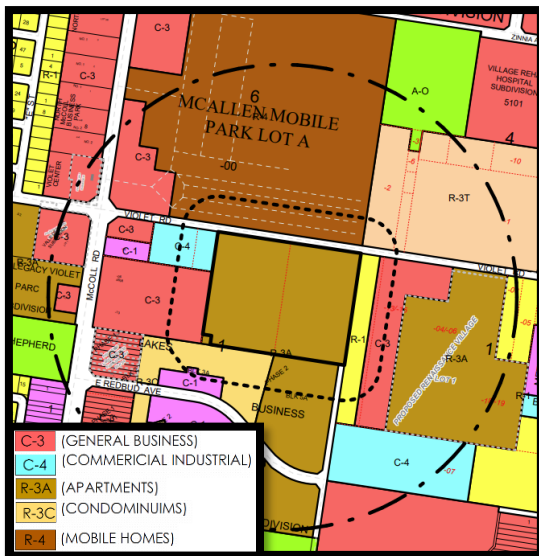
**FROM:** Planning Staff

**DATE:** June, 07 2024

**SUBJECT:** Rezone from R-3A (Multifamily Residential Apartments) District to R-3T (Multifamily Residential Townhomes) District: A 12.33- Acre tract, out of Lot 1, Block 7, Steel and Pershings Subdivision, Hidalgo County, Texas; 900 East Violet Avenue. (REZ2024-0033)

**LOCATION:** The property is located along the South side of East Violet Avenue, approximately 628 feet west of McColl Road.

**PROPOSAL:** The applicant is proposing to rezone the subject property to R-3T (Multifamily Townhouses) District in order to develop the tract of land for townhomes. A feasibility plan has not been submitted.



**ADJACENT ZONING:** The subject property is zoned R-3A (Multifamily residential apartments) District. The adjacent zoning is R-4 (Mobile Homes) District to the north, C-4 (Commercial Industrial) and C-3 (General Business) to the west. R-3C (Condominiums) and R-3A (multifamily residential apartments) District are adjacent to the south, with R-3A (multifamily residential apartments) and R-1(Single Family Residential) to the east.

**LAND USE:** The subject property is vacant. Surrounding land uses include mobile homes,

commercial industrial, general business, condominiums, office buildings, apartments, single family residential and townhouses.

***FUTURE LAND USE PLAN:*** The Envision McAllen Future Land Use Plan designates the future land use for this property as an Employment Center. The primary uses for this land designation are light manufacturing, office buildings, medical plazas, and retail centers.

***DEVELOPMENT TRENDS:*** The development trend along Violet Avenue is single family and multifamily residential, with commercial uses.

***ANALYSIS:*** The requested zoning does not conform to the Future Land Use Plan designation. However, the requested zoning does align with the existing uses and the development trend for this area.

A rezoning request was made on September the 15<sup>th</sup> of 2015 from an A-O (Agricultural and Open Spaces) to an R3A. The request to R-3A district was approved by City Commission on November the 9<sup>th</sup> of 2015.

The minimum lot area required for a townhome in the R-3T District is 2000 square feet. The tract size is approximately 12.33 acres exceeding the minimum size requirements for an R-3T District.

A site plan review and subdivision review may be required prior to building permit issuance.

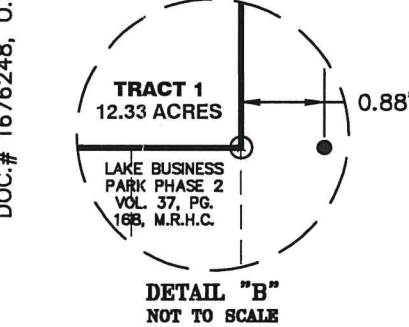
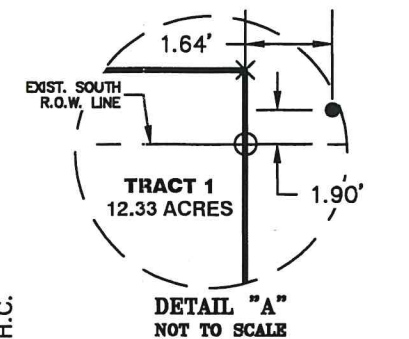
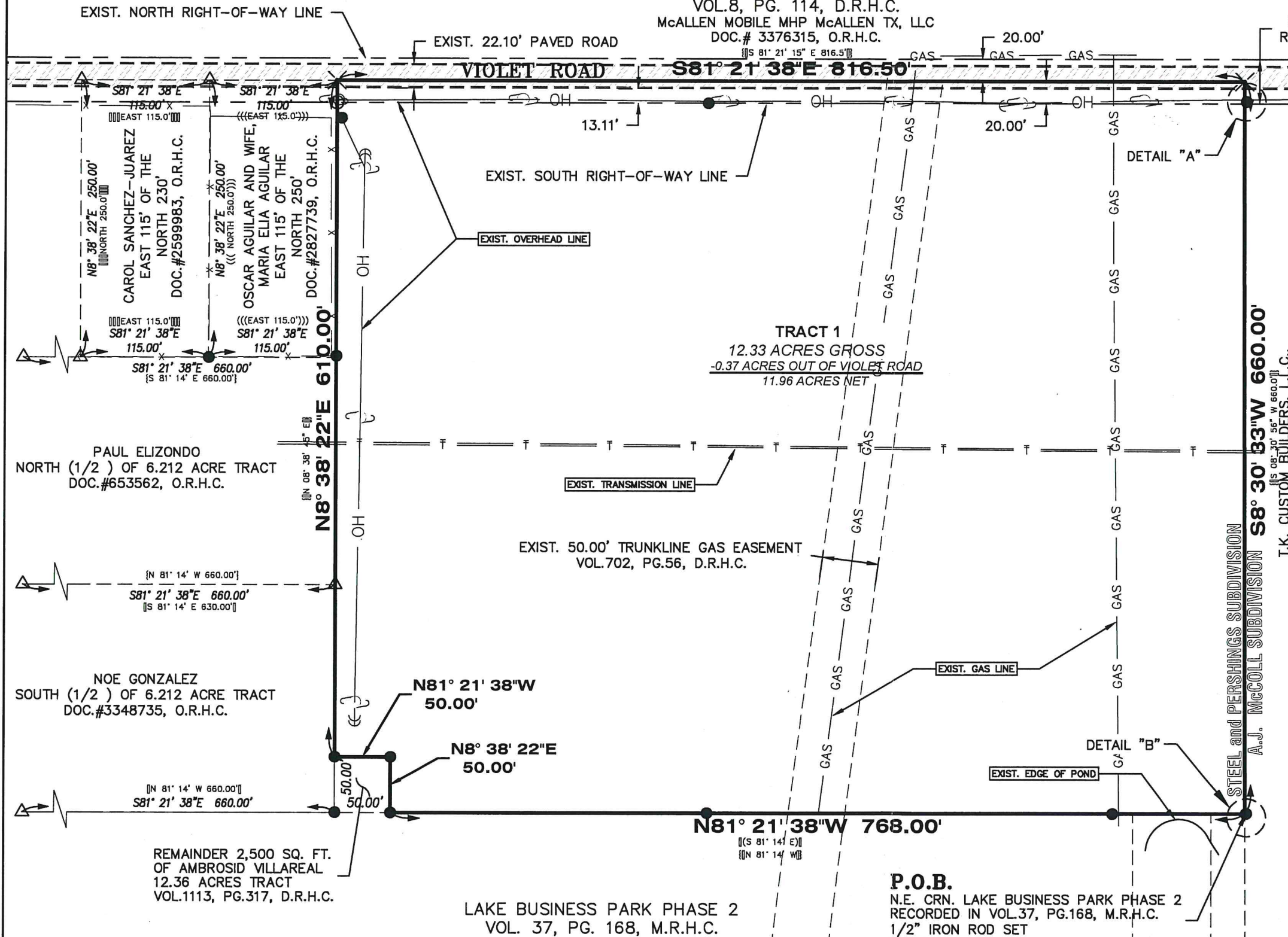
Staff has not received any phone calls, emails, or letters in opposition to the rezoning request.

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

LOT 6, BLOCK 6  
 STEEL and PERSHINGS SUBDIVISION  
 VOL.8, PG. 114, D.R.H.C.  
 McALLEN MOBILE MHP McALLEN TX, LLC  
 DOC.# 3376315, O.R.H.C.

EXHIBIT B  
 BOUNDARY SURVEY  
 TRACT 1 - 12.33 ACRES  
 OUT OF LOT 1, BLOCK 7

STEEL and PERSHINGS SUBDIVISION  
 VOL.8, PG.114, DEED RECORDS  
 TO HIDALGO COUNTY, TEXAS  
 TO ACCOMPANY FIELD NOTES



SCALE: 1" = 100'  
 BEARING OF BASIS  
 TEXAS STATE PLANE  
 COORDINATES TEXAS SOUTH  
 ZONE (4205) (NAD 83)  
 ALLTERRA NETWORK

LEGEND	
●	1/2" IRON ROD FOUND
○	CAPPED 1/2" IRON ROD SET
●	5/8" IRON ROD FOUND
×	NAIL SET
⊙	FENCE CORNER
△	CALCULATED POINT
---	EXIST. FENCE
----	MEASURED
{XXXX}	DEED CALL (DOC.# 653562, O.R.H.C.)
{XXXX}	DEED CALL (DOC.# 3348735, O.R.H.C.)
{XXXX}	DEED CALL (DOC.# 2551012, O.R.H.C.)
{(XXXX)}	DEED CALL (DOC.# 2827739, O.R.H.C.)
{(XXXX)}	DEED CALL (DOC.# 2599983, O.R.H.C.)
{(XXXX)}	DEED CALL (VOL.37, PG.168, M.R.H.C.)

**SURVEYOR'S NOTES:**

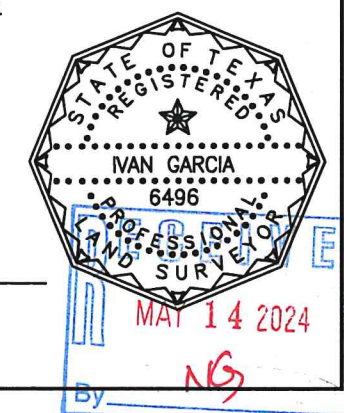
- 1.) SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 2.) NO ADDITIONAL RESEARCH WAS PERFORMED BY RIO DELTA ENGINEERING FOR ANY ADDITIONAL EASEMENT(S) OR BUILDINGS LINES WHICH MAY OR MAY NOT AFFECT THE SUBJECT TRACT.
- 3.) THE PROPERTY SHOWN IS IN ZONE 'B' AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IDENTIFIED ON COMMUNITY-PANEL No. 480334 0425C, MAP REVISED ON NOVEMBER 16, 1982

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

**P.O.B.**  
 N.E. CRN. LAKE BUSINESS PARK PHASE 2  
 RECORDED IN VOL.37, PG.168, M.R.H.C.  
 1/2" IRON ROD SET  
 N:16613427.1114'  
 E:1082157.0259'

*Ivan Garcia*  
 5/8/24

IVAN GARCIA  
 REG. PROFESSIONAL LAND  
 SURVEYOR NO. 6496



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

DATE:	MARCH, 2024
PROJECT:	SUB. 24.012
PAGE:	1 OF 1

NOTICE  
REZONING  
FOR  
THIS PROPERTY  
REZ 2024-0033

**City of McAllen**  
**Planning Department**

SUB2023-0110

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

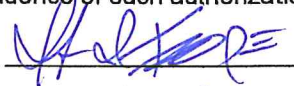
Project Information	Subdivision Name <u>Mediterranean Subdivision</u>
	Legal Description <u>Survey plat showing a 4.687-acre tract of land, more or less, out of lots 52 thru 54, out of lots 35-68, inclusive, section 22A, Tex-Mex Subdivision, Hidalgo County, Texas, Volume 12, Page 55, H.C.M.R.</u>
	Location <u>West side of Ware Rd, Approx. 258 feet south of Mile 9 North Rd.</u>
	City Address or Block Number <u>13931 N. WARE RD</u>
	Total No. of Lots <u>15</u> <sup>KF</sup> Total Dwelling Units <u>13</u> <sup>KF</sup> Gross Acres <u>4.687</u> Net Acres <u>3.602</u> <small>05/16/24 05/16/24</small>
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	For Fee Purposes: <input type="checkbox"/> Commercial ( <u>1.454</u> Acres) / <input type="checkbox"/> Residential ( <u>9</u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No <small>C-3 C-3</small>
	Existing Zoning <u>R-2</u> Proposed Zoning <u>R-3T</u> Applied for Rezoning <input type="checkbox"/> No / <input checked="" type="checkbox"/> Yes: Date <u>05/16/24</u>
	Existing Land Use <u>General business / duplex</u> Proposed Land Use <u>business / duplex-fourplex residential</u>
	Irrigation District # <u>United Irrigation</u> Water CCN: <input type="checkbox"/> MPU / <input checked="" type="checkbox"/> Sharyland Water SC Other _____
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>294663</u> (C-3)	
Estimated Rollback Tax Due <u>not on tax roll</u> Tax Dept. Review <u>UPG</u>	
Owner	Name <u>Ancer Properties LLC</u> Phone <u>(956) 522-3299</u>
	Address <u>P.O. BOX 1198</u> E-mail <u>jorge@ancerpools.com</u>
	City <u>MISSION</u> State <u>TX</u> Zip <u>78512</u>
Developer	Name <u>Ancer Properties LLC</u> Phone <u>(956) 522-3299</u>
	Address <u>P.O. BOX 1198</u> E-mail <u>jorge@ancerpools.com</u>
	City <u>MISSION</u> State <u>TX</u> Zip <u>78512</u>
	Contact Person <u>Jorge Ancer</u>
Engineer	Name <u>Iden Treviño - Treviño Engineering</u> Phone <u>(956) 283-8847</u>
	Address <u>2211 E. Griffin Pkwy Ste 160</u> E-mail <u>ident@trevinoengineering.com</u>
	City <u>MISSION</u> State <u>TX</u> Zip <u>78512</u>
	Contact Person <u>Karime Farachala - karime@trevinoengineering.com</u>
Surveyor	Name <u>Homero Luis Gutierrez</u> Phone <u>(956) 369-0988</u>
	Address <u>P.O. BOX 548</u> E-mail <u>homero.gutierrez@sbcglobal.net</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78505</u>

KF

RECEIVED  
OCT 09 2023  
BY: [Signature]



## Proposed Plat Submittal

<b>Minimum Developer's Requirements Submitted with Application</b>	<p style="text-align: center;"><u><b>In Person Submittal Requirements</b></u></p> <ul style="list-style-type: none"> <li>- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes</li> <li>- Title Report</li> <li>- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blue-line copies 2 Location Maps</li> <li>- 2 8 ½" by 11" copies/legible copies of plat with name &amp; north arrow</li> <li>- 6 Folded blue-line prints of the proposed plat</li> <li>- 2 Warranty Deeds (identifying owner on application)</li> <li>- AutoCAD 2005 DWG file and PDF of plat</li> <li>- Letter of Authorization from the owner (if applicable)</li> <li>- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)</li> </ul>	<p style="text-align: center;"><u><b>Email Submittal Requirements</b></u></p> <ul style="list-style-type: none"> <li>- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes</li> <li>- Title Report</li> <li>- Sealed Survey</li> <li>- Location Map</li> <li>- Plat &amp; Reduced Plat</li> <li>- Warranty Deed</li> <li>- DWG File</li> <li>- Letter of Authorization from the owner (if applicable)</li> <li>- Proof of authority of person signing application on behalf of partnership/corporation, if applicable</li> </ul> <p><small>*Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents*</small></p> <p><small>*Submit documents to <a href="mailto:subdivisions@mcallen.net">subdivisions@mcallen.net</a></small></p> <p style="text-align: center;"><b>*ORIGINAL APPLICATION &amp; FEE MUST BE SUBMITTED IN PERSON/VIA MAIL*</b></p>
	<p><b>PLAT TO SHOW:</b></p> <ul style="list-style-type: none"> <li>- Metes and bounds</li> <li>- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts</li> <li>- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines</li> <li>- North arrow, scale and vicinity map</li> <li>- Name &amp; dimension of adjoining street ROWs (total width &amp; width from centerline)</li> </ul> <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 <a href="mailto:subdivisions@mcallen.net">subdivisions@mcallen.net</a></small></p>	
<b>Owner(s) Signature(s)</b>	<p>I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.</p> <p>Signature <u></u> Date <u>10/09/2023</u></p> <p>Print Name <u>IDEN I. TREVINO, PE</u></p> <p>Owner <input type="checkbox"/> Authorized Agent <input checked="" type="checkbox"/></p> <p style="text-align: center;"><small>The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion</small></p>	

VAR 2024-0024



# City of McAllen

## Planning Department

### VARIANCE TO SUBDIVISION PROCESS APPLICATION

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

<b>Project</b>	Legal Description	A 4.687-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 52 THRU 54, OUT LOTS 35-68, INCLUSIVE, SECTION 229, TEX-MEX SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 55, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS		
	Proposed Subdivision (if applicable)	MEDITERRANEAN SUBDIVISION (PROPOSED)		
	Street Address	W. WARE RD (HIGHWAY FM 2220), APPROX 258 FT SOUTH OF MILE 9 NORTH RD		
	Existing Zoning	R-2	C-3	Existing Land Use
				MULTIFAMILY & GENERAL BUSINESS RESIDENTIAL TOWNHOUSE

Number of lots 15 Gross acres 4.687

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

<b>Applicant</b>	Name	TREVINO ENGINEERING	Phone	956-283-8847
	Address	2211 E. GRIFFIN PKWY, SUITE 160	E-mail	ident@trevinoengineering.com karime@trevinoengineering.com
	City	MISSION	State	TEXAS
			Zip	78572

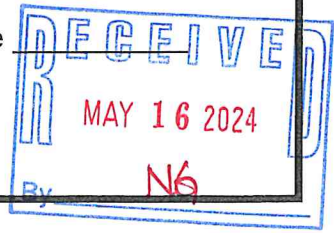
<b>Owner</b>	Name	JORGE ABRAHAM ANCER	Phone	956-522-3299
	Address	P.O. BOX 1198	E-mail	jorge@ancerpools.com
	City	MISSION	State	TEXAS

Zip 78572

<b>Authorization</b>	To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?	
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.	
	Signature	<u>[Signature]</u> Date <u>05/14/2024</u>

Print Name IDEN I. TREVINO       Owner       Authorized Agent

<b>Office</b>	*FOR OFFICE USE ONLY*	
	APPLICATION FILING FEE:	<input checked="" type="checkbox"/> \$250.00
	Accepted by <u>KI</u>	Payment received by _____ Date _____
	Rev 06/21	





# City of McAllen

## *Planning Department*

### REASON FOR APPEAL

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

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

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

Reason for Appeal

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

Interior street dedicatin 60ft total R.O.W. requested

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

Currently, there is arecorded access 50ft R.O.W. easement  
DOC #917187 H.C.O.R. street R.O.W. is lcoated at  
recorded access easement

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

Single street with 50ft R.O.W. in lieu of 60ft R.O.W.

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

Single street with 50ft R.O.W. in lieu of 60ft R.O.W.



# City of McAllen

## *Planning Department*

### REASON FOR APPEAL

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

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

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

Reason for Appeal

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

900 ft block length for R-3T zone district requested

Culs-de-sac shall not exceed 600 ft in length

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

Currently, the length of street is 817.96 ft

No street proposed within the 817.96 block length

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

Culs-de-sac is at 817.96 ft in lieu of the required 600 ft in length

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

The street is a single street with a culs-de-sac, no other streets in subdivision



# City of McAllen

## *Planning Department*

### REASON FOR APPEAL

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

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

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

Reason for Appeal	1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.
	The dedication of a N/S collector street is being requested on the west property line
	2. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.
	Currently, there is not street along proposed N/S collector street alignment
	3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.
	Since no street has been constructed at N/S collector street alignment, no one is being affected
	4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.
	No street has been constructed at N/S collector alignment



# City of McAllen

## Planning Department

### REASON FOR APPEAL

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

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

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

Reason for Appeal

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

Existing distance from Country Meadows West Dr. St to proposed street at proposed subdivision is 100.21 and the city requirement is 125 ft.

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

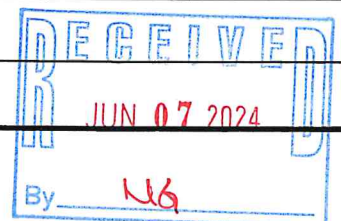
currently, there is an existing street on Country Meadows West Dr. There is a limitation for proposed subdivision Street. The location do not allow the distance requirement.

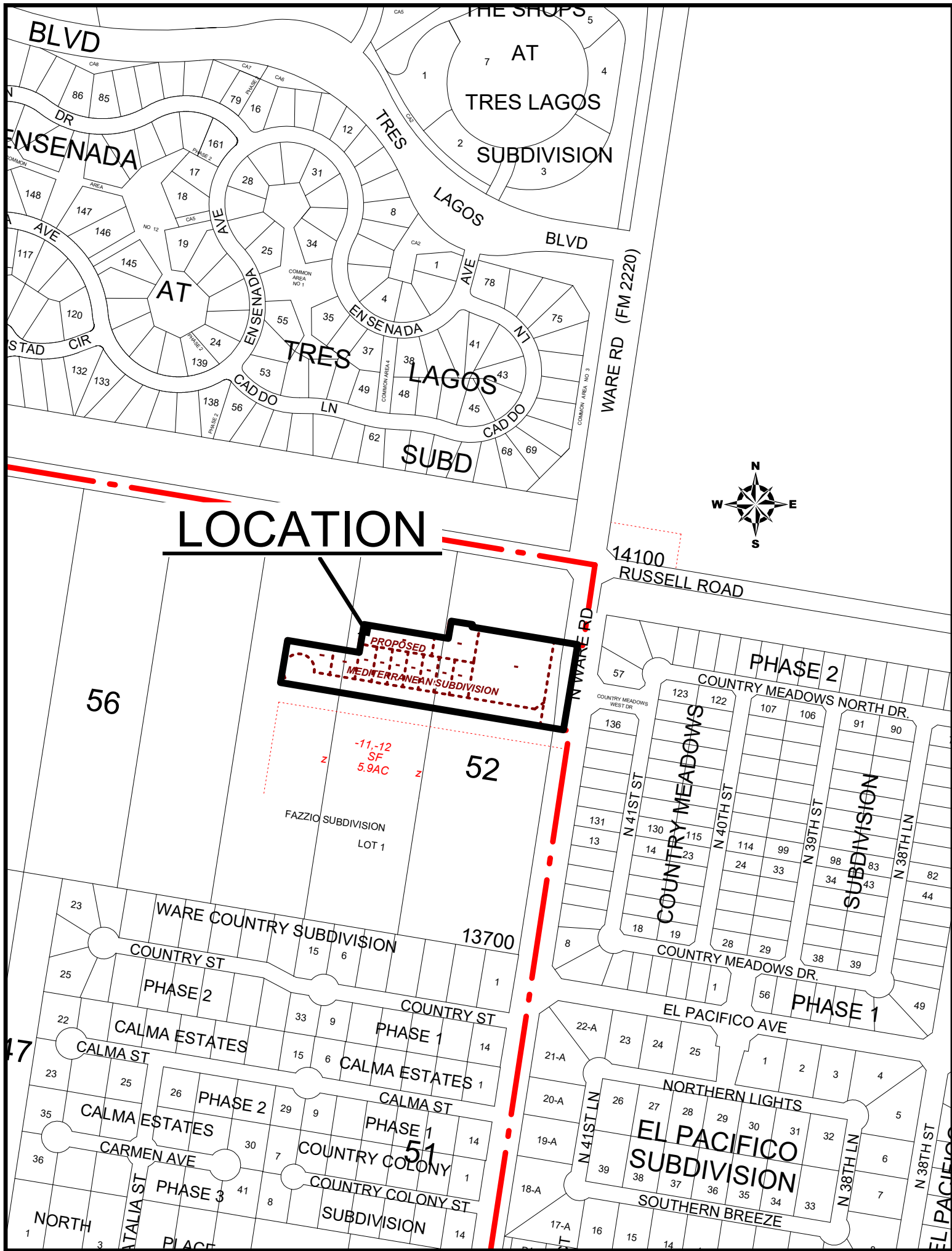
3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

when median is build by TXDOT they wont be any car issues.

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

There wait affect other subdivisions



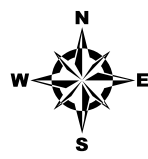


# LOCATION

PROPOSED  
MEDITERRANEAN SUBDIVISION

-11,-12  
SF  
5.9AC

FAZZIO SUBDIVISION  
LOT 1



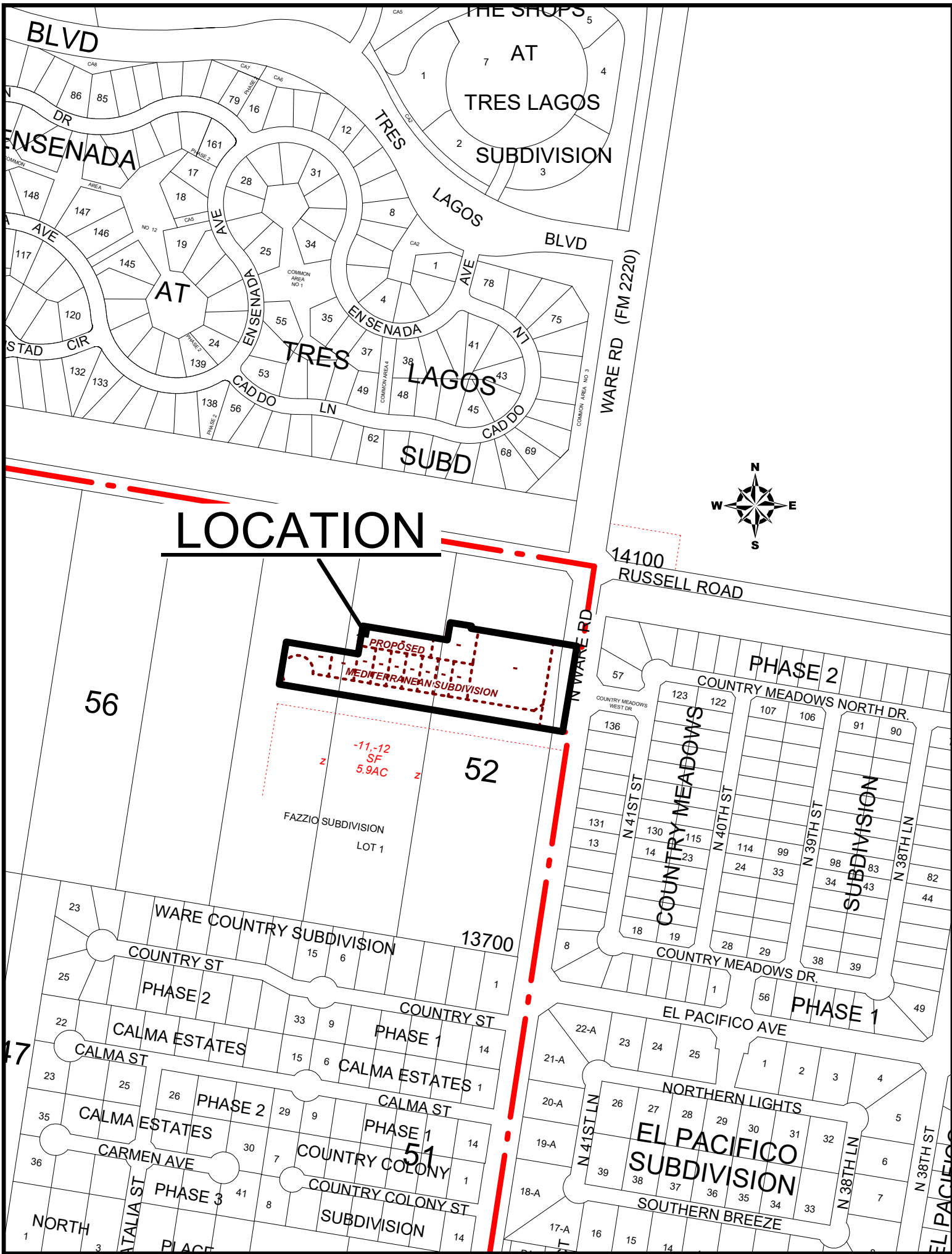
56

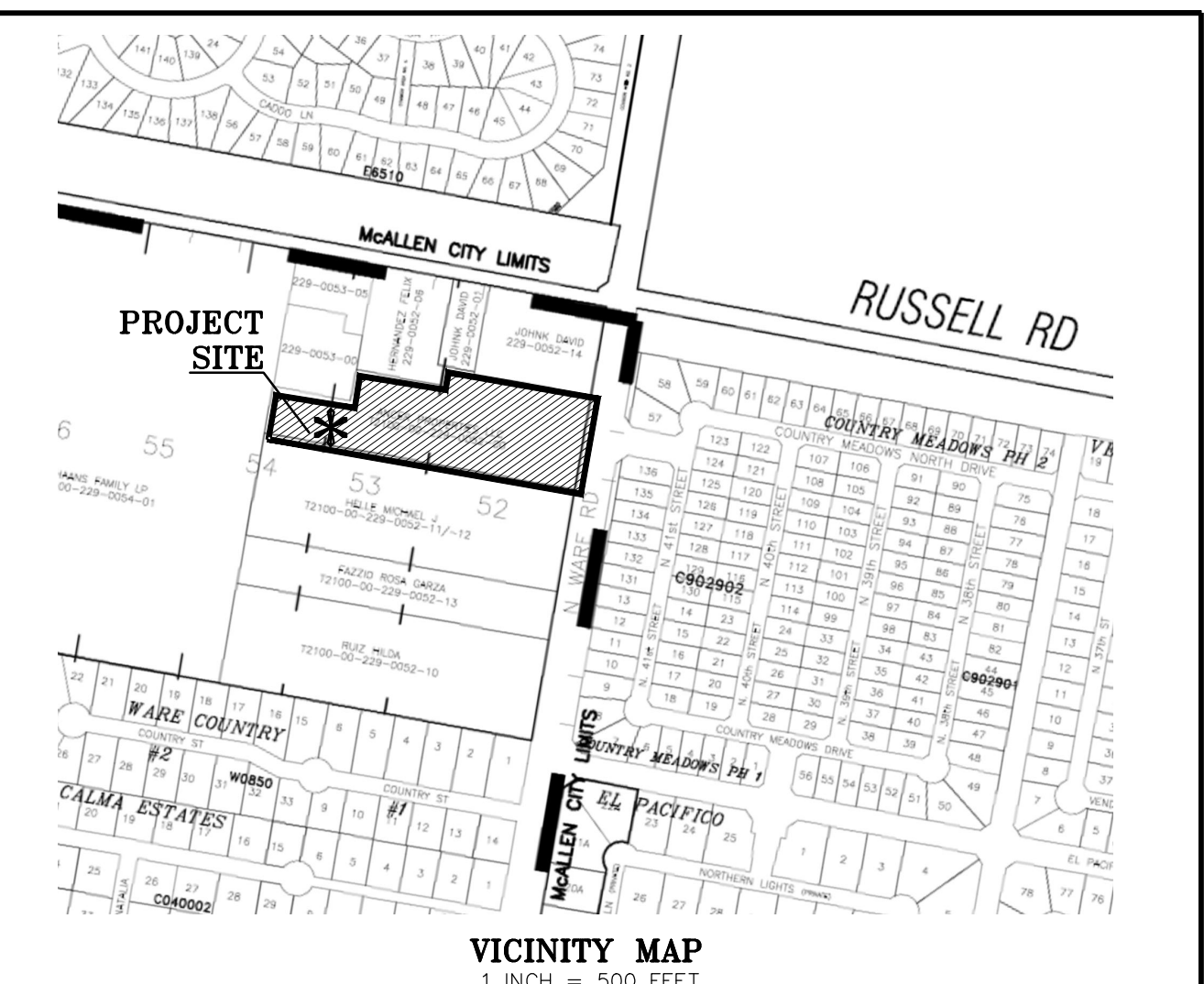
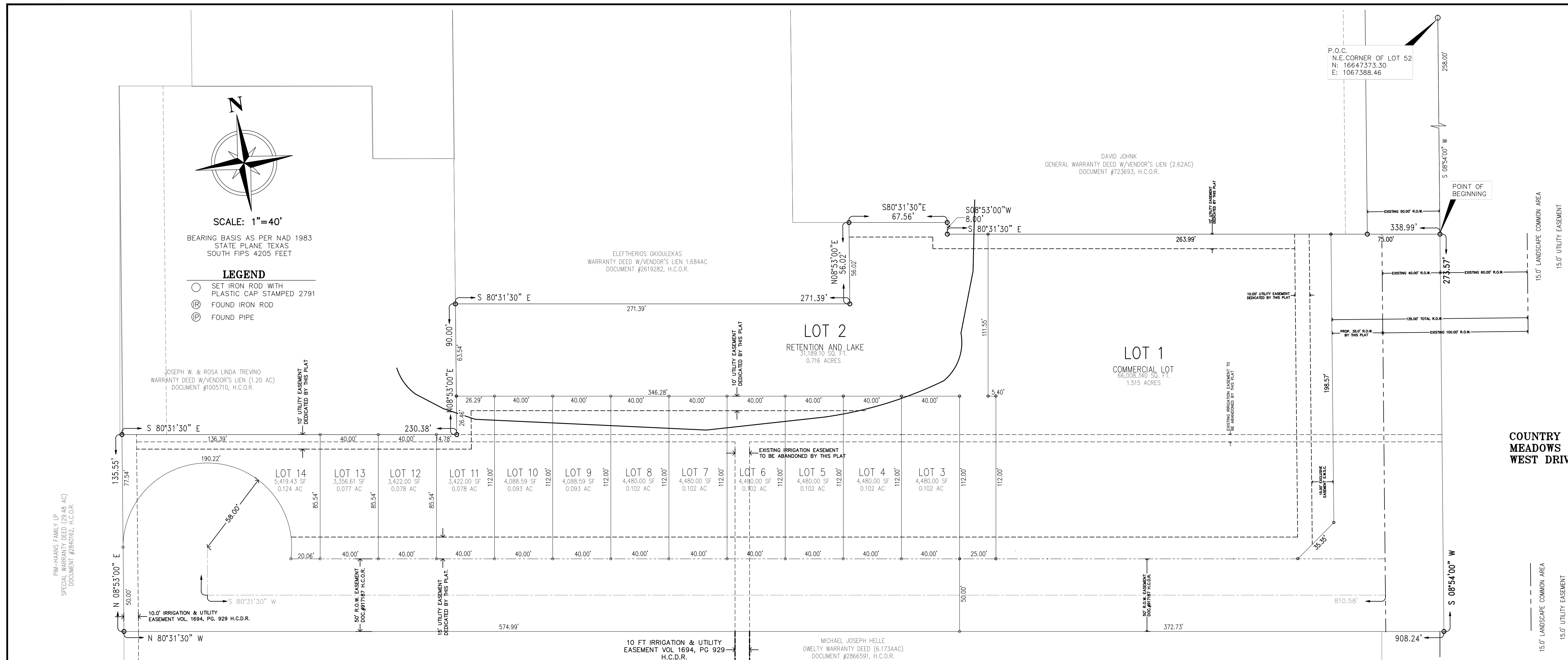
52

51

14100  
RUSSELL ROAD

13700





**METES AND BOUNDS**  
 A 4.687-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 52 THRU 54, OUT LOTS 35-68, INCLUSIVE SECTION 229, TEX-MEX SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 55, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, LOCATED ON THE WEST SIDE OF WARE ROAD (HIGHWAY FM 2220), APPROXIMATELY 258 FEET SOUTH OF MILE 9 NORTH ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A COTTON PICKER SPINDLE (N:16647373.30, E:1067388.46) FOUND AT THE INTERSECTION OF THE APPARENT EXISTING USUAL 80-FOOT RIGHT-OF-WAY CENTERLINE OF SAID WARE ROAD (FM 2220) AND THE APPARENT NORTH-EAST-CORNER OF SAID LOT 52; THENCE, S 81°54'00\"/>

**GENERAL NOTES**  
 1. THE SUBDIVISION IS ON FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN COMMUNITY PANEL No. 480334 0295 D MAP REVISED: JUNE 6, 2000  
 2. BENCHMARK =  
 3. COMMERCIAL MINIMUM BUILDING SETBACKS (LOT 1)  
 FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR IN-LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.  
 REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.  
 SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.  
 CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.  
 MULTIFAMILY MINIMUM BUILDING SETBACKS (LOTS 2-14)  
 FRONT: 20 FEET EXCEPT 15 FEET FOR ENCLOSED CARPORT OR GREATER FOR EASEMENT  
 REAR: 10 FEET OR GREATER FOR EASEMENT  
 SIDE: 6 FEET OR GREATER FOR EASEMENT  
 CORNER: 10 FEET OR GREATER FOR EASEMENT  
 GARAGE: 18 FEET EXCEPT WHERE A GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES  
 4. A TOTAL OF 0.350 ACRE FEET (15,282 CUBIC FEET) OF STORM WATER RETENTION IS REQUIRED FOR THIS SUBDIVISION, FOR COMMERCIAL 0.129 ACRE FEET (5,640 CUBIC FEET) AND FOR MULTIFAMILY 0.221ACRE FEET (9,642 CUBIC FEET).  
 5. A 5 FT WIDE MINIMUM SIDEWALK REQUIRED ON N. WARE ROAD (FM 2220) AND 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS AND OTHER STREETS APPLICABLE.  
 6. ALL LOT CORNER MARKED WITH A 1/2-INCH DIAMETER ROD  
 7. ALL UTILITIES IN THIS SUBDIVISION SHALL BE UNDERGROUND  
 8. OWNERS/DEVELOPERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF RETENTION PONDS  
 9. 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND OTHER STREET AS APPLICABLE, PRIOR TO FINAL.  
 10. 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.  
 11. COMMON AREAS, PRIVATE SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF McALLEN.  
 12. SHOULD ANY ENTITIES HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL, OR IN ANY WAY REQUIRE EXCAVATION ACCESS TO THE LINES THEREIN, THAT ENTITY SHALL HAVE THE RIGHT TO ACCESS THE EASEMENT WHICH WAY CAUSE INCIDENTAL DAMAGE TO PRIVATE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING AND PRIVATE IRRIGATION SYSTEMS, OWNER(S) OF PROPERTIES SHALL HOLD HARMLESS AND INDEMNIFY ANY SUCH ENTITY FROM THE DAMAGES AND/OR REPLACEMENT COSTS CAUSED BY NEEDED WORK.  
 13. ALL IRRIGATION DISTRICT EASEMENTS, IF SHOWN, ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT IT EXPRESS WRITTEN APPROVAL.  
 14. 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 WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.  
 15. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATORS EXPENSE.  
 16. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATORS EXPENSE.  
 17. A MINIMUM 24 FT. PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN FOR LOT 1 AND WILL BE MAINTAINED BY LOT OWNERS AND NOT THE CITY OF McALLEN.  
 18. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. WARE ROAD. LOT 1 WILL NOT BE GRANTED ACCESS OFF N. WARE ROAD.

**STATE OF TEXAS  
 COUNTY OF HIDALGO**  
 I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **MEDITERRANEAN SUBDIVISION**, TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCEDURE 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.

**HIDALGO COUNTY  
 DRAINAGE DISTRICT No. 1**  
 HIDALGO COUNTY DRAINAGE DISTRICT No. 1, HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THE SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 42.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED 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.

ANCER PROPERTIES, LLC. \_\_\_\_\_ DATE \_\_\_\_\_  
 ANCER PROPERTIES, LLC  
 MARIA DALIA ANCER, ITS PRESIDENT  
 \_\_\_\_\_  
 ANCER PROPERTIES, LLC  
 JORGE ABRAHAM ANCER, ITS VICE PRESIDENT  
 \_\_\_\_\_ DATE \_\_\_\_\_

**STATE OF TEXAS  
 COUNTY OF HIDALGO**  
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MARIA DALIA ANCER AND JORGE ABRAHAM ANCER KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 NOTARY PUBLIC, HIDALGO COUNTY, TEXAS  
 MY COMMISSION EXPIRES ON : \_\_\_\_\_

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

RAUL SESIN, P.E., CFM  
 GENERAL MANAGER  
 HIDALGO COUNTY DRAINAGE DISTRICT No.1  
 \_\_\_\_\_ DATE \_\_\_\_\_  
**HIDALGO COUNTY  
 UNITED IRRIGATION DISTRICT**  
 THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WEATHER SHOWN OR NOT.

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

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

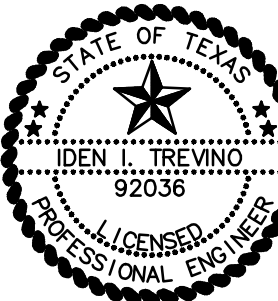
# MEDITERRANEAN SUBDIVISION

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

**STATE OF TEXAS  
 COUNTY OF HIDALGO**  
 I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.  
 \_\_\_\_\_ DATE \_\_\_\_\_  
 HOMERO LUIS GUTIERREZ RPLS NO. 2791



**STATE OF TEXAS  
 COUNTY OF HIDALGO**  
 I, THE UNDERSIGNED, IDEN I. TREVINO, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.  
 \_\_\_\_\_ DATE \_\_\_\_\_  
 IDEN I. TREVINO, PE NO. 92036



PRINCIPAL CONTACTS:	ADDRESS	CITY & ZIP	PHONE
OWNER: ANCER PROPERTIES, LLC	P.O. BOX 1198	MISSION, TEXAS 78572	(956) 522-3299
ENGINEER: DEN I. TREVINO, P.E.	2211 E. GRIFFIN PKWY, SUITE 160	MISSION, TEXAS 78572	(956) 283-8847
SURVEYOR: HOMERO LUIS GUTIERREZ, RPLS	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 369-0988

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

DATE OF PREPARATION: FEBRUARY 02, 2024

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





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 6/13/2024

<b>SUBDIVISION NAME: MEDITERRANEAN SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>N. Ware Road: Dedication as required for 75 ft. from centerline for 150 ft. total ROW  Paving: By the States Curb &amp; gutter: By the State  Revisions needed:</p> <ul style="list-style-type: none"> <li>- The existing ROW line and centerline is not clear. Remove the contour lines from the ROW and use bigger font to show ROW details prior to final.</li> <li>- Label centerline and existing ROW on both sides with the document number for the existing ROW prior to final.</li> <li>- Show the ROW dedicated by plat, and ROW dedication from centerline, and total ROW including the dedication prior to final.</li> <li>- Clarify what appears to be a unlabeled 35' area along the Eastern plat boundary to establish dedication requirements, prior final.</li> <li>- Ensure that ROW complies with State plans for North Ware Road, any acquisitions should be include with document number, dimensions, and labeling, finalize prior to final.</li> <li>- Reference the document number on the plat for any existing ROW, adjacent to the subdivision boundary, and provide a copy for staff review prior to final.</li> <li>- Please review dedication requirements as noted above, label dedications by this plat, prior to final.</li> <li>- Remove any reference to "Proposed" ROW prior to final. Use "dedicated by this plat" for referencing any ROW dedicated by this plat.</li> <li>- Revise reference from ""Future"" to ""Total"" , prior to final.</li> </ul> <p>**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan  ***Monies must be escrowed if improvements are required prior to recording.</p>	Non-compliance

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

<p>Interior Street: Dedication as needed for 60 ft. total ROW.  Paving: 40 ft. Curb &amp; gutter: Both Sides  Revisions Needed:  - Interior street references a document number on the Plat for the R.O.W. easement, provide copy of this for review prior to final.  - Proposed Interior dedications present 50 ft. ROW, Subdivision layout does not comply with ROW requirements, please revise accordingly prior to final.  - Street names will be established prior to final and plat will need to revised accordingly.  - Clarify 10 ft. Easement dedicated to United Irrigation within ROW, need to resolve any issues with overlap, finalize prior to final.  - Identify centerline for proposed interior street and existing Country Meadows West Drive and provided distance from centerline to centerline to verify compliance with 125 ft. from centerline to centerline for street jogs.(134-105(d)) finalize prior to final.  **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan  **Monies must be escrowed if improvements are not constructed prior to recording</p> <p>** Project Engineer, on behalf of the developer, submitted a variance application (VAR2024-0024) including a variance to provide 50 ft. ROW for the interior streets in lieu of 60 ft. ROW requirement. The applicant stated that the proposed ROW is an existing 50 ft. recorded access easement. If the request is approved it will be subject to 15 ft. sidewalk and utility easement on the north side as per the Engineering Department.  ** They also added a variance to the minimum 125 ft. street jog requirement. The submitted application states that street jog between the centerline of the proposed interior street and the existing private street on the east side of N. Ware Road, Country Meadows West Drive, is 100.12 ft. The applicant indicated that based on the subdivision location and limitations they can't comply with the requirement. They also added that TxDOT will build a median on Ware Road in this area.</p>	<p>Non-compliance</p>
<p>N/S collector(Western Boundary): Dedication as needed for 60 ft. total R.O.W.  Paving _40 ft._ Curb &amp; gutter: Both Sides.  Pending Items:  -Please provide ownership map to verify that no landlocked properties exist or will be created, prior to final.  -Clarify status of remnant tract along northern plat boundary, finalize prior to final.  -Street alignment, transitions and R.O.W being reviewed by staff and plat would need to be revised accordingly as applicable prior to final once ROW requirements have been established.  ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan  ***Monies must be escrowed if improvements are not constructed prior to recording.</p> <p>** Project Engineer, on behalf of the developer, submitted a variance application (VAR2024-0024) including a variance to not dedicate ROW for a N/S Collector street along the west boundary of the subdivision for a future collector street. The applicant stated that there is no existing N/S street along the west side of the property. Staff reviewed the subdivision location and determined that the west boundary of this subdivision does not abut the N/S Collector location. Based on staff review, it seems that the west lot line of Lot 54 of Section 229, Tex-Mex Survey (which is the east lot line of Lot 55) would be the location of a future N/S collector street.</p>	<p>Non-compliance</p>
<p>* 1,200 ft. Block Length  **Current Zoning is R-2 &amp; C-3. The subdivision complies with 1,200 ft. maximum block length requirement for R-2 &amp; C-3 zones. A rezoning request (REZ2024-0031) to R-3T zone for all of tract zoned R-2 and a portion of C-3 zoned parcel has been submitted and is scheduled to be heard by the Planning and Zoning Commission on June 6, 2024, and City Commission on June 24, 2024. If the rezoning is approved, the portion zoned R-3T must comply with 900 block length requirement.  **Subdivision Ordinance: Section 134-118</p>	<p>Applied</p>

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

<p>* 900 ft. Block Length for R-3T &amp; R-3C Zone Districts.                  **Current Zoning is R-2 &amp; C-3. The subdivision complies with 1,200 ft. maximum block length requirement for R-2 &amp; C-3 zones. A rezoning request (REZ2024-0031) to R-3T zone for all of tract zoned R-2 and a portion of C-3 zoned parcel has been submitted and is scheduled to be heard by the Planning and Zoning Commission on June 6, 2024, and City Commission on June 24, 2024. If the rezoning is approved, the portion zoned R-3T must comply with 900 block length requirement.                  **Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac.                  Revision needed:                  -Subdivision layout does not comply with maximum cul-de-sac length requirement, please revise accordingly prior to final. If no changes please submit variance request for 600 ft. maximum block length requirement. Finalize prior to final. Should a variance be approved it would be subject to 60 ft. of ROW with 40 ft. of paving.                  - Provide the radius of the cul-de-sac on the south side to determine compliance with the minimum ROW requirement.                  **Subdivision Ordinance: Section 134-105</p> <p>** Project Engineer, on behalf of the developer, submitted a variance application (VAR2024-0024) including a variance to the maximum 600 ft. Cul-de-Sac length requirement. The applicant stated that the current street length is 817.96 ft. If the variance is approved it will be subject to 40 ft. of paving for the interior street.</p>	<p>Applied</p>
	<p>Non-compliance</p>
<p><b>ALLEYS</b></p>	
<p>ROW: 20 ft. Paving: 16 ft.                  Revisions Needed:                  Lot 1: Commercial                  - Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end.                  - If a service drive easement is proposed, it must be at least 24 ft. wide. If proposing note, finalize wording for note regarding Private Service Drive Easement prior to final. If applicable note should read as follows :“A minimum 24 ft. private service drive easement will be established as part of the site plan for lot 1 and will be maintained by the lot owners and not the city of McAllen.”                  *Alley/service drive easement required for commercial and multi-family properties                  Lots 2-10: Residential                  - Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end.                  *Alley/service drive easement required for commercial and multi-family properties                  **Subdivision Ordinance: Section 134-106</p>	<p>Non-compliance</p>
<p><b>SETBACKS</b></p>	

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

<p>Lot 1: Commercial  Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies.  Revisions Needed:  -Revise the front setback for the commercial lot as noted above, prior to final.  **Zoning Ordinance: Section 138-356,134-367</p> <p>Lots 2-10: Residential  Front:20 feet except 15 feet for unenclosed carport or greater for easement.  Revisions needed:  -Clarify reference to carport as it will require a variance submittal, prior to final. Finalize wording for note prior to final.  **Zoning Ordinance: Section 138-356</p> <p>*A rezoning request for the property (REZ2024-0031) is in process. The setback notes and other subdivision requirements will be finalized once the zoning is finalized.</p>	TBD
<p>Lot 1: Commercial  Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.  Revisions Needed:  -Revise the rear setback for the commercial lot as noted above, prior to final.</p> <p>Lots 2-10: Residential  Rear: 10 feet or greater for easements.  **Zoning Ordinance: Section 138-356</p> <p>*A rezoning request for the property (REZ2024-0031) is in process. The setback notes and other subdivision requirements will be finalized once the zoning is finalized.</p>	TBD
<p>Lot 1: Commercial  Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.  Revisions Needed:  -Revise the sides setback for the commercial lot as noted above, prior to final.</p> <p>Lots 2-10: Residential  Sides: 6 feet or greater for easements  **Zoning Ordinance: Section 138-356"</p> <p>*A rezoning request for the property (REZ2024-0031) is in process. The setback notes and other subdivision requirements will be finalized once the zoning is finalized.</p>	TBD
<p>Lot 1: Commercial  Corner: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.  Revisions Needed:  -Include the corner setback for the commercial lot as noted above, prior to final</p> <p>Lots 2-10: Residential  Corner:10 feet or greater for easements.  Revision Needed:  -Clarify proposed setback as lots 2-10 do not have lots abutting a street, revise as applicable prior to final.  **Zoning Ordinance: Section 138-356</p> <p>*A rezoning request for the property (REZ2024-0031) is in process. The setback notes and other subdivision requirements will be finalized once the zoning is finalized.</p>	TBD
<p>Lot 1: Commercial  * Garage: N/A Commercial Development.</p> <p>Lots 2-10: Residential  Garage:18 ft. except where greater setback is required, greater setback applies.  **Zoning Ordinance: Section 138-356</p>	Applied

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<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p><b>SIDEWALKS</b></p>	
<p>* Note: "5 ft. wide minimum sidewalk required on North Ware Road (FM 220) and 4 ft. wide minimum sidewalk required on both sides of all interior streets and other street as applicable."                  Revisions Needed:                  -Finalize wording for note once ROW requirements have been established.                  -Finalize wording prior to final.                  Revisions Needed:                  -Revise note #5 as shown above prior to final.                  **5 ft. sidewalk along N. Ware Road as per Engineering Department, 4ft. Sidewalk requirement may increase to 5 ft. for interior streets per Engineering Department prior to final. Finalize wording for note prior to final.                  **Subdivision Ordinance: Section 134-120                    * Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Non-compliance</p> <p>Required</p>
<p><b>BUFFERS</b></p>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and other street as applicable, prior to final.                  Revisions Needed:                  -Finalize wording for note once ROW requirements have been established.                  -Clarify Note #.                  **Landscaping Ordinance: Section 110-46</p>	<p>Non-compliance</p>
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.                  -Clarify Note #.                  **Landscaping Ordinance: Section 110-46</p>	<p>Non-compliance</p>
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Required</p>
<p><b>NOTES</b></p>	
<p>* No curb cut, access, or lot frontage permitted along North Ware Road and other street as applicable, prior to final.                  Revisions Needed:                  -Finalize wording for note once ROW requirements have been established.                  **Must comply with City Access Management Policy                  ***As per Traffic Department, as per Access Management Policy, spacing requirement along Ware Road @ 55MPH is 425 ft. show distance from proposed street to any exiting driveways/streets. Lot 1 will not be granted access off Ware Road</p>	<p>Non-compliance</p>
<p>Commercial Lot:                  * Site plan must be approved by the Planning and Development Departments prior to building permit issuance.                  Multi-family Lot:                  *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>Required</p>
<p>* Common Areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen.                  Pending Items:                  -Note subject to change once subdivision requirements have been finalized. Finalize wording prior to final.</p>	<p>Required</p>

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<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>****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Section 110-72 applies if public subdivision is proposed.</p>	<p>Applied</p>
	<p>Required</p>
	<p>Required</p>
<p><b>LOT REQUIREMENTS</b></p>	
<p>* Lots fronting public streets. Revisions Needed: -Lot referenced as ""Lot A""/ Lake does not exhibit any frontage on a public street, revise prior to final. Please keep lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots. Common areas and detention areas must meet a minimum of 25 ft. of frontage, and be labeled accordingly. Finalize lot frontage requirements prior to final.</p> <p>**Subdivision Ordinance: Section 134-1</p>	<p>Non-compliance</p>
<p>* Minimum lot width and lot area. - The lots doe not comply with current R-2 Zone. If the rezoning to R-3T is approved, additional requirement may be applicable and must be finalized prior to final.</p> <p>**Current subdivision layout exhibits various lot square footages, ensure that proposed square footages comply with proposed use as there may be limitation to the amount of units per lot. Finalize prior final.</p> <p>***Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p><b>ZONING/CUP</b></p>	
<p>* Existing:R-2(Duplex-Fourplex) District and C-3 (General Business) District Proposed:R-2(Duplex-Fourplex) District and C-3 (General Business) District **Annexation and initial zoning approved by City Commission on August 28th, 2023. ***Zoning Ordinance: Article V</p> <p>**Current Zoning is R-2 &amp; C-3. The subdivision complies with 1,200 ft. maximum block length requirement for R-2 &amp; C-3 zones. A rezoning request (REZ2024-0031) to R-3T zone for all of tract zoned R-2 and a portion of C-3 zoned parcel has been submitted and is scheduled to be heard by the Planning and Zoning Commission on June 6, 2024, and City Commission on June 24, 2024. Other requirements as may be applicable to the subdivision, will be finalized prior to final.</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval ****Annexation and initial zoning approved by City Commission on August 28th, 2023. ***Zoning Ordinance: Article V</p> <p>**Current Zoning is R-2 &amp; C-3. The subdivision complies with 1,200 ft. maximum block length requirement for R-2 &amp; C-3 zones. A rezoning request (REZ2024-0031) to R-3T zone for all of tract zoned R-2 and a portion of C-3 zoned parcel has been submitted and is scheduled to be heard by the Planning and Zoning Commission on June 6, 2024, and City Commission on June 24, 2024. Other requirements as may be applicable to the subdivision, will be finalized prior to final.</p>	<p>Applied</p>

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<b>PARKS</b>	
<ul style="list-style-type: none"><li>* Land dedication in lieu of fee.</li><li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Lot 1 is proposed to be commercial and lot 2 is labeled as retention and let. As per parks department park fees do not apply to commercial developments. For Lot 3-14 (Multi-family), Park Fee required at \$700 per dwelling unit to be paid prior to recording. The rezoning must be finalized to finalize the park fee requirements prior to final. Please provide number of lots/dwelling units prior to final.</li><li>* Pending review by the City Manager's Office.</li></ul>	NA
	Required
	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"><li>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</li><li>* Traffic Impact Analysis (TIA) required prior to final plat.</li></ul>	Non-compliance
	TBD

**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"> <li>- Use a bold line for the original subdivision boundary to distinguish from the lot lines prior to final.</li> <li>- Remove the contour lines from Ware Road ROW as it obstructs some ROW information.</li> <li>- Use a lighter shade for contour lines to avoid any information obstruction and confusion with lot lines prior to final.</li> <li>- Lot lines and legal description of all adjacent lots on all sides are needed, including the east side of N. Ware Road, prior to final.</li> <li>- Remove the label "Commercial Lot" from plat prior to final as the use will be determined by the zone, not by plat.</li> <li>- As per Engineering Department, Lot 2 label "Retention and Lake" does not comply with City's requirement. If the lot name is changed to "Common Area A" etc., a plat note to explain the lot use will be required. The lot label and any plat note as applicable must be finalized prior to final.</li> <li>- Clarify the curved line shown crossing Lots 2-11</li> </ul> <p>*Must comply with City's Access Management Policy.</p> <p>*Any abandonments must be done by separate process, not by plat.</p> <p>*Please review vicinity map, project site appears to be offset, review and revise accordingly.</p> <p>**At the Planning &amp; Zoning Commission meeting of November 7, 2023, the subdivision was approved in Preliminary Form subject to conditions noted, drainage and utilities approvals.</p> <p>**At the Planning &amp; Zoning Commission meeting of June 4, 2024, the subdivision was approved in Revised Preliminary Form subject to conditions noted, drainage and utilities approvals.</p> <p>**Current Zoning is R-2 &amp; C-3. The subdivision complies with 1,200 ft. maximum block length requirement for R-2 &amp; C-3 zones. A rezoning request (REZ2024-0031) to R-3T zone for all of tract zoned R-2 and a portion of C-3 zoned parcel has been submitted and is scheduled to be heard by the Planning and Zoning Commission on June 6, 2024, and City Commission on June 24, 2024. Other requirements as may be applicable to the subdivision, will be finalized prior to final.</p> <p>** Project Engineer, on behalf of the developer, submitted a variance application (VAR2024-0024) including:</p> <ol style="list-style-type: none"> <li>1. A variance request to provide 50 ft. ROW for the interior streets in lieu of 60 ft. ROW requirement. The applicant stated that the proposed ROW is an existing 50 ft. recorded access easement.</li> <li>2. A variance to the maximum 600 ft. Cul-de-Sac length requirement. The applicant stated that the current street length is 817.96 ft. If the variance is approved it will be subject to 40 ft. of paving for the interior street.</li> <li>3. A variance to not dedicate ROW for a N/S Collector street along the west boundary of the subdivision for a future collector street. The applicant stated that there is no existing N/S street along the west side of the property. Staff reviewed the subdivision location and determined that the west boundary of this subdivision does not abut the N/S Collector location. Based on staff review, it seems that the west lot line of Lot 54 of Section 229, Tex-Mex Survey (which is the east lot line of Lot 55) would be the location of a future N/S collector street.</li> <li>4. A variance to the minimum 125 ft. street jog requirement. The submitted application states that street jog between the centerline of the proposed interior street and the existing private street on the east side of N. Ware Road, Country Meadows West Drive, is 100.12 ft. The applicant indicated that based on the subdivision location and limitations they can't comply with the requirement. They also added that TxDOT will build a median on Ware Road in this area.</li> </ol>	<p>Required</p>

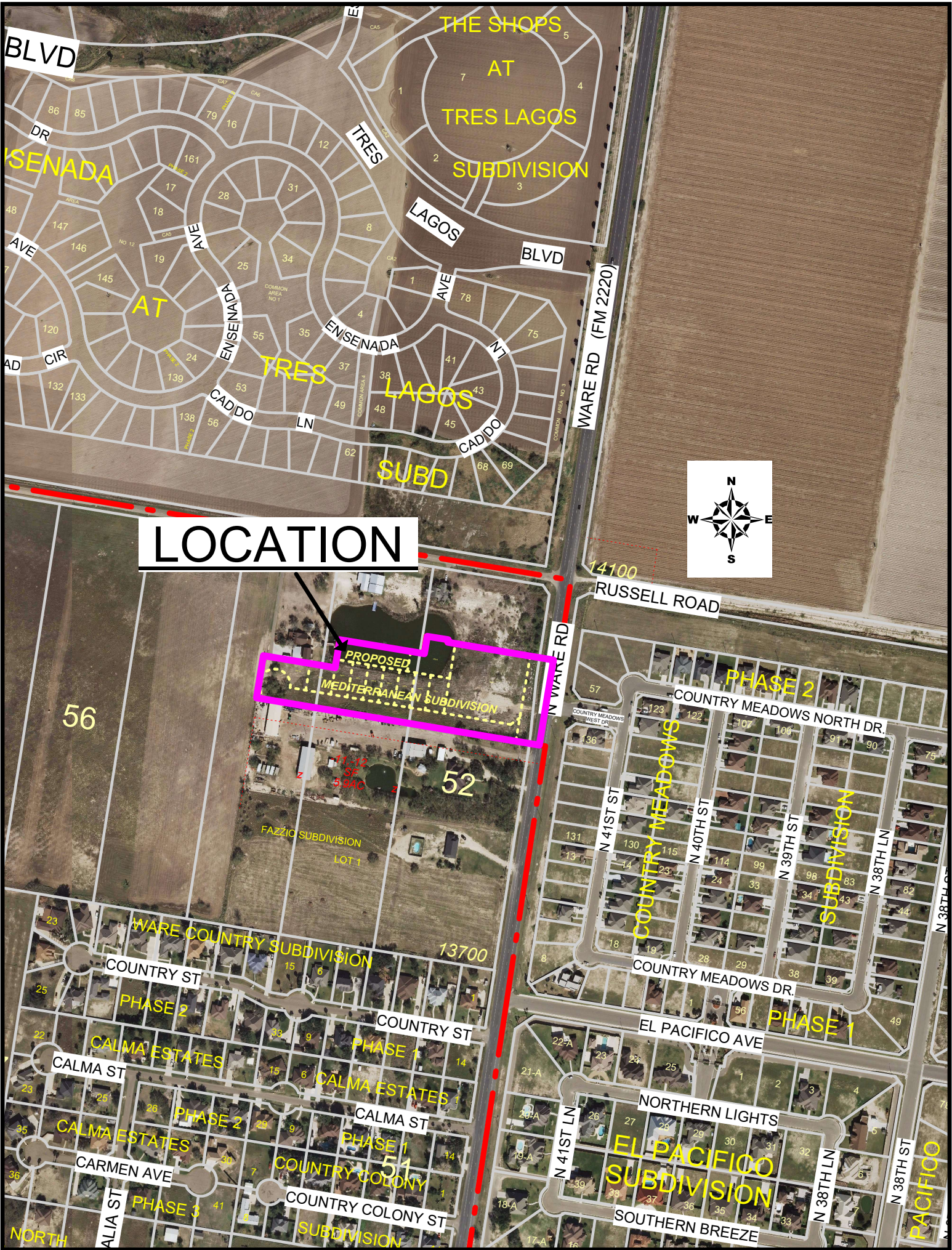
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**



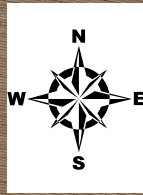
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL, AND THE BOARD'S CLARIFICATION ON THE REQUESTED VARIANCES.	Applied

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

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**LOCATION**





# City of McAllen

## Planning Department

SUB 2024-0066

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

<b>Project Information</b>	Subdivision Name <u>Freedom South McAllen Subdivision</u>
	Legal Description <u>2.323 acres, being 2.190 acres out of Lot 4, Block 14, and 0.133 out of one acres out of a H.C.W.I.D No 2 Main Canal, 150.00 Foot R.O.W., out of Steele and Pershing Subdivision, recorded in Volume 8, Pages 115, H.C.D.R., City of McAllen, Hidalgo County, Texas.</u>
	Location <u>North side of US 83 Frontage and East of S 2nd Street</u>
	City Address or Block Number <u>100 EXPRESSWAY 93</u>
	Total No. of Lots <u>1</u> Total Dwelling Units _____ Gross Acres _____ Net Acres <u>2.323</u>
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input type="checkbox"/> No
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial ( <u>2.323 Acres</u> ) / <input type="checkbox"/> Residential ( _____ Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	Existing Zoning <u>C-3</u> Proposed Zoning <u>C-3</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Banking Facility</u>
	Irrigation District # <u>HCID#2</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other _____
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>290214 &amp; 612565 + 290215</u>	
Estimated Rollback Tax Due _____ Tax Dept. Review <u>I.D.L</u>	
<b>Owner</b>	Name <u>Freedom Bank, a Texas banking corporation</u> Phone <u>(956) 287-2800</u>
	Address <u>533 North Alamo Road</u> E-mail <u>art@ortegaventures.com</u>
	City <u>Alamo</u> State <u>Texas</u> Zip <u>78516</u>
<b>Developer</b>	Name <u>ML Rhodes LTD, a Texas limited partnership</u> Phone <u>(956) 287-2800</u>
	Address <u>200 S. 10th Street, Suite 1700</u> E-mail <u>art@ortegaventures.com</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>
	Contact Person <u>Brad Frisby</u>
<b>Engineer</b>	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street, Edinburg, Texas 78:</u> E-mail <u>mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>
	Contact Person <u>Mario A. Reyna, P.E., Beto De La Garza, and Della Robles</u>
<b>Surveyor</b>	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street, Edinburg, Texas 78:</u> E-mail <u>robert@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>

JUN 07 2024

BY: aw

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

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

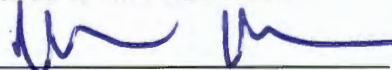
### **PLAT TO SHOW:**

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

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

Owner(s) Signature(s)

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

Signature  Date 05.01.2024

Print Name Mario A. Reyna, P.E.

Owner  Authorized Agent

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

# LOCATION

2ND ST

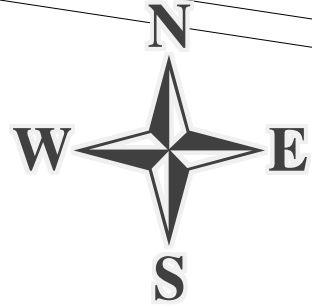
1 1/2

PRIMAVIS

1S

9

8



13

12

**PROPOSED FREEDOM  
SOUTH BANK**

PRIMROSE  
COMMERCE NO 1  
SUBDIVISION

LOT A

INTERSTATE 2 /  
U.S. 83 EXPRESSWAY

DAVID FARB  
SUBD  
LOT 1

4

# SUBDIVISION MAP OF FREEDOM SOUTH MCALLEN SUBDIVISION

BEING A SUBDIVISION OF 2.323 ACRES  
OUT OF LOT 4, BLOCK 14,  
STEELE AND PERSHING SUBDIVISION  
HIDALGO COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF HIDALGO

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

FREEDOM BANK,  
A TEXAS BANKING CORPORATION

ARTURO ORTEGA, C.E.O.  
3120 CENTER POINT DRIVE  
EDINBURG, TEXAS 78541

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ARTURO ORTEGA, 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 THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES 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.

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

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435

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

DATE PREPARED: 01/18/2022  
DATE REVISED: 6-30-2023, 11/13/2023

ENGINEERING JOB # 22169.00



### METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 2.323 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, 2.323 ACRES CONSISTING OF 2.193 ACRES OUT OF LOT 4 BLOCK 14 AND 0.133 OF ONE ACRE OUT OF A HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 2 MAIN CANAL 150.00 FEET RIGHT-OF-WAY, OUT OF LOT 4, BLOCK 14, STEELE AND PERSHING SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 115, HIDALGO COUNTY DEED RECORDS, SAID 2.323 ACRES BEING A PART OR PORTION OUT OF A CERTAIN TRACT CONVEYED TO FREEDOM BANK, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 353079, HIDALGO COUNTY OFFICIAL RECORDS, SAID 2.323 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 14;

THENCE, N 81° 21' 41" W A DISTANCE OF 969.90 FEET TO A NO. 4 REBAR FOUND, FOR THE NORTHEAST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 38' 00" W A DISTANCE OF 289.08 FEET TO A NO. 4 REBAR FOUND AT THE EXISTING NORTH RIGHT-OF-WAY LINE OF U.S. EXPRESSWAY 83, FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 22' 40" W ALONG THE EXISTING NORTH RIGHT-OF-WAY OF U.S. EXPRESSWAY 83, AT A DISTANCE OF 330.00 PASS THE WEST LINE OF SAID LOT 4, BLOCK 14, AND THE EAST LINE OF A 150-FOOT CANAL, RIGHT-OF-WAY DEDICATED BY SAID STEELE AND PERSHING SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 350.00 FEET TO A NO. 4 REBAR FOUND, FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 38' 00" E, A DISTANCE OF 279.15 FEET TO A NO. 4 REBAR SET WITHIN THE EXISTING RIGHT-OF-WAY OF SAID 150-FOOT CANAL RIGHT-OF-WAY DEDICATED BY SAID STEELE AND PERSHING SUBDIVISION, FOR THE SOUTHERNMOST NORTH-WEST CORNER OF THIS TRACT;
4. THENCE, S 81° 22' 00" E AT A DISTANCE OF 20.00 FEET PASS THE EAST LINE OF SAID 150-FOOT CANAL RIGHT-OF-WAY DEDICATED BY SAID STEELE AND PERSHING SUBDIVISION, AND THE WEST LINE OF SAID LOT 4, BLOCK 14, CONTINUING A TOTAL DISTANCE OF 320.30 FEET TO A NO. 4 REBAR FOUND, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE N 08° 38' 00" E A DISTANCE OF 10.00 FEET TO A NO. 4 REBAR FOUND, FOR THE NORTHERNMOST NORTHWEST CORNER OF THIS TRACT;
6. THENCE, S 81° 22' 00" E A DISTANCE OF 29.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.323 ACRES OF LAND MORE OR LESS.

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

CHAIRMAN, PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

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

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

CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT # 2 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

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

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

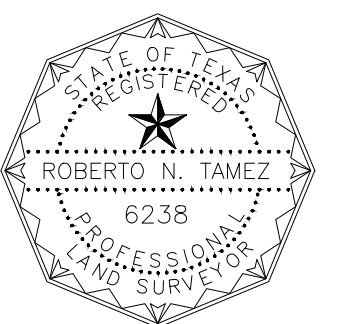
RAUL E. SESIN, P.E., C.F.M.  
GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF FREEDOM SOUTH MCALLEN SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 5/08/2024, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, # 6238  
REGISTERED PROFESSIONAL LAND SURVEYOR  
DATE SURVEYED: 11-02-2022  
SURVEY JOB NO. 22664.08

DATE \_\_\_\_\_

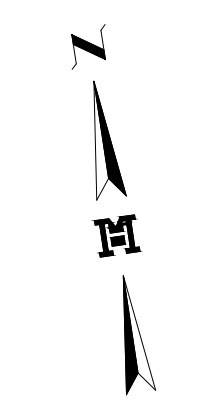
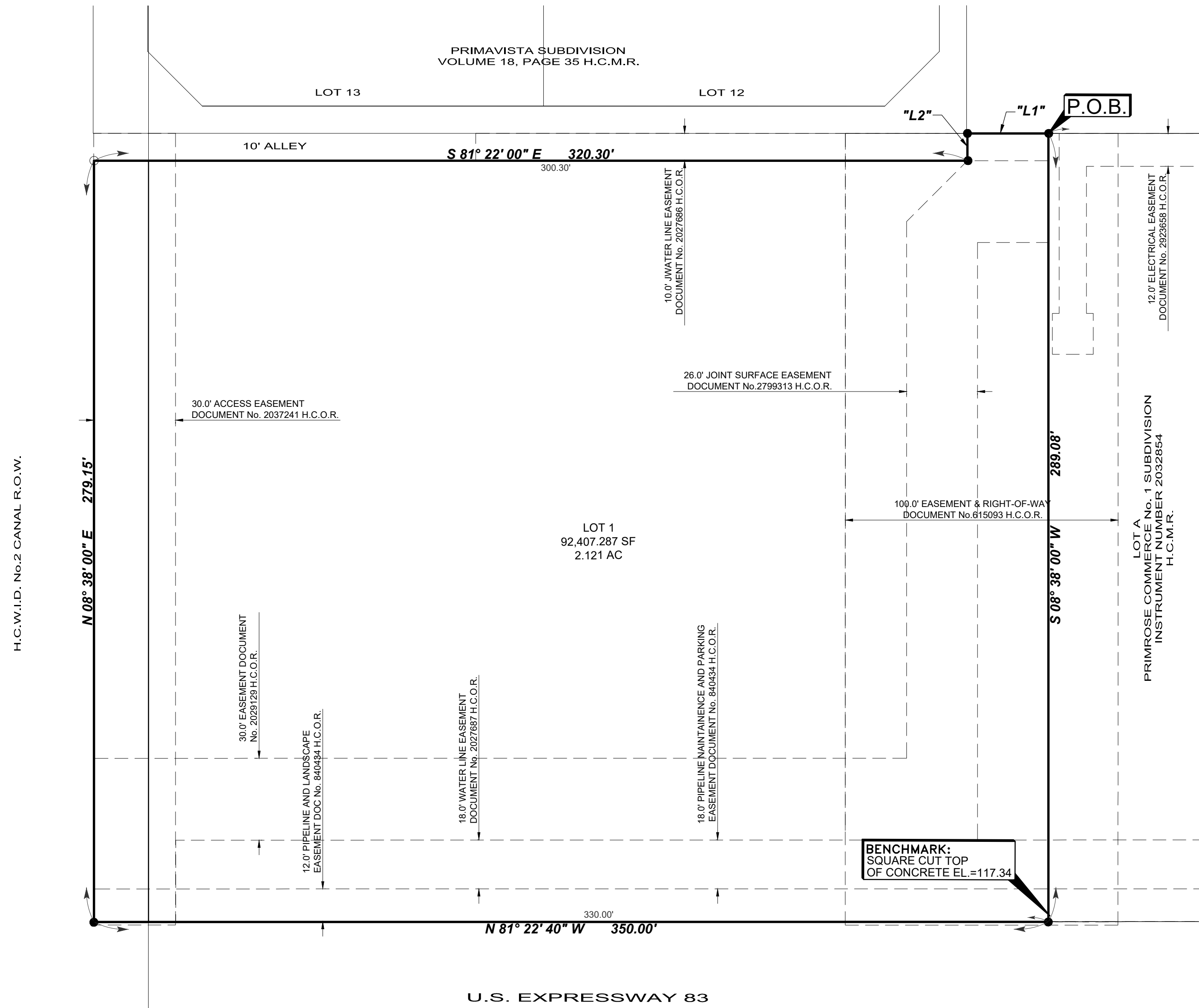


FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

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

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

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



Line #	Direction	Length
"L1"	S 81° 22' 00" E	29.70'
"L2"	N 08° 38' 00" E	10.00'

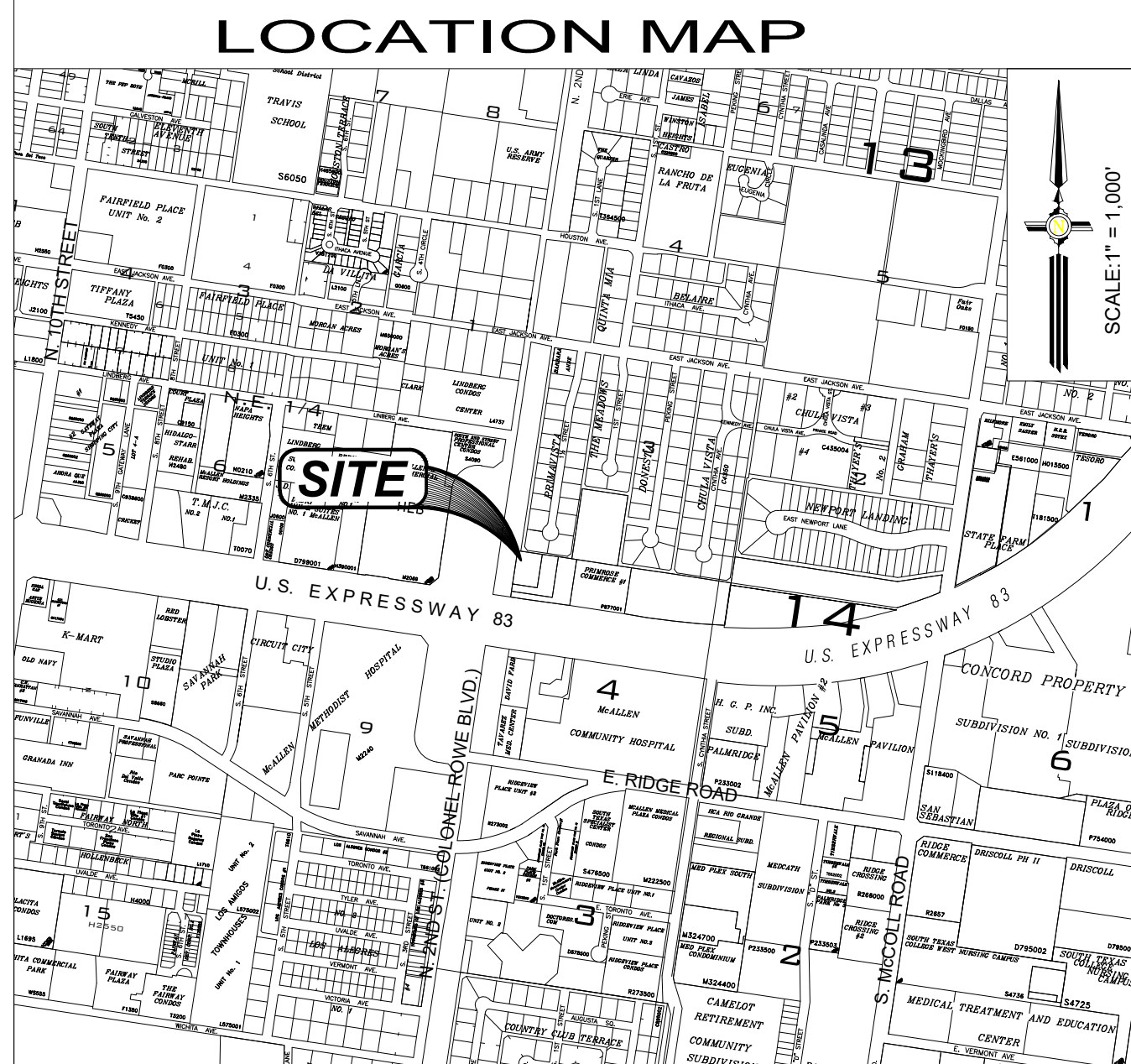
- LEGEND**
- FOUND NO. 4 REBAR
  - ◆ FOUND NAIL
  - ⊙ SET SQUARE CUT
  - R.O.W. - RIGHT OF WAY
  - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
  - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
  - H.C.W.I.D. - HIDALGO COUNTY WATER IMPROVEMENT DISTRICT
  - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
  - Sq. Ft. - SQUARE FEET
  - N.E. COR. - NORTHEAST CORNER
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCING

### GENERAL NOTES:

1. THIS SUBDIVISION IS IN FLOOD ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER: 480343 0010 C MAP REVISED: NOVEMBER 02, 1982.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.  
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.  
SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.  
CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
4. CITY OF MCALLEN BENCHMARK: NUMBER MC 82, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP. LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF JACKSON RD & BROADWAY ST. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16596351.3392, E=1071202.7522, ELEV=125.01
5. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE \_\_\_\_\_ CUBIC FEET ( \_\_\_\_\_ AC-FT). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE BY EACH LOT AS APPROVED BY CITY OF MCALLEN.
6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
8. 5 FT. WIDE MINIMUM ADA COMPLIANT SIDEWALK REQUIRED ALONG U.S. EXPRESSWAY 83 AT SUBDIVISION STAGE.
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

DRAWN BY: EM	DATE: 06-07-2024
REVISION: _____	DATE: _____
SURVEYED, CHECKED: _____	DATE: _____
FINAL CHECK: _____	DATE: _____

**M** MELDEN & HUNT, INC.  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. McINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0881 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com





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

Reviewed On: 6/12/2024

<b>SUBDIVISION NAME: FREEDOM SOUTH MCALLEN SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>U.S. Expressway 83: Dedication as needed for 175 ft. from centerline for 350 ft. total ROW                      Paving: by the state Curb &amp; gutter: by the state                      - Label centerline, existing ROW dedication, from centerline, total, etc. on both sides as to ensure compliance with dedication requirements as noted above, prior to final.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>Paving _____ Curb &amp; gutter _____                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Applied
<p>* 1,200 ft. Block Length                      **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 900 ft. Block Length for R-3 Zone Districts                      **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac                      **Subdivision Ordinance: Section 134-105</p>	Applied
<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: 16 ft.                      - Clarify 10 ft. alley shown out of the subdivision boundary as no document number is shown, prior to final.                      - Dedication for 20 ft. of ROW will be needed along northern portion of the subdivision.                      - Commercial and residential use of the alley will need to be separated as applicable, prior to final.                      - Service drive requirements as applicable will be determined after dedication of alley is clarified, prior to final.                      *Alley/service drive easement required for commercial properties                      **Subdivision Ordinance: Section 134-106</p>	Non-compliance
<b>SETBACKS</b>	
<p>* Front: In accordance with the Zoning Ordinance or greater for easements or approved site plan or inline with existing structures, whichever is greater applies.                      - Revise setback as shown above, prior to final.                      Proposing: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.                      **Zoning Ordinance: Section 138-356                      **Zoning Ordinance: Section 138-367</p>	Non-compliance
<p>* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.                      **Zoning Ordinance: Section 138-356</p>	Applied

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

<p>* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.                  **Zoning Ordinance: Section 138-356</p> <p>* Corner                  **Zoning Ordinance: Section 138-356</p> <p>* Garage                  **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
	NA
	NA
	Applied
<b>SIDEWALKS</b>	
<p>* 4 ft. wide minimum sidewalk required on U.S. Expressway 83.                  - Sidewalk requirement may increase to 5 ft. per Engineering Department. Revise plat note #8 as applicable, 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
<b>BUFFERS</b>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses                  **Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses                  **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
	Applied
	Required
<b>NOTES</b>	
<p>* No curb cut, access, or lot frontage permitted along                  - Access easement already recorded to provide access throughout developments, but no continuation is shown, clarify prior to final.                  **Must comply with City Access Management Policy</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas, any private drives, access easements, etc. must be maintained by the lot owners and not the City of McAllen.                  - Include plat note as shown above, wording to be finalized 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.                  **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>	TBD
	Required
	Non-compliance
	Applied
	NA

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



<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 134-168 applies if private subdivision is proposed.</li> <li>**Section 110-72 applies if public subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	NA
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing:C-3 Proposed: C-3</li> <li>***Zoning Ordinance: Article V</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>	Applied
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> <li>- Commercial developments do not apply to Parks.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.</li> <li>- Commercial developments do not apply to Parks.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Pending review by the City Manager's Office</li> <li>- Commercial developments do not apply to Parks.</li> </ul>	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</li> </ul>	TBD
<ul style="list-style-type: none"> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> </ul>	TBD
<b>COMMENTS</b>	
<p>Comments:</p> <ul style="list-style-type: none"> <li>- 30 ft. easement along southern portion of subdivision appears to continue throughout other developments along U.S. Expressway 83, current survey and plat show it to dead-end, clarify prior to final.</li> <li>- Any abandonments must be done by separate process, not by plat.</li> <li>- Clarify how 10 ft. alley was dedicated and overlap with 10 ft. water line easement, prior to final.</li> <li>- Provide copies of documents for easements shown on plat for staff review, prior to final.</li> <li>- Appears that some easements/abandonments may not be shown on plat, clarify prior to final.</li> <li>- Clarify HCWID No. 2 Canal ROW and provide details/documents for staff review, prior to final.</li> </ul> <p>*Must comply with City's Access Management Policy.</p>	Applied
<b>RECOMMENDATION</b>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL.</p>	Applied

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

# LOCATION

2ND ST

1 1/2 ST

1 1/2

PRIMAVIS



9

8

13

12

PROPOSED FREEDOM SOUTH BANK

PRIMROSE COMMERCE NO 1 SUBDIVISION LOT A

INTERSTATE 2 / U.S. 83 EXPRESSWAY

4

DAVID FARB SUBD LOT 11



Sub 2024-0065

# City of McAllen Planning Department

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

<b>Project Information</b>	Subdivision Name <u>2nd &amp; Trenton Plaza</u>
	Legal Description <u>5.285 acres out of Lot 4, Block 3, Steele and Pershing Subdivision, Volume 8, Pages 114-115 H.C.D.R. Hidalgo County</u>
	Location <u>Corner of Col Rowe Blvd. &amp; Trenton Rd</u>
	City Address or Block Number <u>120 Trenton Road</u>
	Total No. of Lots <u>1</u> Total Dwelling Units _____ Gross Acres <u>5.285</u> Net Acres <u>5.136</u>
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial ( <u>5.285 Acres</u> ) / <input type="checkbox"/> Residential ( _____ Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	Existing Zoning <u>C-3</u> Proposed Zoning <u>C-3</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Plaza</u>
	Irrigation District # <u>HCID #2</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other _____
Agricultural Exemption: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Parcel # <u>289979</u>	
Estimated Rollback Tax Due <u>\$ 7,207.08</u> Tax Dept. Review <u>MK 6/10/24</u>	
<b>Owner</b>	Name <u>Joe V. Corso, Suzan Kidd Corso, Ann L. Corso</u> Phone <u>956-225-5295</u>
	Address <u>131 Oakcrest Way</u> E-mail <u>valecha.ash@gmail.com</u>
	City <u>Kerville</u> State <u>TX</u> Zip <u>78029</u>
<b>Developer</b>	Name <u>A.I.M.Z Development LLC</u> Phone <u>956-225-5295</u>
	Address <u>8025 N. 10th St. Suite 170</u> E-mail <u>valecha.ash@gmail.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>
	Contact Person <u>Ashish Valecha</u>
<b>Engineer</b>	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street, Edinburg, Texas 781</u> E-mail <u>mario@meldenandhunt.com, beto@meldenandhunt.com and valeria@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>
	Contact Person <u>Mario A. Reyna, P.E., Beto De La Garza, and Valeria Garza</u>
<b>Surveyor</b>	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street, Edinburg, Texas 781</u> E-mail <u>robert@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>

KCF

BY: AK JUN 07 2024

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

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

### **PLAT TO SHOW:**

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

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

Owner(s) Signature(s)

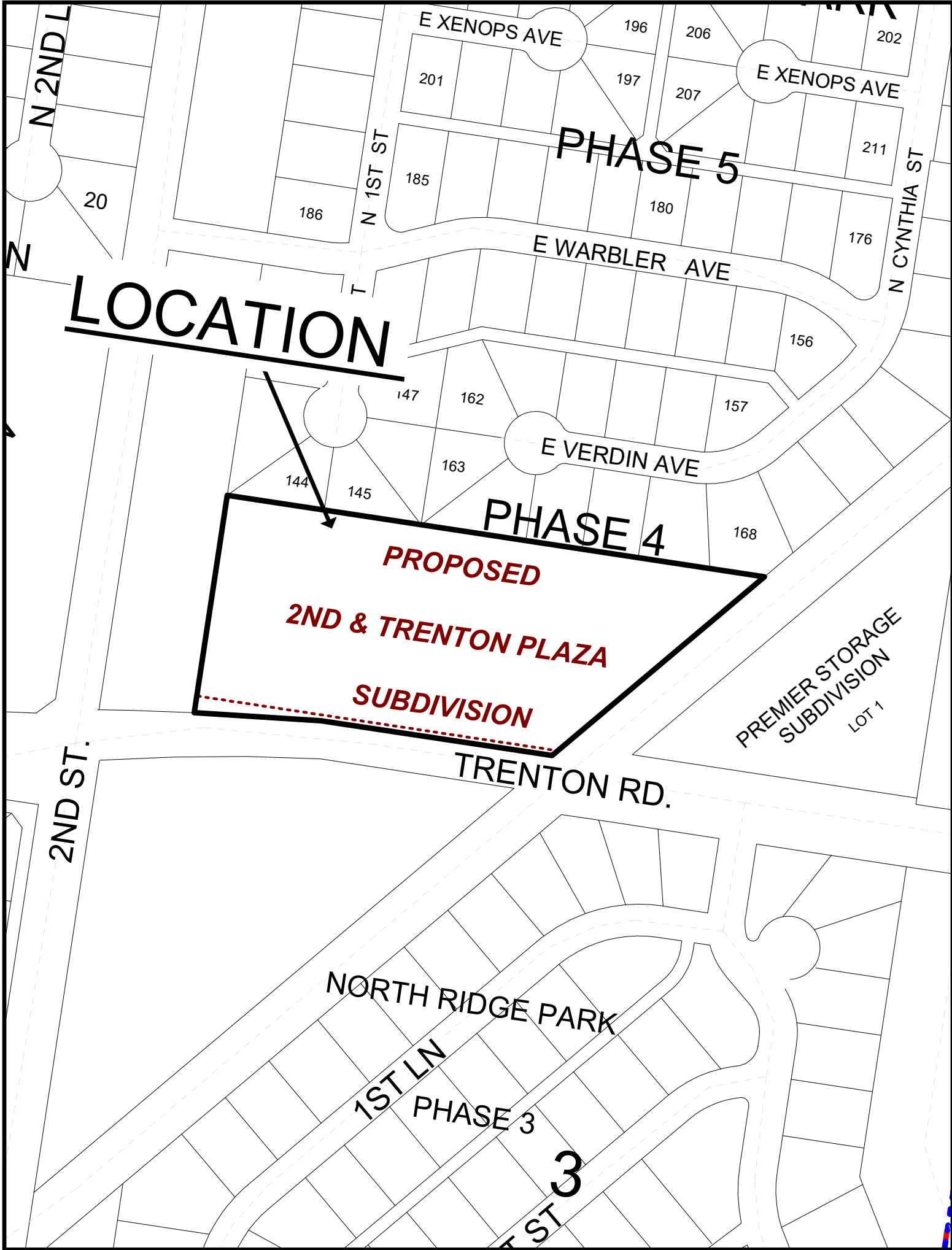
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 06.07.2024

Print Name Mario A. Reyna, P.E.

Owner  Authorized Agent

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



**LOCATION**

**PHASE 5**

**PHASE 4**

**PROPOSED  
2ND & TRENTON PLAZA  
SUBDIVISION**

**PREMIER STORAGE  
SUBDIVISION  
LOT 1**

**TRENTON RD.**

**NORTH RIDGE PARK**

**PHASE 3**

**3**

**N 2ND L**

**N 1ST ST**

**N CYNTHIA ST**

**2ND ST.**

**E XENOPS AVE**

**E XENOPS AVE**

**E WARBLER AVE**

**E VERDIN AVE**

20

186

185

196

206

202

201

197

207

211

180

176

156

147

162

157

144

145

163

168

LOT 1

# SUBDIVISION MAP OF 2nd & TRENTON PLAZA SUBDIVISION

BEING A SUBDIVISION OF 5.285 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOT 4, BLOCK 3, STEELE AND PERSHING SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGES 114-115, HIDALGO COUNTY DEED RECORDS

**METES AND BOUNDS DESCRIPTION:**

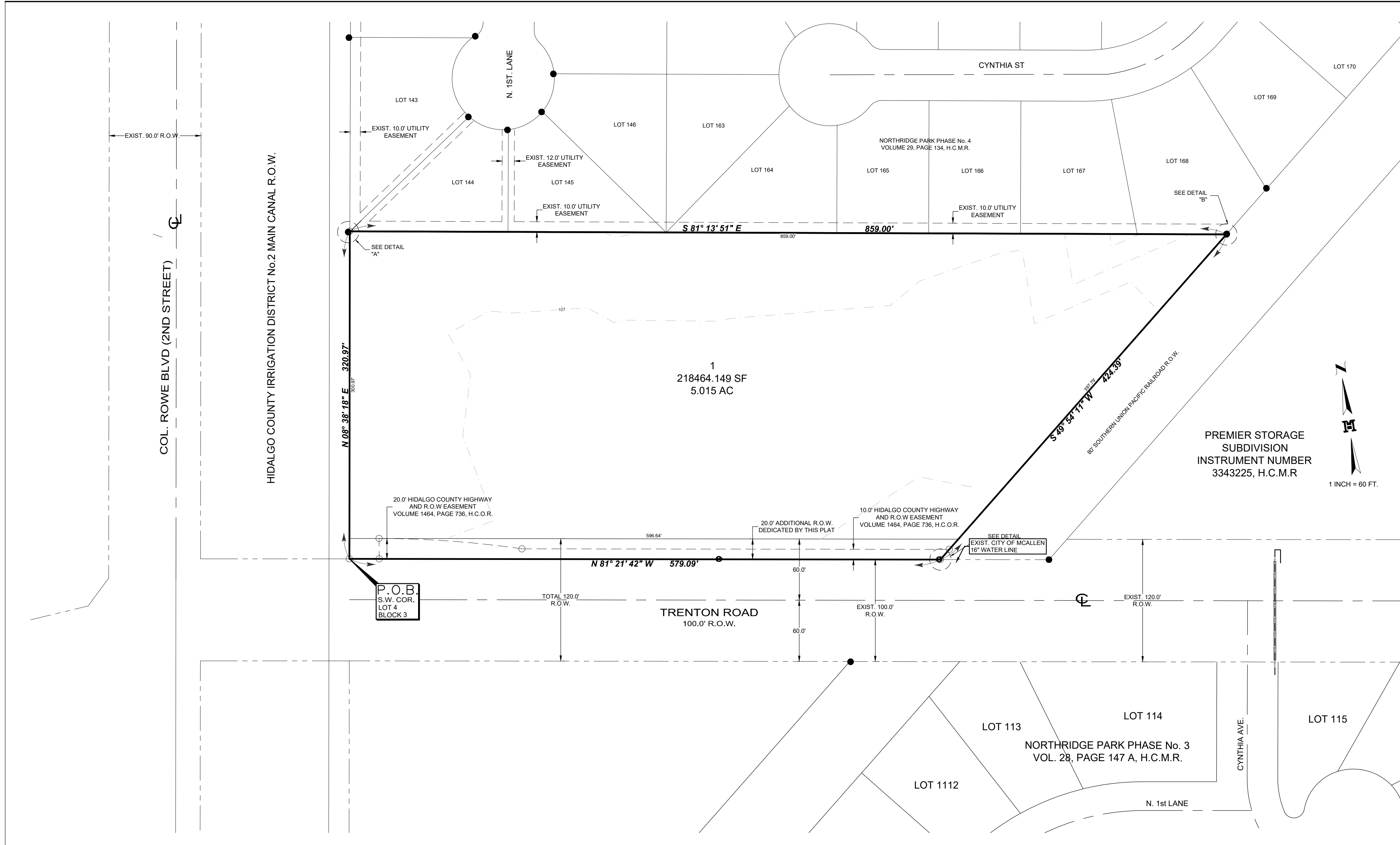
A TRACT OF LAND CONTAINING 5.285 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOT 4, BLOCK 3, STEELE AND PERSHING SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGES 114-115, HIDALGO COUNTY DEED RECORDS, SAID 5.285 ACRES IS OUT OF A CERTAIN TRACT CONVEYED TO JOE V. CORSO, JR., TONY J. CORSO, AND ANNA L. CORSO, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 282245, HIDALGO COUNTY OFFICIAL RECORDS, SAID 5.285 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 3, ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF TRENTON ROAD, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT:

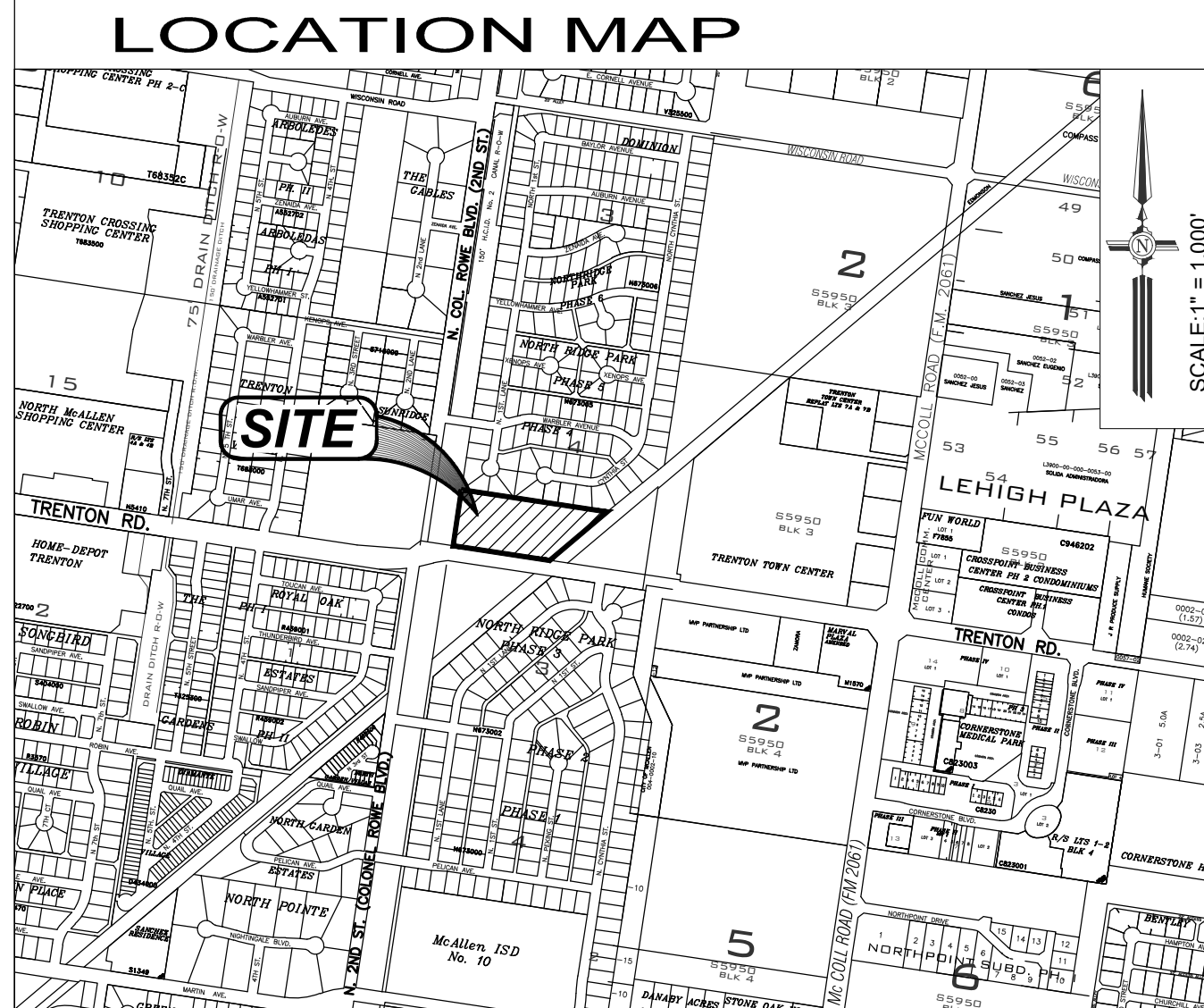
1. THENCE N 08° 38' 18" E, ALONG THE WEST LINE OF SAID LOT 4, BLOCK 3, A DISTANCE OF 320.97 FEET TO A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF NORTHDRIDGE PARK PHASE NO. 4, ACCORDING TO THE PLAT RECORDED IN VOLUME 29, PAGE 134, HIDALGO COUNTY MAP RECORDS, FROM WHICH A NO. 4 REBAR FOUND BEARS S 72° 52' 45" W, A DISTANCE OF 1.79 FEET, FOR NORTHWEST CORNER OF THIS TRACT;
2. THENCE S 81° 13' 51" E, ALONG THE SOUTH LINE OF SAID NORTHDRIDGE PARK PHASE NO. 4, A DISTANCE OF 859.00 FEET TO A NO. 4 REBAR SET ON THE EXISTING WEST 80-FOOT RIGHT-OF-WAY LINE DEDICATED TO SOUTHERN UNION PACIFIC RAILROAD, FROM WHICH A NO. 4 REBAR FOUND BEARS N 48° 58' 14" E, A DISTANCE OF 0.53 FEET, FOR THE NORTHWEST CORNER OF THIS TRACT;
3. THENCE S 49° 54' 11" W, ALONG SAID WEST 80-FOOT RIGHT-OF-WAY LINE DEDICATED TO SOUTHERN UNION PACIFIC RAILROAD, AT A DISTANCE OF 411.10 FEET, PASS A NO. 4 REBAR SET AT THE NORTHEAST CORNER OF A HIGHWAY AND RIGHT-OF-WAY EASEMENT DEDICATED TO HIDALGO COUNTY, RECORDED UNDER VOLUME 1464, PAGE 736, HIDALGO COUNTY OFFICIAL RECORDS, CONTINUING A DISTANCE OF 424.39 FEET TO A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF TRENTON ROAD, FROM WHICH A NO. 5 REBAR FOUND BEARS N 76° 01' 25" W, A DISTANCE OF 1.25 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
4. THENCE N 81° 21' 42" W, ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF TRENTON ROAD, AT A DISTANCE OF 217.07 FEET, PASS A NO. 5 REBAR FOUND IN LINE, AT A DISTANCE OF 549.93 FEET, PASS A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY EASEMENT DEDICATED TO HIDALGO COUNTY, CONTINUING A TOTAL DISTANCE OF 579.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.285 ACRES OF WHICH 0.149 OF ONE ACRE LIES WITHIN HIDALGO COUNTY RIGHT-OF-WAY EASEMENT, LEAVING 5.136 ACRES OF LAND, MORE OR LESS;

**GENERAL NOTES :**

1. THIS SUBDIVISION IS IN FLOOD ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER: 480334 0425 C MAP REVISED: NOVEMBER 16, 1982.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:  
FRONT E. TRENTON ROAD: 50.00 FEET OR GREATER FOR APPROVED SITE PLAN OR IN LINE WITH EXISTING STRUCTURES  
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS  
SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
4. CITY OF McALLEN BENCHMARK: NUMBER MC 56, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP, LOCATED 197 FEET WEST OF THE INTERSECTION OF N. CYNTHIA STREET & E. MARTIN AVE. GEODETIC C.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16619814.0049, E=1079929.82243, ELEV.=108.46
5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 62,552 C.F.; 1.436 Ac-Fl. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA.
6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
8. 5' SIDEWALK REQUIRED ON E. TRENTON ROAD.
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
12. 25 X 25 SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.

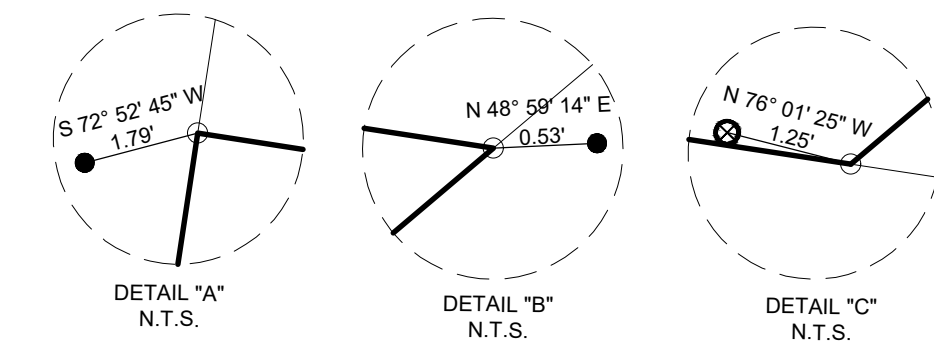


**LEGEND**  
 ● FOUND NO. 4 REBAR  
 ⊙ FOUND NO. 5 REBAR  
 ○ SET NO. 4 REBAR WITH PLASTIC  
 ○ CAP STAMPED MELDEN & HUNT, INC.  
 R.O.W. - RIGHT OF WAY  
 H.C.M.R. - HIDALGO COUNTY MAP RECORDS  
 H.C.D.R. - HIDALGO COUNTY DEED RECORDS  
 H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS  
 R.C.P. - REINFORCED CONCRETE PIPE  
 Sq. Ft. - SQUARE FEET  
 N.T.S. - NOT TO SCALE  
 B-B - BACK OF CURB TO BACK OF CURB  
 B-A - BACK OF CURB TO EDGE OF ASPHALT



DRAWN BY: CESAR      DATE 06-07-2024  
 SURVEYED, CHECKED      DATE  
 FINAL CHECK      DATE

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



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

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 \_\_\_\_\_ DATE \_\_\_\_\_

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

MAYOR, CITY OF McALLEN \_\_\_\_\_ DATE \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHTS OF WAY OR EASEMENTS

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

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

THE UNDERSIGNED, LIENHOLDER OF RECORD, IN THE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT AND DESIGNATED AS 2nd & TRENTON PLAZA SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE REAL PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED REAL PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

BY: STEVE EDLUND, SAN ANTONIO MARKET EXECUTIVE \_\_\_\_\_ DATE: \_\_\_\_\_  
SUSSEER BANK  
11503 NW MILITARY HWY, SUITE 325  
SAN ANTONIO, TEXAS 78231

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVE EDLUND, 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 PURPOSE AND CONSIDERATION THEREIN GIVEN UNDER MY HAND AND SEAL OF THIS

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

KELLEY A. HELLER-VELLA, PROFESSIONAL ENGINEER No. 97421  
STATE OF TEXAS

DATE PREPARED: 09/03/2021  
ENGINEERING JOB # 21161.00

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435



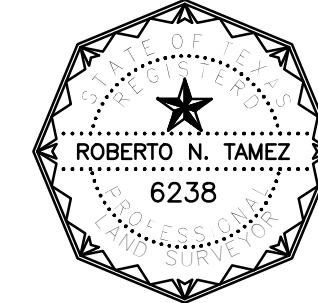
STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

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

DATE SURVEYED: 08/19/2021  
T-1093, PG. 74-76  
SURVEY JOB # 21161.02



## SUBDIVISION MAP OF 2nd & TRENTON PLAZA SUBDIVISION

BEING A SUBDIVISION OF 5.285 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOT 4, BLOCK 3, STEELE AND PERSHING SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGES 114-115, HIDALGO COUNTY DEED RECORDS

THE STATE OF TEXAS  
COUNTY OF LUBBOCK

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE 2nd & TRENTON PLAZA SUBDIVISION SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

SUZAN KIDD CORSO \_\_\_\_\_ DATE \_\_\_\_\_  
131 OAKCREST WAY  
KERRVILLE, TX 78028

JOE V. CORSO JR. \_\_\_\_\_ DATE \_\_\_\_\_  
131 OAKCREST WAY  
KERRVILLE, TX 78028

ANN LOISE CORSO \_\_\_\_\_ DATE \_\_\_\_\_  
131 OAKCREST WAY  
KERRVILLE, TX 78028

THE STATE OF TEXAS  
COUNTY OF LUBBOCK

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SUZAN KIDD CORSO, 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: \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF LUBBOCK

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOE V. CORSO JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE 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: \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF LUBBOCK

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANN LOISE CORSO, 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: \_\_\_\_\_



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

DRAWN BY: CESAR \_\_\_\_\_ DATE 06-07-2024  
SURVEYED, CHECKED \_\_\_\_\_ DATE \_\_\_\_\_  
FINAL CHECK \_\_\_\_\_ DATE \_\_\_\_\_





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

Reviewed On: 6/13/2024

<b>SUBDIVISION NAME: 2ND &amp; TRENTON PLAZA</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>Trenton Road: ROW dedication needed for 60 ft. from centerline for total 120 ft. ROW                      Paving: 65' to 85 ft. Curb &amp; gutter: both sides                      - Please show the existing ROW on each side of the centerline, reference the document number, and provide a copy for staff review prior to final.                      - Please submit a copy of the referenced documents in the plat for staff review prior to final.                      - Clarify/remove the 16" waterline shown on the southeast side of the property from the plat prior to final.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p> <p>_____ Paving _____ Curb &amp; gutter _____                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p> <p>* 1,200 ft. Block Length                      **Subdivision Ordinance: Section 134-118</p> <p>* 900 ft. Block Length for R-3 Zone Districts                      **Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac                      **Subdivision Ordinance: Section 134-105</p>	Non-compliance
	Applied
	Applied
	NA
	NA
<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: 16 ft.                      *Alley/service drive easement required for commercial properties                      - Show alley/service drive easement on the property prior to final.                      **Subdivision Ordinance: Section 134-106</p>	Non-compliance
<b>SETBACKS</b>	
<p>* Front: In accordance with the Zoning Ordinance or greater for easements or approved site plan or in line with existing structures, whichever is greater applies                      - Clarify/revise the setback note as shown above prior to final. Any specific setback may require a variance request and approval.                      Proposing: 50 ft. or greater for approved site plan or in line with existing structures                      **Zoning Ordinance: Section 138-356</p> <p>* Rear: In accordance with the zoning ordinance, or greater for easements or approved site plan, whichever is greater applies                      - Revise the setback note as shown above prior to final.                      Proposing: In accordance with the zoning ordinance, or greater for easements                      **Zoning Ordinance: Section 138-356</p>	Non-compliance
	Non-compliance

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



<p>* Sides: In accordance with the zoning ordinance, or greater for easements or approved site plan, whichever is greater applies                  - Revise the setback note as shown above prior to final.                  Proposing: In accordance with the zoning ordinance, or greater for easements or approved site plan                  **Zoning Ordinance: Section 138-356</p> <p>* Corner _____                  **Zoning Ordinance: Section 138-356</p> <p>* Garage _____                  **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Non-compliance</p> <hr/> <p>NA</p> <hr/> <p>NA</p> <hr/> <p>Applied</p>
<b>SIDEWALKS</b>	
<p>* 4 ft. wide minimum sidewalk required on Trenton Road.                  - Revise the setback note as shown above prior to final.                  Proposing: 5 ft. sidewalk required on E. Trenton Road.                  **Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Non-compliance</p> <hr/> <p>Required</p>
<b>BUFFERS</b>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses                  **Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses                  **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Applied</p> <hr/> <p>Applied</p> <hr/> <p>Required</p>
<b>NOTES</b>	
<p>**Must comply with City Access Management Policy</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas, any private 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.</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.                  **Section 110-72 applies if private subdivision is proposed.                  **Landscaping Ordinance: Section 110-72                  **Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.                  **Section 110-72 applies if private subdivision is proposed.                  **Landscaping Ordinance: Section 110-72                  **Subdivision Ordinance: Section 134-168</p>	<p>Applied</p> <hr/> <p>Required</p> <hr/> <p>Non-compliance</p> <hr/> <p>Applied</p> <hr/> <p>NA</p> <hr/> <p>NA</p>

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

<b>LOT REQUIREMENTS</b>		
* Lots fronting public streets **Subdivision Ordinance: Section 134-1		Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356		Applied
<b>ZONING/CUP</b>		
* Existing: C-3 Proposed: C-3 **If a use is proposed which requires a CUP, it must be submitted and approved prior to final. ***Zoning Ordinance: Article V		Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V		NA
<b>PARKS</b>		
* Land dedication in lieu of fee.		NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording		NA
* Pending review by the City Manager's Office.		NA
<b>TRAFFIC</b>		
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.		Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.		TBD
<b>COMMENTS</b>		
<p>Comments:</p> <ul style="list-style-type: none"> <li>- There are some references on the plat notes to "E. Trenton Road" Staff will finalize the street name label prior to final.</li> <li>- Show the width of the Hidalgo County Irrigation District No. 2 canal ROW, reference the document number on the plat, and provide a copy for staff review prior to final.</li> <li>- Reference the document number for the existing 90 ft. ROW shown for Col. Rowe Boulevard and provide a copy for staff review prior to final.</li> <li>- Revise "Col. Rowe Blvd (2nd Street)" label to "Col. Rowe Blvd (N. 2nd Street)" prior to final.</li> <li>- Reference the document number for 80 ft. Southern Union Pacific railroad ROW and provide a copy for staff review prior to final.</li> <li>- No easements are shown on the plat. Clarify if no easement are being dedicated by this plat prior to final.</li> <li>- Legal description of all adjacent properties on all sides are needed, including the south side of Trenton Road.</li> <li>- The name of the streets in vicinity of the subject property on the north and south side of the subdivision are incorrect, including Cynthia St, N. 1st Lane, Cynthia Ave, etc. Review and revise as applicable prior to final.</li> <li>- If an access to N. 2nd Street is proposed, it requires City approval and an agreement with the Irrigation District prior to final.</li> </ul> <p>*Must comply with City's Access Management Policy.</p>		Non-compliance
<b>RECOMMENDATION</b>		
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL.		Applied

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



N 2ND

E XENOPS AVE

E XENOPS AVE

N 1ST ST

PHASE 5



N CYNTHIA ST

E WARBLER AVE

LOCATION

E VERDIN AVE

PHASE 4

PROPOSED  
2ND & TRENTON PLAZA  
SUBDIVISION

PREMIER STORAGE  
SUBDIVISION  
LOT 1

2ND ST.

TRENTON RD.

NORTH RIDGE PARK

1ST LN

PHASE 3

3

# City of McAllen Planning Department

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

**Project Information**

Subdivision Name Palm Villas Subdivision  
 Legal Description 185 12, 13, 14 Gentry Subdivision  
 Location 109 S. 29th Street  
 City Address or Block Number 109 S. 29th Street  
 Total No. of Lots 16 Total Dwelling Units 16 Gross Acres 1.218 Net Acres \_\_\_\_\_  
 Public Subdivision/ Private and Gated / Private but Not Gated within ETJ:  Yes/ No  
 For Fee Purposes:  Commercial ( \_\_\_\_\_ Acres)/ Residential ( \_\_\_\_\_ Lots) Replat:  Yes/ No  
 Existing Zoning R3T Proposed Zoning R3T Applied for Rezoning  No/ Yes: Date 03/2024  
 Existing Land Use Vacant land Proposed Land Use Townhome lots  
 Irrigation District # 1, Hidalgo County Water CCN:  MPU/ Sharyland Water SC Other \_\_\_\_\_  
 Agricultural Exemption:  Yes/ No Parcel # 178873 & 178874  
 Estimated Rollback Tax Due N/A Tax Dept. Review IDL

**Owner**

Name JRMV Property Investments LLC Phone (956) 222-0428  
 Address 4600 North St. E-mail jessicame@ymail.com  
 City McAllen State TX Zip 78504

**Developer**

Name JRMV Property Investments LLC Phone (956) 222-0428  
 Address 4600 North St. E-mail jessicame@ymail.com  
 City McAllen State TX Zip 78504  
 Contact Person Jessica Rodriguez

**Engineer**

Name Izaguire Engineering Group Phone 956 584-0554 & 956 240-  
 Address 2121 E. Gentry Pkwy #2 E-mail Diana.Izaguire@yzmail.com  
 City Mission State TX Zip 78572  
 Contact Person Diana Izaguire

**Surveyor**

Name Honorio Gutierrez Phone (956) 369-0988  
 Address P.O. Box 548 E-mail honorio\_gutierrez@sbcglobal.net  
 City McAllen State TX Zip 78505

KCF

JUN 05 2024  
 By NG

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

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

### PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature JR Date 6/3/24

Print Name Jessica Rodriguez / JRMV Property Investments LLC

Owner  Authorized Agent

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

1

5

1

N

3

W

E

S

4

10

9

8

AUSTIN AVE

1

10

12

29TH ST

PROPOSED PALM VILLAS SUBDIVISION

9

7

BEAUMONT AVE

6

1

28TH ST

18

11

13

27TH ST

1

4

20' ALLEY

2

3

10

8

220

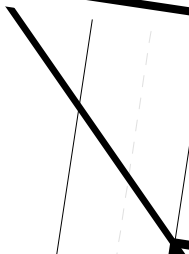
146

CHICAGO AVE.

7

1  
2

LOCATION



# SUBDIVISION PLAT OF: PALM VILLAS

A TRACT OF LAND CONTAINING 1.298 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING ALL OF LOTS 12, 13 & 14, GENTRY SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 7, MAP RECORDS, HIDALGO COUNTY, TEXAS.

### METES AND BOUNDS

A TRACT OF LAND CONTAINING 1.298 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING ALL OF LOTS 12, 13 & 14, GENTRY SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 7, MAP RECORDS, HIDALGO COUNTY, TEXAS.

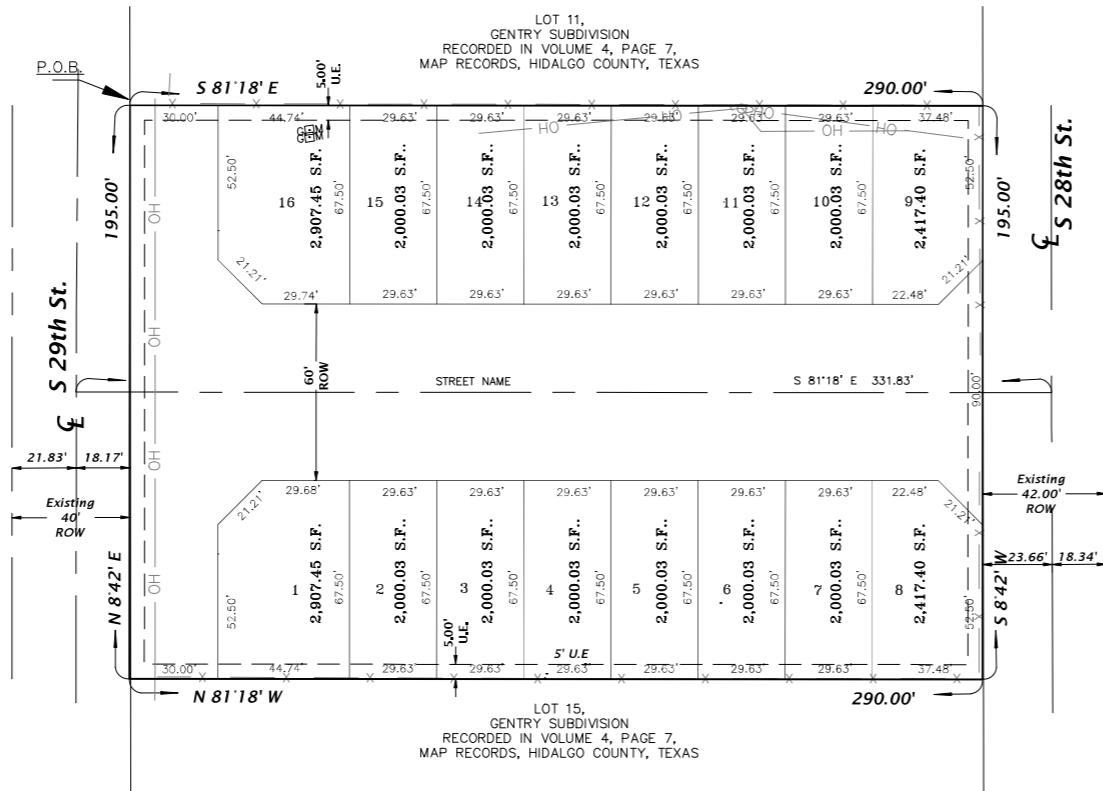
BEGINNING, AT AT THE NORTHWEST CORNER OF LOT 12, BEING THE NORTHWEST CORNER OF THIS TRACT:

THENCE S 81° 18' E, AT A TOTAL DISTANCE OF 290.00 FEET, ALONG THE NORTH PROPERTY LINE OF SAID LOT 12, TO THE WEST ROW LINE OF S 28TH ST., AND ALSO BEING THE NORTHEAST CORNER OF HEREOF;

THENCE S 08° 42' W, ALONG THE WEST R.O.W. LINE AND ALONG THE EAST PROPERTY LINE OF SAID LOTS 12, 13 AND 14, AT A TOTAL DISTANCE OF 195.00 FEET, FOR THE SOUTHEAST CORNER HEREOF;

THENCE N 81° 18' W, ALONG THE SOUTH PROPERTY LINE FOR SAID LOT 14, FOR A TOTAL A TOTAL DISTANCE OF 290.00 AND BEING THE SOUTHWEST CORNER HEREOF;

THENCE N 08° 42' E, ALONG THE EAST R.O.W. LINE AND ALONG THE WEST PROPERTY LINE OF SAID LOTS 12, 13 AND 14, FOR A TOTAL DISTANCE OF 195.00 FEET, FOR THE NORTHWEST CORNER HEREOF AND TO THE POINT OF BEGINNING, CONTAINING 1.298 ACRES OF LAND, MORE OR LESS.



SCALE: 1"=30'

- LEGEND:**
- IRON ROD FOUND
  - IRON ROD SET
  - P.O.B. = POINT OF BEGINNING
  - R.O.W. = RIGHT OF WAY
  - H.C.M.R. = HIDALGO COUNTY MAP RECORDS
  - H.C.D.R. = HIDALGO COUNTY DEED RECORDS
  - U.E. = UTILITY EASEMENT



### GENERAL NOTES

- THE FLOOD DESIGNATION FOR THIS PROPERTY IS
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE EIGHTEEN (18) INCHES ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF THE LOT.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:  
FRONT: ..... 20 FEET EXCEPT 15' FOR UNENCLOSED CARPORT ONLY, OR GREATER FOR EASEMENTS.  
REAR: ..... 10 FEET OR GREATER FOR EASEMENT  
INTERIOR SIDES: ..... 6 FEET OR GREATER FOR EASEMENT  
CORNER: ..... 10 FEET OR GREATER FOR EASEMENT  
GARAGE: ..... 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- A 4' WIDE SIDEWALK IS REQUIRED ALONG BOTH SIDES OF ALL INTERIOR STREETS AT TIME OF BUILDING PERMIT, AND A 5' SIDEWALK IS REQUIRED ALONG EAST SIDE OF S. 29TH STREET AND ALONG THE WEST SIDE OF S. 28TH STREET BY DEVELOPER.
- NO BUILDING OR BUILDING STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- BENCH MARK: ELEV=
- A TOTAL OF ..... CUBIC FEET (..... Cu.Yd.) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION AND SHALL BE PROVIDED INTO THE CITY OF McALLEN DRAINAGE FACILITIES ALONG S. 28TH STREET.
- THE FRONT 5' UTILITY EASEMENT SHALL NOT BE FENCED IN OR ITS ACCESS IMPAIRED FROM THE CITY OF McALLEN.
- NO ACCESS, NO CURB CUTS FOR LOTS 1 AND 16 FROM S. 29TH STREET AND NO ACCESS, NO CURB CUTS FOR LOTS 8 AND 9 FROM S. 28TH STREET.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO H.C. IRRIGATION DISTRICT No.2, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
- NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAY OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.

STATE OF TEXAS  
COUNTY OF HIDALGO

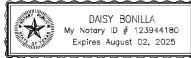
I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS PALM VILLAS SUBDIVISION, DO HEREBY GRANT AN EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

JESSICA RODRIGUEZ  
JRWV PROPERTY INVESTMENTS, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
4600 N. 6TH STREET  
McALLEN TX, 78504

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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



NOTARY PUBLIC- STATE OF TEXAS

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 NO. 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

RAUL SESIN, P.E., C.F.M.  
GENERAL MANAGER  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
902 N. DOOLITTLE RD.  
EDINBURG, TEXAS 78542

PRESENT \_\_\_\_\_ ATTEST: \_\_\_\_\_  
DATE: \_\_\_\_\_ SECRETARY DATE: \_\_\_\_\_

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: JESSICA RODRIGUEZ	1618 E. GRIFFIN PKWY	McALLEN, TEXAS 78572	(956)929-7464
ENGINEER: GILBERTO A. GRACIA	2020 GRIFFIN PKWY	McALLEN, TEXAS 78574	(956)403-9787
SURVEYOR: HOMERO LUIS GUTIERREZ	2020 GRIFFIN PKWY	McALLEN, TEXAS 78574	(956)403-9787

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

STATE OF TEXAS  
COUNTY OF HIDALGO  
I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF PALM VILLAS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON \_\_\_\_\_, 2024



PRELIMINARY  
HOMERO LUIS GUTIERREZ  
R.F.L.S. No. 2791  
IZAGUIRRE ENGINEERING GROUP, LLC.  
2121 E. GRIFFIN PARKWAY SUITE 2  
MISSION, TEXAS 78574

STATE OF TEXAS  
CITY OF McALLEN

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

\_\_\_\_\_  
MAYOR, CITY OF McALLEN DATE

\_\_\_\_\_  
CITY SECRETARY, CITY OF McALLEN DATE

PLANNING & ZONING COMMCALLEN  
ACKNOWLEDGMENT

THIS SUBDIVISION PLAT OF PALM VILLAS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF McALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

\_\_\_\_\_  
CHAIRMAN, PLANNING AND ZONING COMMISSION

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.



PRELIMINARY  
GILBERTO A. GRACIA  
REGISTERED PROFESSIONAL ENGINEER No. 62477  
IZAGUIRRE ENGINEERING GROUP, LLC.  
2121 E. GRIFFIN PARKWAY SUITE 2  
MISSION, TEXAS 78574

PREPARATION DATE: 6-3-2024

SHEET NO. 1  
OF 3 SHEETS



2121 E GRIFFIN PKWY SUITE 2 F-10214 PHONE (956) 584-0554  
MISSION TEXAS, 78574 FAX (956) 584-0049



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

Reviewed On: 6/12/2024

<b>SUBDIVISION NAME: PALM VILLAS SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>S. 29th Street: ROW dedication needed for 50 ft. from centerline for total 100 ft. ROW                      Paving: 65 ft. Curb &amp; gutter: both sides                      - Reference the document number for the existing 40 ft. ROW on the plat and provide a copy for staff review prior to final.                      - If 30 ft. is the ROW dedication by this plat, please label it as "30 ft. ROW dedication by this plat" prior to final.                      - Show and label the ROW dedication from centerline and the total ROW to finalize the ROW dedication requirements prior to final.                      - If the ROW dedication from centerline does not meet 50 ft. ROW dedication requirement, revise the plat to comply.                      - Clarify and resolve the overlap of the 5 ft. U.E. and the ROW dedication prior to final.                      - Clarify/remove the lines shown on the plat and labeled as OH if they indicate overhead lines prior to final. The plat must show the existing and dedicated easements, not the lines. Also clarify if the lines will be moved as part of this subdivision improvements.                      - Lot lines and legal description of all adjacent properties on all sides, including west side of S. 29th Street, is needed prior to final.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to recording                      **COM Thoroughfare Plan</p>	Non-compliance
<p>S. 28th Street: ROW dedication needed for minimum 50 ft. total ROW                      Paving: 32 ft. Curb &amp; gutter: both sides                      - Provide the document number for the existing ROW and provide a copy for staff review prior to final.                      - If the existing ROW is less than 50 ft., additional ROW dedication will be required for minimum 50 ft. ROW.                      - Lot lines and legal description of all adjacent properties on all sides, including east side of S. 28th Street, is needed prior to final.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to recording.                      **COM Thoroughfare Plan</p>	Non-compliance
<p>Interior Street: ROW dedication for 60 ft. total ROW                      Paving: 40 ft. Curb &amp; gutter: both sides                      - Name of the street will be finalized by staff prior to final.                      - Show Austin Ave and Beaumont Ave on the plat and show the distance between the centerline of those streets with the interior street centerline. Street jogs with centerline offsets of less than 125 feet are not allowed.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to recording.                      **COM Thoroughfare Plan</p>	Non-compliance
<p>Paving _____ Curb &amp; gutter _____                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Applied

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



<p>* 1,200 ft. Block Length                  **Subdivision Ordinance: Section 134-118</p> <p>* 900 ft. Block Length for R-3T and R-3C Zone Districts                  **Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac                  **Subdivision Ordinance: Section 134-105</p>	<p>NA</p>
<p>* 900 ft. Block Length for R-3T and R-3C Zone Districts                  **Subdivision Ordinance: Section 134-118</p>	<p>Applied</p>
<p>* 600 ft. Maximum Cul-de-Sac                  **Subdivision Ordinance: Section 134-105</p>	<p>NA</p>
<p><b>ALLEYS</b></p>	
<p>ROW: 20 ft. Paving: 16 ft.                  *Alley/service drive easement required for commercial and multifamily properties.                  - Provide alley or service drive to comply with Public Works Department requirements.                  - Additional ROW dedication for a N/S alley to align with the subdivisions on the south side including Venegas Diaz Estates, Southwest Heights, Omar Subdivision, Malena Subdivisions, etc. will be finalized prior to final once Public Works requirements are met.                  **Subdivision Ordinance: Section 134-106</p>	<p>Non-compliance</p>
<p><b>SETBACKS</b></p>	
<p>* Front: 10 ft. or greater for easements                  - Clarify/revise the plat note as shown above prior to final.                  * Proposing: 20 ft. except 15 ft. for unenclosed carport only, or greater for easements.                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Rear: (Proposing) 10 ft. or greater for easements                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Interior Sides: In accordance with the Zoning Ordinance or greater for easements                  - Clarify or revise the plat note as shown above prior to final.                  Proposing: 6 ft. or greater for easements                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Corner: 10 ft. or greater for easements                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p><b>SIDEWALKS</b></p>	
<p>* 4 ft. wide minimum sidewalk required on S. 28th Street, S. 29th Street, and both sides of all interior streets.                  - Revise the plat note as shown above prior to final.                  Proposing: 4 ft. wide sidewalk is required along both sides of all interior streets at time of building permit, and 5 ft. sidewalk is required along the east side of S. 29th Street and the west side of S. 28th Street.                  **Subdivision Ordinance: Section 134-120</p>	<p>Non-compliance</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Required</p>
<p><b>BUFFERS</b></p>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. 29th Street and N. 28th Street.                  - Add a plat note as shown above prior to final.                  **Landscaping Ordinance: Section 110-46</p>	<p>Non-compliance</p>

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

<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses                  - Add a plat note as shown above prior to final.                  **Landscaping Ordinance: Section 110-46                  *Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Non-compliance</p>
	<p>Required</p>
<p><b>NOTES</b></p>	
<p>* No curb cut, access, or lot frontage permitted along N. 28th Street and N. 29th Street.                  - Revise plat note #9 as shown above prior to final.                  Proposing: No access, no curb cuts for Lots 1 and 16 from S. 29th Street and no access, no curb cuts for Lots 8 and 9 from S. 28th Street                  **Must comply with City Access Management Policy</p>	<p>Non-compliance</p>
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance if five units or more are attached.                  - Submit a site plan or clarify to determine requirement prior to final.                  ** Sec. 138-210: Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development.</p>	<p>Required</p>
<p>* Common Areas must be maintained by the lot owners and not the City of McAllen.                  - Clarify if there will be any common areas prior to final. If proposed, it must have a minimum 25 ft. frontage to the interior street and a plat note as shown above will be required prior to final.</p>	<p>Required</p>
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>NA</p>
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas.                  - Add a plat note as shown above prior to final.                  **Section 110-72 applies if public subdivision is proposed. Section 134-168 applied for private subdivisions.                  **Landscaping Ordinance: Section 110-72                  **Subdivision Ordinance: Section 134-168</p>	<p>Required</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.                  - A draft HOA document must be submitted for staff review prior to recording.                  **Section 110-72 applies if public subdivision is proposed.                  **Landscaping Ordinance: Section 110-72                  **Subdivision Ordinance: Section 134-168</p>	<p>Required</p>
<p><b>LOT REQUIREMENTS</b></p>	
<p>* Lots fronting public streets                  **Subdivision Ordinance: Section 134-1</p>	<p>Applied</p>
<p>* Minimum lot width and lot area                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p><b>ZONING/CUP</b></p>	
<p>* Existing: R-3T Proposed: R-3T                  ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval                  ***Zoning Ordinance: Article V</p>	<p>NA</p>

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

<b>PARKS</b>	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.	Required
* Pending review by the City Manager's Office.	NA
<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation must be submitted to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
<b>COMMENTS</b>	
<p>Comments:</p> <ul style="list-style-type: none"> <li>- The bearing of the property boundary on the plat and survey don't match. Clarify/review and revised prior to final.</li> <li>- Clarify/remove plat note #8 prior to final.</li> <li>- Plat note #10 references Irrigation District No. 2, while the submitted application references Irrigation District No. 1. Clarify/revise the plat or application prior to final.</li> <li>- Clarify and label if the 5 ft. U.E. is dedicated by this plat or by another document. Reference the document number prior to final as applicable.</li> <li>- If any variance request is submitted, it must be finalized prior to final.</li> <li>- Lot lines and legal description of all adjacent properties on all sides, including the west side of S. 29th Street and east side of S. 28th Street, is needed prior to final.</li> <li>- Clarify/remove the lines shown on the north, east, and south side of the subdivision shown as --X--</li> <li>- Signature blocks must comply with Section 134-61 of the subdivision ordinance prior to recording.</li> </ul> <p>*Must comply with City's Access Management Policy.</p>	Non-compliance
<b>RECOMMENDATION</b>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.</p>	Applied

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

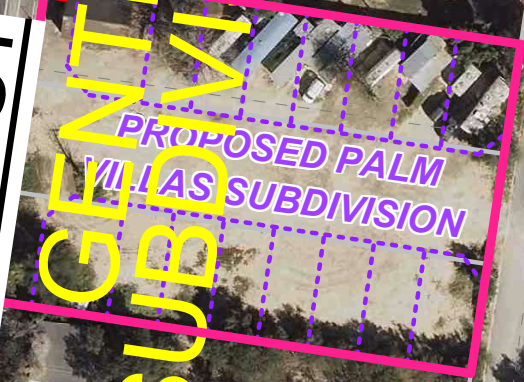
**LOCATION**



**SUBDIVISION**

**29TH ST**

**GENTRY SUBDIVISION**



**PROPOSED PALM VILLAS SUBDIVISION**

**AUSTIN AVE**

**ALTAMIRA**

**BEAUMONT AVE**

**28TH ST**

**SUBD.**

**CHICAGO AVE**

**27TH ST**

1

5

1

3

6

10

9

8

10

12

1

9

7

6

1

18

1

2

**BUCK**

**20' ALLEY**

**SUBD**

4

3

11

13

10

8

220

146

7

SUB 2024-0007

# City of McAllen

## Planning Department

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

<b>Project Information</b>	Subdivision Name <u>Tex-Best at Tres Lagos Subdivision</u>
	Legal Description <u>8.323 acres, being a part or portion out of Sections 227 and 232, Texas-Mexican Railway Company Survey, according to patent issued by the State of Texas, Recorded in Volume 4, Pages 142-143, Hidalgo County Deed Records, City of McAllen, Hidalgo County, Texas.</u>
	Location <u>Southwest corner of West Monte Cristo Road and North Shary Road</u>
	City Address or Block Number <u>15601 N. Shary Rd.</u>
	Total No. of Lots <u>1</u> Total Dwelling Units _____ Gross Acres _____ Net Acres <u>8.323</u>
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input type="checkbox"/> No
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial ( <u>8.323 Acres</u> ) / <input type="checkbox"/> Residential ( _____ Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	Existing Zoning <u>C-4</u> Proposed Zoning <u>C-4</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Gasoline Service Station</u>
	Irrigation District # <u>U.I.D.</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other _____
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>294692</u>	
Estimated Rollback Tax Due <u>\$1,338.72</u> Tax Dept. Review _____	
<b>Owner</b>	Name <u>ML Rhodes LTD, a Texas limited partnership</u> Phone <u>(956) 287-2800</u>
	Address <u>200 S. 10th Street, Suite 1700</u> E-mail <u>bfrisby@rhodes.com</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>
<b>Developer</b>	Name <u>ML Rhodes LTD, a Texas limited partnership</u> Phone <u>(956) 287-2800</u>
	Address <u>200 S. 10th Street, Suite 1700</u> E-mail <u>bfrisby@rhodes.com</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>
	Contact Person <u>Brad Frisby</u>
<b>Engineer</b>	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street, Edinburg, Texas 781</u> E-mail <u>mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>
	Contact Person <u>Mario A. Reyna, P.E., Beto De La Garza, and Della Robles</u>
<b>Surveyor</b>	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street, Edinburg, Texas 781</u> E-mail <u>robert@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>

JUN 07 2024

aw

BY:

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

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

### **PLAT TO SHOW:**

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

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

Owner(s) Signature(s)

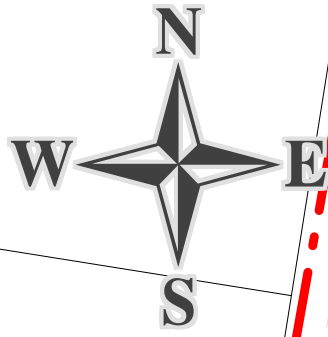
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 05.01.2024

Print Name Mario A. Reyna, P.E.

Owner  Authorized Agent

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



**LOCATION**



MONTE CRISTO RD



**TEX-BEST AT TRES LAGOS  
SUBDIVISION**

**SHARY RD**



**PROPOSED  
STOLPA  
STATION  
SUBDIVISION**

**LOT 1**

# SUBDIVISION MAP OF TEX-BEST AT TRES LAGOS SUBDIVISION

BEING A SUBDIVISION OF 4.001 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF SECTIONS 227 AND 232, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS

**METES AND BOUNDS DESCRIPTION:**

A TRACT OF LAND CONTAINING 4.001 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF SECTIONS 227 AND 232, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS, WHICH SAID 4.001-ACRE TRACT IS OUT OF A CERTAIN TRACT CONVEYED TO M.L. RHODES, LTD. BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 741019, HIDALGO COUNTY OFFICIAL RECORDS, SAID 4.001 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 232;
- THENCE, N 09° 29' 35" E ALONG THE WEST LINE OF SAID SECTION 232, A DISTANCE OF 4,707.31 FEET;
- THENCE, N 80° 54' 54" W A DISTANCE OF 102.86 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT.
- THENCE, N 09° 05' 06" E A DISTANCE OF 399.96 FEET TO A NO. 4 REBAR SET ON THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF MONTE CRISTO ROAD, FOR THE NORTHWEST CORNER OF THIS TRACT;
  - THENCE, S 80° 42' 56" E CONTINUING ALONG THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF MONTE CRISTO ROAD, A DISTANCE OF 289.06 FEET TO A NO. 4 REBAR FOUND, FOR AN ANGLE POINT OF THIS TRACT;
  - THENCE, IN A SOUTHEASTERLY DIRECTION, CONTINUING ALONG THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF MONTE CRISTO ROAD, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 00° 29' 27", A RADIUS OF 11,174.56 FEET, AN ARC LENGTH OF 95.73 FEET, A TANGENT OF 47.87 FEET, AND A CHORD THAT BEARS S 80° 57' 39" E A DISTANCE OF 95.73 FEET TO A NO. 4 REBAR FOUND, FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT;
  - THENCE, S 36° 47' 33" E ALONG A PROPOSED CORNER CLIP OF MONTE CRISTO ROAD AND N. SHARY ROAD, A DISTANCE OF 71.35 FEET TO A NO. 4 REBAR FOUND ON THE EXISTING WEST RIGHT-OF-WAY LINE OF SHARY ROAD, FOR THE SOUTHERNMOST NORTHEAST CORNER OF THIS TRACT;
  - THENCE, S 07° 43' 23" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF SHARY ROAD, A DISTANCE OF 349.49 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
  - THENCE, N 80° 54' 54" W AT A DISTANCE OF 341.42 FEET PASS THE WEST LINE OF SAID SECTION 232 AND THE EAST LINE OF SAID SECTION 227, CONTINUING A TOTAL DISTANCE OF 444.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.001 ACRES OF LAND, MORE OR LESS.

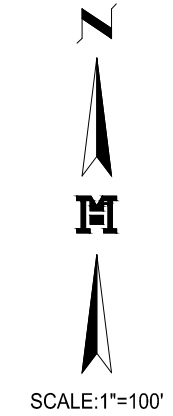
**GENERAL NOTES:**

- THIS SUBDIVISION IS IN FLOOD ZONE "B" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER 480334 0300 D MAP REVISED, JUNE 6, 2000.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE:
  - FRONT: E. TRENTON ROAD: 50.00 FEET OR GREATER FOR APPROVED SITE PLAN OR IN LINE WITH EXISTING STRUCTURES
  - REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS
  - SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
- CITY OF MCALLEN BENCHMARK: NUMBER MC 56, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP, LOCATED 157 FEET WEST OF THE INTERSECTION OF N. CYNTHIA STREET & E. MARTIN AVE. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16619814.0049, E=1079929.82243, ELEV=-108.46
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 45,825 C.F., 1.052 Ac.-Fl. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 5' SIDEWALK REQUIRED ON N. SHARY ROAD & MONTE CRISTO ROAD.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- 25 X 25 SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.

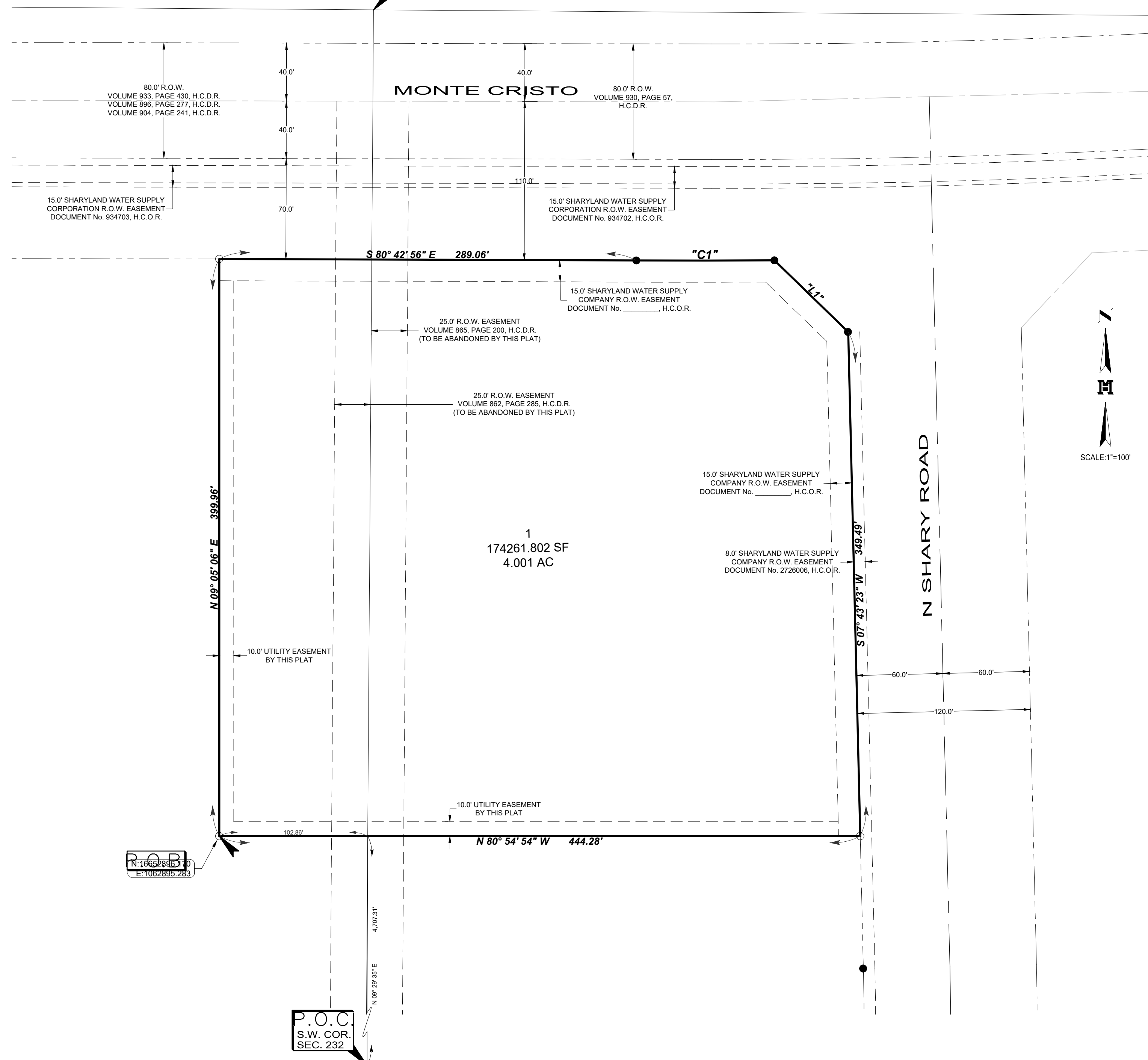
Line #	Direction	Length
"C1"	S 36° 47' 33" E	71.30'

Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
"C1"	000° 29' 27"	11174.56	95.73	47.87	95.73	S 80° 57' 39" E

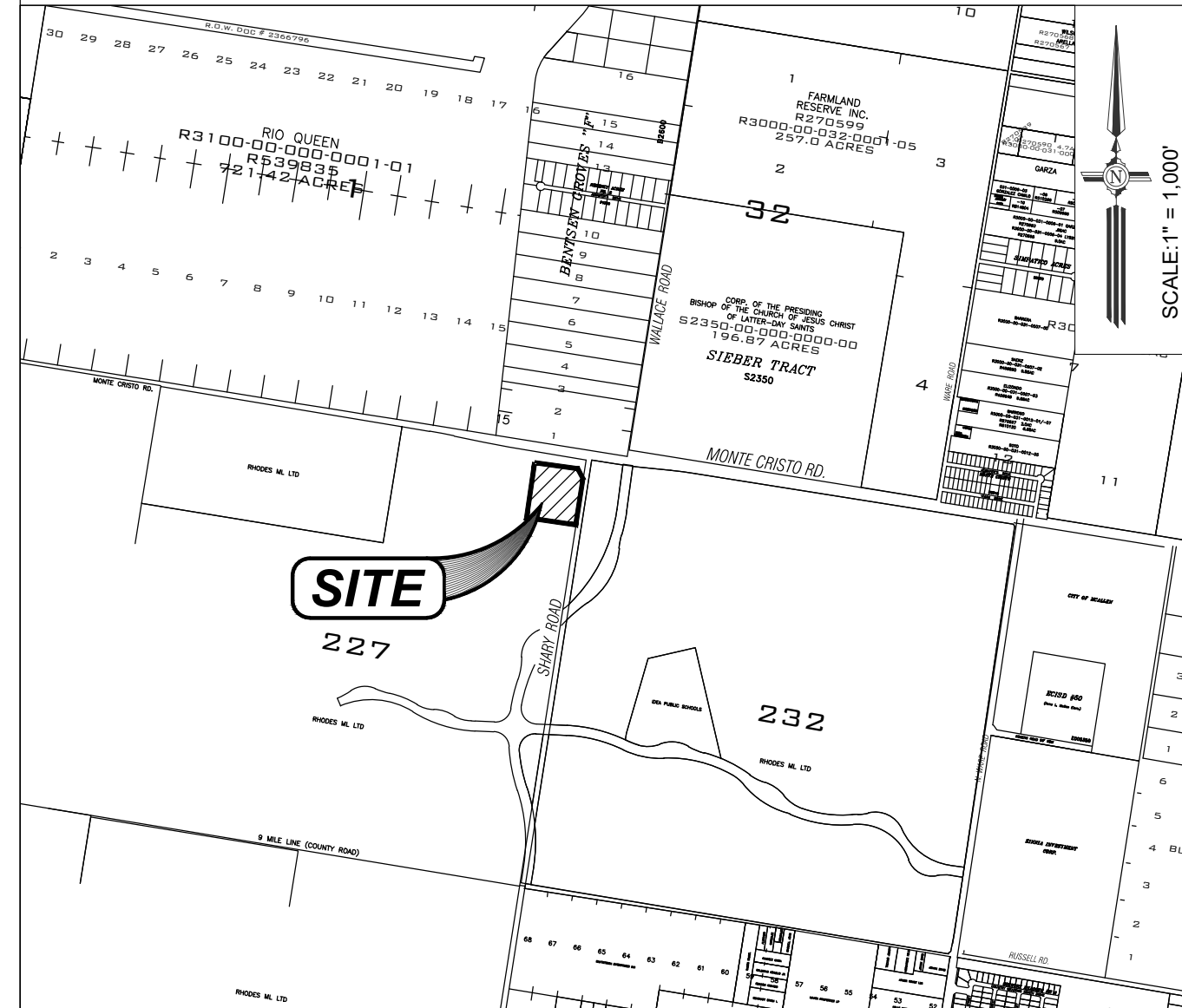
- LEGEND**
- FOUND No. 4 REBAR
  - FOUND R.O.W. MONUMENT
  - RIGHT OF WAY
  - R.O.W. - HIDALGO COUNTY DEED RECORDS
  - H.C.D.R. - HIDALGO COUNTY OFFICIAL RECORDS
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCING
  - N.E. COR. - NORTHEAST CORNER
  - S.W. COR. - SOUTHWEST CORNER



**SEC. 227  
N.E. COR.**



**LOCATION MAP**



DRAWN BY: CESAR      DATE: 06-07-2024  
 SURVEYED, CHECKED:      DATE:        
 FINAL CHECK:      DATE:     

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



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

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





**City of McAllen**  
SUBDIVISION PLAT REVIEW

Reviewed On: 6/13/2024

<b>SUBDIVISION NAME: TEX-BEST AT TRES LAGOS SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>Monte Cristo Rd.: Need to clarify the 70 ft. shown, is this R.O.W. dedication or something else? Once clarified, will determine the R.O.W. dedication required from centerline for 150 ft. of total R.O.W., prior to final.                      Paving: 65' B-B Curb &amp; gutter: Both Sides                      Revisions needed:                      -Please add label as required: EXISTING, TOTAL, CENTERLINE (CL), PROPOSED, etc. prior to final.                      -Provide a COPY of the R.O.W. document for staff review prior to final.                      -All ROW requirements must be addressed prior to final.                      -Please clarify existing easements and label the dimension line of 70.0' as any existing easements would need to be abandoned by a separate instrument if it lies within the R.O.W., to be done prior to final.                      -Abandonment of easements cannot be done by plat, must be done by a separate instrument/document.                      -There is an encroaching "R.O.W. easement" going from North-South of the property line going into Monte Cristo Rd. Please clarify/provide any documents if this is an existing R.O.W.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are not built prior to recording.                      **COM Thoroughfare Plan</p>	Non-compliance
<p>N. Shary Road: 60 ft. R.O.W. dedication required from centerline for 120 ft. of total ROW.                      Paving: by State Curb &amp; gutter: by State                      Revisions needed:                      -Please add label as required: EXISTING, TOTAL, CENTERLINE (CL), etc. prior to final.                      -Show the existing R.O.W. on both sides of Centerline (CL) and total R.O.W.'s to determine dedication for 120 ft. R.O.W. on N. Shary Road, prior to final.                      -All R.O.W. requirements must be addressed prior to final.                      -Please clarify existing easements and linetypes as there seems to be an encroaching easement inside the road R.O.W.                      -Abandonment of easements cannot be done by plat, must be done by a separate instrument.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are not built prior to recording.                      **COM Thoroughfare Plan</p>	Non-compliance
<p>Paving _____ Curb &amp; gutter _____                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are not built prior to recording.                      **COM Thoroughfare Plan</p>	NA
<p>Paving _____ Curb &amp; gutter _____                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are not built prior to recording.                      **COM Thoroughfare Plan</p>	NA
<p>* 1,200 ft. Block Length.                      **Subdivision Ordinance: Section 134-118</p>	NA

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

<p>* 900 ft. Block Length for R-3 Zone Districts.                  **Subdivision Ordinance: Section 134-118</p>	<p>NA</p>
<p>* 600 ft. Maximum Cul-de-Sac.                  **Subdivision Ordinance: Section 134-105</p>	<p>NA</p>
<p><b>ALLEYS</b></p>	
<p>ROW: 20 ft. Paving: 16 ft.                  - ALLEY required for commercial properties.                  - If a private service drive easement is proposed, minimum 24 ft. paved width is required and cannot be dead-end. Maintenance of such service drive is by the property owner and not the City of McAllen.                  - Alley/service drive requirement must be addressed prior to final.                  **Subdivision Ordinance: Section 134-106</p>	<p>Non-compliance</p>
<p><b>SETBACKS</b></p>	
<p>* Front: (Monte Cristo Road &amp; N. Shary Road) In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies.                  Revisions Needed:                  -Revise plat note as shown above prior to final.                  Plat submitted on 06-07-2024 proposes: "Front/E.Trenton Road: 50.00 feet or greater for approved site plan or in line with existing structures"                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies.                  Revisions Needed:                  -Revise plat note as shown above prior to final.                  Plat submitted on 06-07-2024 proposes: "Rear: In accordance with the zoning ordinance, or greater for easements."                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies.                  Revisions Needed:                  -Revise plat note as shown above prior to final.                  Plat submitted on 06-07-2024 proposes: "Sides: In accordance with the zoning ordinance, or greater for easements or approved site plan."                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Corner: See reference to Front above.                  **Zoning Ordinance: Section 138-356</p>	<p>NA</p>
<p>* Garage: Commercial Development                  **Zoning Ordinance: Section 138-356</p>	<p>NA</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p><b>SIDEWALKS</b></p>	
<p>* 4 ft. wide minimum sidewalk required on N. Shary Rd. &amp; Monte Cristo Rd.                  -May increase to 5 ft. as per Engineering, prior to final.                  **Subdivision Ordinance: Section 134-120"</p>	<p>Non-compliance</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Required</p>

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

<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
- Common Areas, any private service drive, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. **Wording for note on plat needs to be finalized prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Please verify Lot Width and Lot Area and make sure it matches what is stated on the Survey. **Zoning Ordinance: Section 138-356	Applied
<b>ZONING/CUP</b>	
* Existing: C4 Proposed: C4 ***Zoning Ordinance: Article V	Applied
* If planning to change Zoning, Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
<b>PARKS</b>	
* Land dedication in lieu of fee. -Submitted application proposes commercial development. As per Parks Dept. park fees do not apply to commercial subdivision, unless changed.	NA

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

<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording                  -Submitted application proposes commercial development. As per Parks Dept. park fees do not apply to commercial subdivision, unless changed.</p> <p>* Pending review by the City Management's Office.                  -Submitted application proposes commercial development. As per Parks Dept. park fees do not apply to commercial subdivision, unless changed.</p>	<p>NA</p>
<p><b>TRAFFIC</b></p>	<p>NA</p>
<p>* As per Traffic Department, Trip Generation needs to be submitted to determine if TIA is required, prior to final plat.</p> <p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>Non-compliance</p>
<p><b>COMMENTS</b></p>	<p>TBD</p>
<p>Comments:</p> <ul style="list-style-type: none"> <li>-Please provide documents for the North to South 25.0' &amp; 25.0' R.O.W. easement located on the plat and a copy of the document for staff review prior to final, No overlap of easements into R.O.W. easements cannot be abandoned by this Plat, abandonment must be done by a separate instrument/document.</li> <li>-Verify location of S.W.S.C. easement located on the East, outside of the plat boundary. Provide S.W.S.C. easement documents for staff review. No overlap of easements into R.O.W.</li> <li>-Need to label legal descriptions of the surrounding properties on the plat.</li> <li>-Need to add contours.</li> <li>-The name of the owner/developer on the subdivision application does not match the warranty deed or SOS documents. Please provide documents giving Mr. Brad Frisby authority to sign on behalf of ML Rhodes, LTD and revise application as needed prior to final.</li> <li>-Provide Documents to verify who is authorized to sign on behalf of the LLC, shown on warranty deed.</li> <li>-Please verify that survey metes and bounds match what is stated on the plat as plat labels the property as a 4.001 A.C. tract of land while survey Metes &amp; Bounds labels it as a 8.323 acre tract of land.</li> <li>-Please provide a current Signed and Sealed Metes and Bounds Description and Survey for Staff review.</li> <li>-Metes and Bounds on the plat do not match Metes &amp; Bounds document submitted.</li> <li>*Must comply with City's Access Management Policy.</li> </ul>	<p>Non-compliance</p>
<p><b>RECOMMENDATION</b></p>	
<p>RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE &amp; UTILITIES APPROVAL.</p>	<p>Applied</p>

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



**LOCATION**

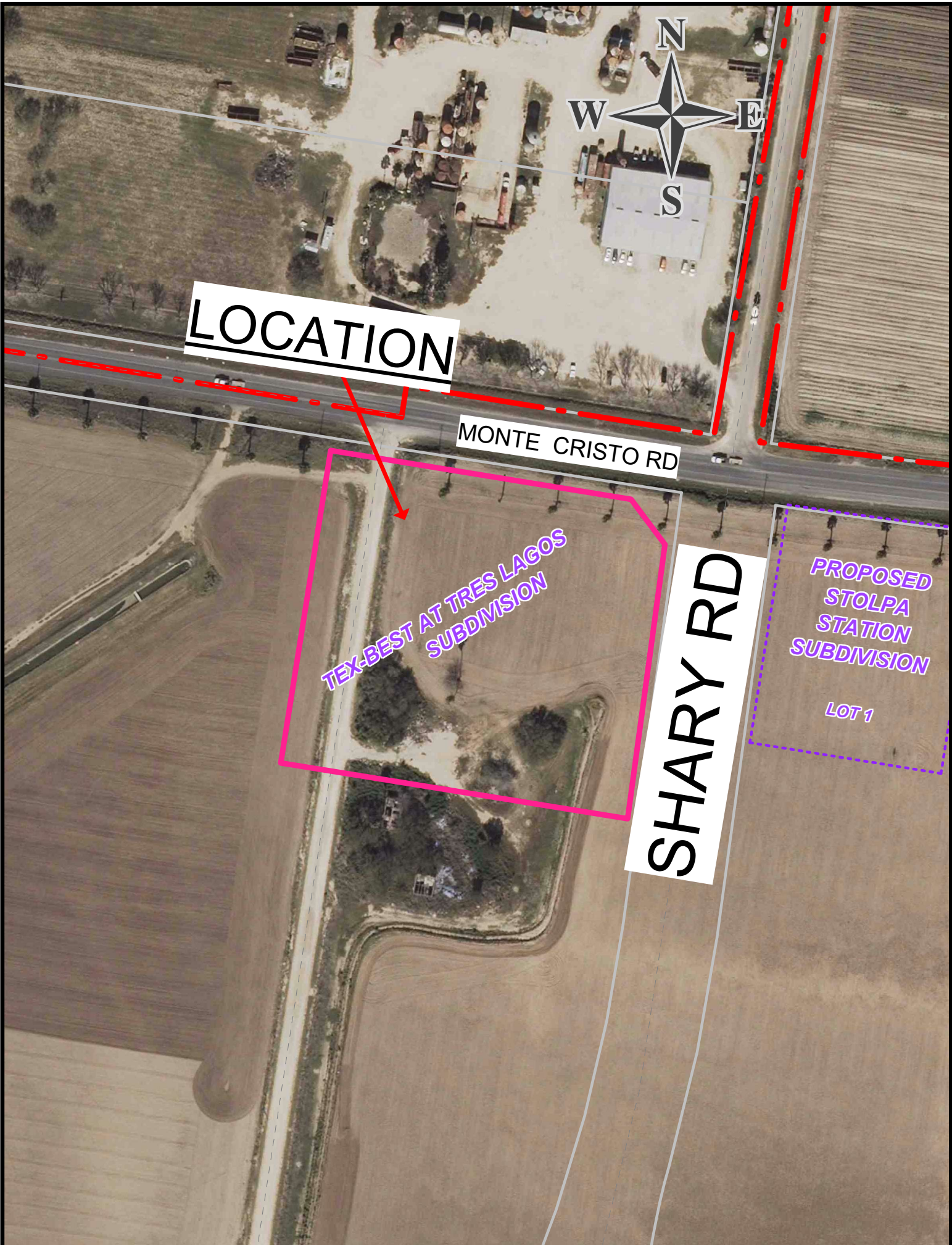
**MONTE CRISTO RD**

**TEX-BEST AT TRES LAGOS  
SUBDIVISION**

**SHARY RD**

**PROPOSED  
STOLPA  
STATION  
SUBDIVISION**

**LOT 1**



# City of McAllen

## Planning Department

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

<b>Project Information</b>	Subdivision Name <u>Valdes Commercial Subdivision</u> Legal Description <u>Being a 0.845 Acre Tract of Land, Out of Lot 129, La Lomita Irrigation &amp; Construction Company Subdivision, as recorded in Volume 24, Page 68, Hidalgo County Deed Records.</u> Location <u>Southeast Corner of Camelia Ave. and Ware Rd. (FM 2022)</u> City Address or Block Number <u>2804 N. Ware Rd</u> Total No. of Lots <u>1</u> Total Dwelling Units <u>0</u> Gross Acres <u>0.845</u> Net Acres <u>0.845</u> <input checked="" type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No For Fee Purposes: <input checked="" type="checkbox"/> Commercial (0.845 Acres)/ <input type="checkbox"/> Residential ( <u>    </u> Lots) Replat: <input type="checkbox"/> Yes/ <input type="checkbox"/> No Existing Zoning <u>C3L</u> Proposed Zoning <u>C3L</u> Applied for Rezoning <input checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date <u>    </u> Existing Land Use <u>Vacant</u> Proposed Land Use <u>Commercial Plaza</u> Irrigation District # <u>HCID#1</u> Water CCN: <input checked="" type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other <u>    </u> Agricultural Exemption: <input type="checkbox"/> Yes/ <input type="checkbox"/> No Property ID: <u>210903</u> Estimated Rollback Tax Due <u>    </u> Tax Dept. Review <u>    </u>
<b>Owner</b>	Name <u>Blanca E. Valdes</u> Phone <u>956-330-3995</u> Address <u>3513 Camellia Ave.</u> E-mail <u>raymundo@valdesmonarrez.com</u> City <u>McAllen</u> State <u>Tx</u> Zip <u>78501</u>
<b>Developer</b>	Name <u>Same as Owner</u> Phone <u>    </u> Address <u>    </u> E-mail <u>    </u> City <u>    </u> State <u>    </u> Zip <u>    </u> Contact Person <u>    </u>
<b>Engineer</b>	Name <u>M2 Engineering, PLLC</u> Phone <u>956-600-8628</u> Address <u>1810 E. Griffin</u> E-mail <u>milo@m2-engineers.com</u> City <u>Mission</u> State <u>Tx</u> Zip <u>78572</u> Contact Person <u>Emigdio "Milo" Salinas, P.E.</u>
<b>Surveyor</b>	Name <u>Homero Luis Gutierrez, RPLS</u> Phone <u>956-369-0988</u> Address <u>P.O. BOX 548</u> E-mail <u>homero.gutierrez@sbcglobal.net</u> City <u>McAllen</u> State <u>Tx</u> Zip <u>78505</u>

KF

RECEIVED  
 MAY 28 2024  
 By NG

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

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

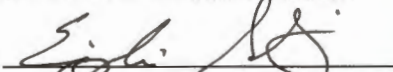
### PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

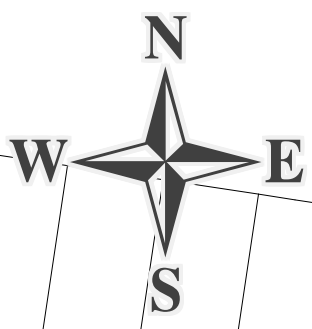
Signature  Date 5-21-24

Print Name Emigdio Salinas, P.E.

Owner  Authorized Agent

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

JBD.



WARE F

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DAFFO SU LO

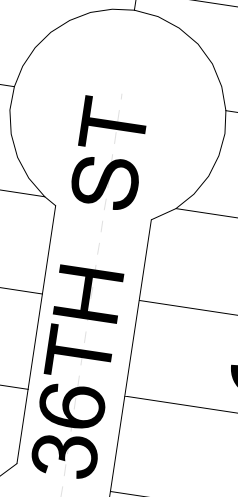
R.C. S LOT

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5

6

# LOCATION



36TH ST

S

CAMELLIA AVE

1

11

CA

N 37TH LN

ARROWHEAD PH 1

WARE RD



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51

SU

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RO

HARVEY DR

HAM

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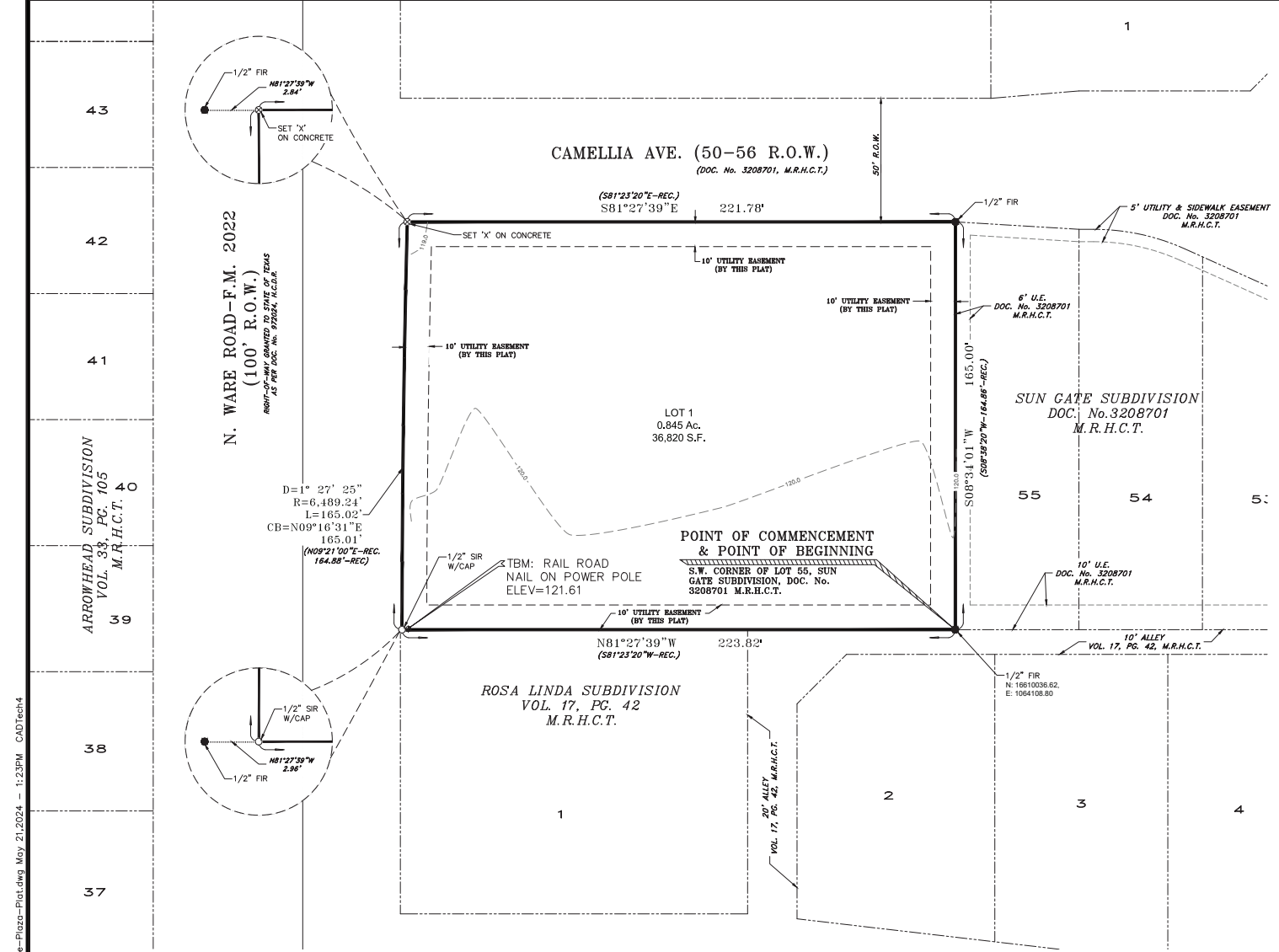
SUB

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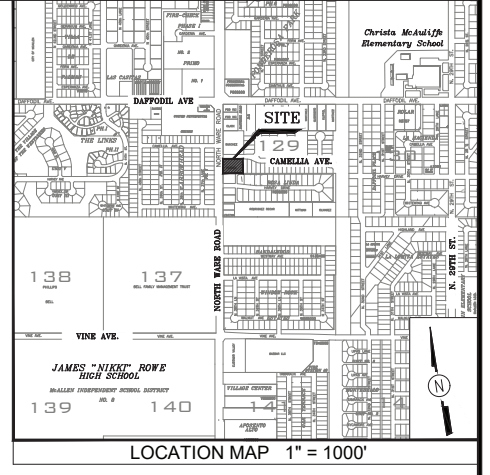
-01





SCALE 1" = 30'  
 BEARING BASIS - TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205 (NAD 83, NAVD 88, GEOID 12B)

- LEGEND**
- 1/2" FIR ● — 1/2" IRON ROD FOUND
  - 1/2" SIR ○ — 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 2791
  - △ — CALCULATED POINT "CP"
  - (S0°00'00"W 0.0') — RECORD BEARING & DISTANCE
  - — EASEMENT LINE
  - — PROPERTY LINE
  - P.O.B. — POINT OF BEGINNING
  - R.O.W. — RIGHT OF WAY
  - D.R.H.C. — DEED RECORDS HIDALGO COUNTY TEXAS
  - M.R.H.C. — MAP RECORDS HIDALGO COUNTY TEXAS
  - O.R.H.C.T. — OFFICIAL RECORDS HIDALGO COUNTY TEXAS
  - VOL. — VOLUME
  - PG. — PAGE
  - SWD: — SPECIAL WARRANTY DEED
  - TBM — TEMPORARY BENCH MARK
  - U.E. — UTILITY EASEMENT
  - REC. — RECORDED



- GENERAL NOTES:**
- FLOOD ZONE STATEMENT: SUBJECT PROPERTY IS LOCATED IN ZONE "B". ZONE "B" IS DESCRIBED AS: AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.(MEDIUM SHADING) COMMUNITY-PANEL NUMBER: 480343 0005 C MAP REVISED DATED: NOVEMBER 2, 1982.
  - SETBACKS: FRONT: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAT OR EASEMENT OR IN LINE WITH EXISTING STRUCTURES, WHICH EVER IS GREATER. REAR: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAT OR EASEMENT, WHICHEVER IS GREATER APPLIES. SIDE: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAT OR EASEMENT, WHICHEVER IS GREATER APPLIES.
  - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF NORTH WARE ROAD AND NO LOWER THAN THE HIGHEST FINISH FLOOR IN THE SURROUNDING NEIGHBORING PROPERTY, WHICHEVER IS GREATER.
  - TEMPORARY BENCH MARK (TBM) NOTE: HORIZONTAL COORDINATES AND VERTICAL ELEVATION: TEXAS STATE PLAN SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET RAIL ROAD NAIL ON POWER POLE ELEV=121.61 EASTING = 1063890.0850 NORTHING = 16610069.7400
  - IN ACCORDANCE WITH THE CITY OF McALLEN AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 9,788 CUBIC-FEET OR 0.22 ACRE-FEET OF STORM WATER RUNOFF.
  - A 5 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON NORTH WARE ROAD.
  - A 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
  - 8-FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
  - 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.
  - PROPOSED DETENTION AREAS SHALL BE MAINTAINED BY THE LOT OWNER.
  - ALL COMMON ACCESS, PARKING AND LANDSCAPE AREAS SHALL BE MAINTAINED BY THE LOT OWNER.
  - PROPOSED FENCE SHALL BE APPROVED AND PERMITTED BY THE CITY OF McALLEN PRIOR TO INSTALLMENT.

**METES AND BOUNDS**  
 0.845-of an ACRE TRACT

A 0.845-of an Acre Tract, more or less, being the remainder of the West 1.0 acre of the West 5.0 acres of the South one-half (1/2) of Lot One Hundred Twenty-nine (129), La Lomita Irrigation and Construction Company's Subdivision, City of McAllen, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 24, Page 68, Deed Records, Hidalgo County, Texas, and out of which a 0.155 of an acre tract was set apart and conveyed to State of Texas in Deed dated 05/21/2001, filed 05/22/2001, recorded under Clerk's File No. 972024, Official Public Records, Hidalgo County, Texas, references to which are here made for all purpose, is located on the Southeast corner of the intersection of Camellia Street and Ware Road (Highway FM 2220), is described by metes and bounds as follows:

THE POINT OF COMMENCEMENT (P.O.C.) being a No. 4 Rebar found (N: 16610036.82, E: 1064108.80) for the apparent Southeast corner of said 0.845-of an Acre Tract, and also being the POINT OF BEGINNING of said 0.845-of an Acre Tract of land herein described;

THENCE, North 81 Deg. 27 Min. 22 Sec. West (North 81 Deg. 23 Min 20 Sec. West recorded), with the apparent South lot line of said 1.00 acre tract and of said 0.845-of an Acre Tract, a distance of 223.82 feet to a No. 4 Rebar set with plastic cap stamped 2791 on the apparent existing East right-of-way line of said Ware Road and at a curve to the right, bearing North 81 Deg. 27 Min. 39 Sec. West, a distance of 2.96 feet from a No. 4 Rebar found, for the apparent Southwest corner of said 0.845-of an Acre Tract of land herein described;

THENCE, with said curve to the right in a north-northeasterly direction with the said Ware Road existing East right-of-way line and with the line of said curve to the left having a radius of 6489.24 feet, a chord bearing North 9 Deg. 16 Min. 31 Sec. East (North 9 Deg. 21 Min. 00 Sec. East recorded) for 165.01 feet (164.87 feet recorded), and on an arc length of 165.02 feet (164.88 feet recorded) to an "X" set at the intersection of the apparent existing South right-of-way of said Camellia Avenue and the said Ware Road existing East right-of-way line, bearing North 81 Deg. 27 Min. 39 Sec. West a distance of 2.84 feet from a No. 4 Rebar found, for the apparent Northwest corner of said 0.845-of an Acre Tract of land herein described;

THENCE, South 81 Deg. 27 Min. 39 Sec. East (South 81 Deg. 23 Min. 20 Sec. East recorded), with the said Camellia Avenue existing South right-of-way and the apparent North lot line of said 0.845-of an Acre Tract, a distance of 221.78 feet to a No. 4 Rebar found, for the apparent Northwest corner of said 0.845-of an Acre Tract of land herein described;

THENCE, South 08 Deg. 34 Min. 01 sec. East (South 08 Deg. 38 Min. 20 Sec. East recorded), with the apparent East lot line of said 0.845-of an Acre Tract, a distance of 165.00 (164.86 feet recorded) to the said No. 4 Rebar found for the Southeast corner of said 0.845-of an Acre Tract of land herein described, and also being the POINT OF BEGINNING containing a gross of 0.845 of an acre of land, more or less.

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE VALDES NORTH WARE PLAZA SUBDIVISION, TO THE CITY OF McALLEN AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATERLINES, SEWER LINES, STORM 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 MINUTE OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

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

CHAIRMAN PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

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

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

**APPROVED BY DRAINAGE DISTRICT**

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

RAUL E. SESIN, P.E., C.F.M. \_\_\_\_\_ DATE \_\_\_\_\_  
 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, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

**FOR PRELIMINARY REVIEW ONLY**

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



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

**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 \_\_\_\_\_, 2024.

**FOR PRELIMINARY REVIEW ONLY**

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

# VALDES COMMERCIAL PLAZA SUBDIVISION

BEING A 0.845 ACRES TRACT OF LAND, OUT OF LOT 129, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, AS RECORDED IN VOLUME 24, PAGE 68, HIDALGO COUNTY DEED RECORDS



**TBPELS FIRM REGISTRATION F-19545**

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

**PRINCIPAL CONTACTS:**

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: OWNER	ADDRESS	CITY	(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

C:\server\M2\_Engineering\M2\_Engineering (Server)\S Projects\Hidalgo\McAllen\p-xxx-xxxx-North-Ware-Plaza\DWG\_Design\Files\01-Civil\p-xxx-xxxx-North-Ware-Plaza-Plan.dwg May 21, 2024 11:23PM CADTech4



Reviewed On: 6/13/2024

<b>SUBDIVISION NAME: VALDES COMMERCIAL SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>N. Ware Road: 60 ft. R.O.W. dedication required from Centerline for 120 ft. of total R.O.W.                      Paving: by State Curb &amp; gutter: by State                      Revisions needed:                      -Please add label as required: EXISTING, TOTAL, CENTERLINE (CL) etc. prior to final.                      -Label Centerline to determine R.O.W. dedication for 120 ft. R.O.W. prior to final                      -Show existing R.O.W. on both sides of Centerline                      -Provide a COPY of the R.O.W. document for staff review prior to final.                      -Label the Original Lot line.                      -All R.O.W. requirements must be addressed prior to final.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>Camellia Ave.: Dedication as needed for 50 feet total ROW.                      Paving: 32 ft. Curb &amp; gutter: Both Sides                      Revisions Needed:                      **Show/Label Existing, Total, &amp; Centerline, etc. of Camellia Ave.                      -Provide document numbers on plat regarding any existing dedication or acquisitions as applicable prior to final.                      -Include reference to R.O.W. in regards to Camellia Ave., 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>_____ Paving _____ Curb &amp; gutter _____                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Applied
<p>_____ Paving _____ Curb &amp; gutter _____                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Applied
<p>* 1,200 ft. Block Length.                      **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 900 ft. Block Length for R-3 Zone Districts.                      **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac.                      **Subdivision Ordinance: Section 134-105</p>	NA

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

<b>ALLEYS</b>	
ROW: 20ft. Paving: 16ft. - ALLEY required for commercial properties. - If a private service drive easement is proposed, minimum 24 ft. paved width is required and cannot be dead-end. Maintenance of such service drive is by the property owner and not the City of McAllen. - Alley/service drive requirement must be addressed prior to final. **Subdivision Ordinance: Section 134-106	Non-compliance
<b>SETBACKS</b>	
Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. Revisions Needed: -Revise plat note as shown above prior to final. **Plat submitted on 05-28-2024 proposes, "In accordance with zoning ordinance or greater for approved site plat or easement in line with existing structures, which ever is greater." **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Revisions Needed: -Revise note as shown above prior to final. Plat submitted on 05-28-2024 proposes, "In accordance with zoning ordinance or greater for approved site plat or easement, whichever is greater applies." **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Revisions Needed: -Revise note as shown above prior to final. Plat submitted on 05-28-2024 proposes, "In accordance with zoning ordinance or greater for approved site plat or easement, whichever is greater applies." **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage: Commercial Development. **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required on North Ware Road & Camellia Ave. -May increase to 5 ft. as per Engineering, prior to final. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied

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

<p>* 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.</p>	Applied
<b>NOTES</b>	Applied
<p>* No curb cut, access, or lot frontage permitted.                  **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 service drive, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.                  **Prior to Final, need to finalize wording for NOTE #15.                  **Prior to Final, need to finalize wording for NOTE #14.                  **REMOVE NOTES #: 12 &amp; 16                  * 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.                  **Section 110-72 applies if private subdivision is proposed.                  **Landscaping Ordinance: Section 110-72                  **Subdivision Ordinance: Section 134-168                  * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.                  **Section 110-72 applies if private subdivision is proposed.                  **Landscaping Ordinance: Section 110-72                  **Subdivision Ordinance: Section 134-168</p>	TBD
	Required
	Non-compliance
	Applied
	NA
	NA
<b>LOT REQUIREMENTS</b>	
<p>* Lots fronting public streets.                  **Subdivision Ordinance: Section 134-1                  * Minimum lot width and lot area.                  **Zoning Ordinance: Section 138-356</p>	Compliance
	Compliance
<b>ZONING/CUP</b>	
<p>* Existing: C-3L Proposed: C-3L                  ***Zoning Ordinance: Article V                  * If planning to change Zoning, Rezoning would be needed Before Final Approval.                  ***Zoning Ordinance: Article V</p>	Compliance
	Applied
<b>PARKS</b>	
<p>* Land dedication in lieu of fee.                  -Submitted application proposes commercial development. As per Parks Dept. park fees do not apply to commercial subdivision, unless changed.                  * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording                  -Submitted application proposes commercial development. As per Parks Dept. park fees do not apply to commercial subdivision, unless changed.</p>	NA
	NA

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<p>* Pending review by the City Management's Office.                  -Submitted application proposes commercial development. As per Parks Dept. park fees do not apply to commercial subdivision, unless changed.</p>	<p>NA</p>
<p><b>TRAFFIC</b></p>	
<p>* As per Traffic Department, Trip Generation needs to be submitted to determine if TIA is required, prior to final plat.                  * Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>Non-compliance                  TBD</p>
<p><b>COMMENTS</b></p>	
<p>Comments:                  -Please provide copy of documents for staff review for R.O.W. dedication on N. Ware Rd.                  -Verify if this is for H.C.I.D. No.1 or for H.C.I.D. No. 2, if its the latter, application would need to be updated.                  -Proposing a 5' Utility &amp; sidewalk easement on Camilla Ave., may need to increase width, prior to final.                  -Please make sure to add the current owner of the property into plat for signatures.                  -Plat title needs to match and be consistent throughout the plat.                  -Application refers to Subdivision as "Valdes Commercial Subdivision" and Plat Refers it as "Valdes Commercial Plaza Subdivision." If planning to keep the latter, application would need to be updated.                  *Must comply with City's Access Management Policy.</p>	<p>Non-compliance</p>
<p><b>RECOMMENDATION</b></p>	
<p>RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE &amp; UTILITIES APPROVAL.</p>	<p>Applied</p>

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



WARE

LOCATION

N 37TH LN

36TH ST

CAMELLIA AVE

WARE RD

HARVEY DR

