

## **AGENDA**

### **PLANNING & ZONING COMMISSION SPECIAL MEETING**

**THURSDAY, MARCH 10, 2022 - 3:30 PM**

**MCALLEN DEVELOPMENT CENTER, EXECUTIVE CONFERENCE ROOM, 311 NORTH 15TH STREET MCALLEN, TEXAS**

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 -**

**2) SUBDIVISIONS:**

- a) Suarez Subdivision, 2624 North 24th Street, Suarez Brothers, LLC. (SUB2022-0022)(PRELIMINARY)JHE**
- b) Mendoza Acres Subdivision, 11128 North Trosper Road, Luige & Belen Mendoza(SUB2022-0023)(PRELIMINARY)SOTEXE**
- c) Yuma Subdivision, 513 East Yuma Avenue, Yuma McColl Retail Partners, LTD(SUB2022-0025)(PRELIMINARY)TABC**
- d) STEC Tres Lagos Subdivision; 6801 7 Mile Line, Michael A. Hernandez (SUB2020-0083)(PRELIMINARY EXTENSION)M&H**

**ADJOURNMENT:**

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



# 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 <u>Suarez Subdivision</u>  |  |
|  | Location <u>East side of N. 24th Street approximately 300 feet south of Harvey Avenue.</u>  |  |
|  | City Address or Block Number <u>2624 N. 24th ST</u>   |  |
|  | Number of Lots <u>1</u> Gross Acres <u>0.93</u> Net Acres <u>0.96</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |  |
|  | Existing Zoning <u>R-3T</u> Proposed Zoning <u>C-3</u> Rezoning Applied for <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____ |  |
|  | Existing Land Use <u>Open</u> Proposed Land Use <u>Warehouse</u> Irrigation District # <u>3</u>   |  |
|  | Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential _____                                   |  |
|  | Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>0</u>                  |  |
|  | Parcel # _____ Tax Dept. Review <u>W5200-02-000-0000-04</u>   |  |
|  | Water CCN <input type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC <input type="checkbox"/> Other _____                         |  |
| Legal Description <u>0.93 acres out of Whitewing Addition No. 2 as recorded in Volume 18, Page 16</u><br>Map Records of Hidalgo County, Texas. |   |  |
| Owner  | Name <u>Suarez Brothers, LLC</u>  | Phone <u>956-827-5656</u>                  |
|  | Address <u>6100 N. 10th Street</u>  | E-mail <u>albertsuarezjr@outlook.com</u>   |
|  | City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>  |  |
| Developer  | Name <u>Suarez Brothers, LLC</u>  | Phone <u>956-827-5656</u>                  |
|  | Address <u>6100 N. 10th Street</u>  | E-mail <u>albertsuarezjr@outlook.com</u>   |
|  | City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>  |  |
|  | Contact Person <u>Albert Suarez</u>   |  |
| Engineer   | Name <u>Javier Hinojosa Engineering</u>   | Phone <u>956-668-1588</u>                  |
|  | Address <u>416 E. Dove Avenue</u>   | E-mail <u>javier@javierhinojosaeng.com</u> |
|  | City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>  |  |
|  | Contact Person <u>JavierHinojosa, P.E.</u>  |  |
| Surveyor   | Name <u>C.V.Q. Land Surveyors, LLC</u>  | Phone <u>956-618-1551</u>                  |
|  | Address <u>517 Beaumont Avenue</u>  | E-mail <u>cvq@cvqlandsurvey.com</u>        |
|  | City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>  |  |

ENTERED

FEB 21 2022

Initial: NM

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

\*Documents must be submitted in PDF format. No scanned documents\*

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

\*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON\*

### **PLAT TO SHOW:**

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

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

Owners Signature

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

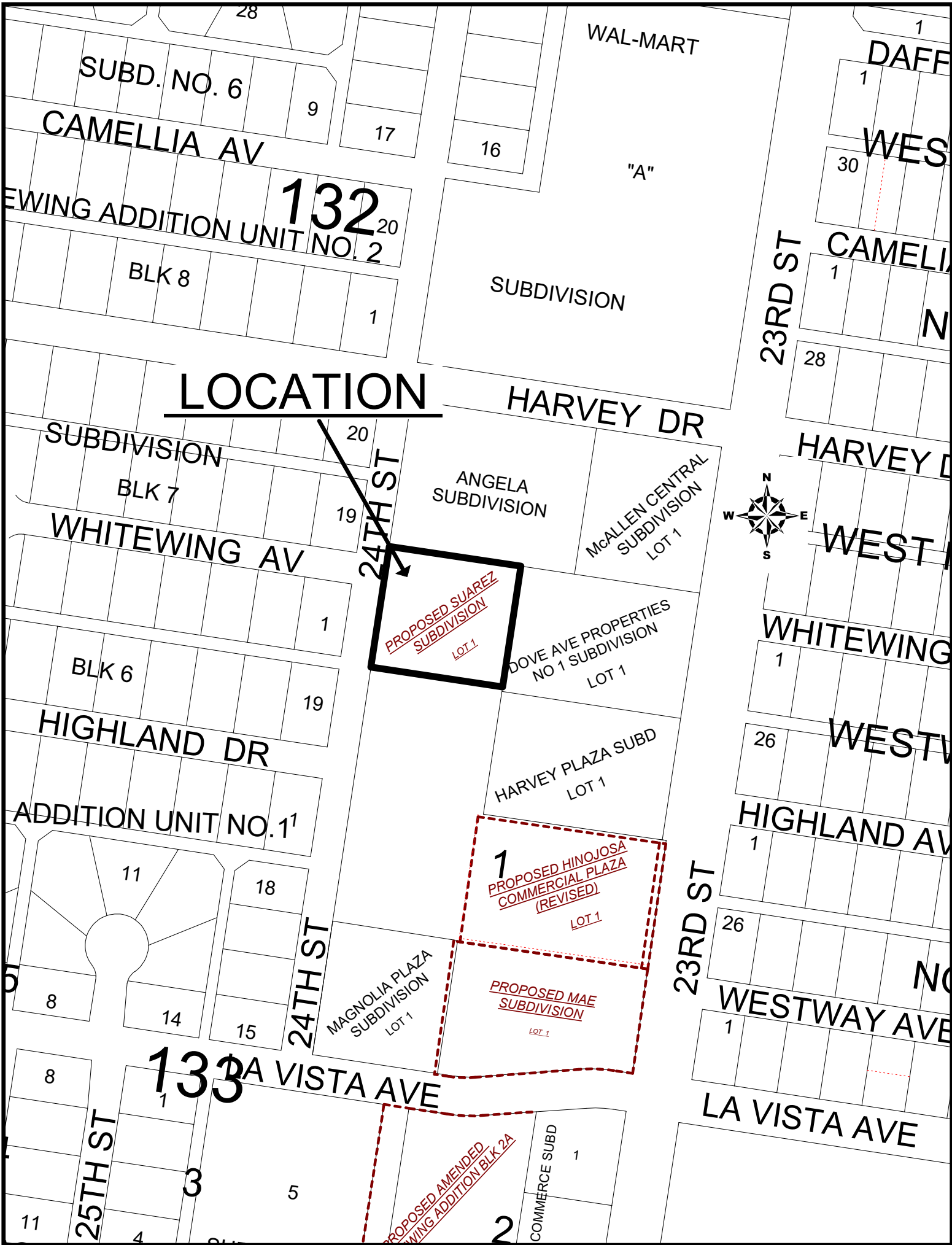
Signature  Date \_\_\_\_\_

Print Name Albert Suarez

Owner ☒ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application





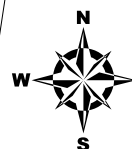
# LOCATION

24TH ST

PROPOSED SUAREZ  
SUBDIVISION  
LOT 1

1  
PROPOSED HINOJOSA  
COMMERCIAL PLAZA  
(REVISED)  
LOT 1

PROPOSED MAE  
SUBDIVISION  
LOT 1



132

133



SUBDIVISION PLAT OF  
SUAREZ SUBDIVISION

A TRACT OF LAND CONTAINING 0.93 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION AND UNDEVELOPMENT AREA OF WHITEWING ADDITION No. 2 MAP REFERENCE: VOLUME 18, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SUAREZ SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

SUAREZ BROTHERS, LLC.  
6100 N. 10th ST.  
MCALLEN, TEXAS 78504  
BY: ALBERT SUAREZ, PRESIDENT

DATE:

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY THE OWNER PERSONALLY APPEARED ALBERT SUAREZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022 A.D.

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

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

MAYOR, CITY OF MCALLEN DATE

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

CHAIRMAN, PLANNING COMMISSION DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

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

JAVIER HINOJOSA, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 74808

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CARLOS VASQUEZ, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608  
C.V.O. LAND SURVEYORS, LLC  
517 BEAUMONT AVE.  
MCALLEN, TEXAS 78501  
TEL. (956) 618-1551 DATE SURVEYED:  
TBPELS FIRM NO. 10119600

DATE

GENERAL NOTES

- THIS FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "B" WITH ARE "AREAS OF MINIMAL FLOODING". AS PER F.E.M.A.'s FLOOD INSURANCE RATE MAP PANEL No.: 480343 0005 C DATED NOVEMBER 2, 1982.
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF THIS LOT.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:  
FRONT: ..... 25 FEET  
REAR: ..... AS PER ZONING ORDINANCE  
SIDE: ..... AS PER ZONING ORDINANCE
- A 5' SIDEWALK SHALL BE REQUIRED ALONG THE EAST SIDE OF N. 24TH STREET.
- A TOTAL OF 0.170 ACRE FEET (7,425 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. AN ENGINEERED DETENTION AREA SHALL BE CONSTRUCTED AS SHOWN ON THE APPROVED SITE PLAN.
- BENCHMARK: TOP OF CURB INLET LOCATED AT THE SOUTHEAST CORNER OF N. 24TH STREET AND HARVEY AVENUE. ELEV. = 118.13. REFERENCE: (MC-65; ELEV. = 120.15 LOCATED AT THE NORTHWEST CORNER OF 23RD STREET AND DAFFODIL ST. - 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP).
- ALL LOT CORNERS 1/2" Ø IRON ROD SET, OR AS NOTED ON THIS PLAT.
- 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

METES AND BOUNDS

A TRACT OF LAND CONTAINING 0.93 ACRES BEING A PART OR PORTION OF AN UN-NUMBERED BLOCK OF LAND IN WHITEWING ADDITION UNIT No. 2, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 18, PAGE 16, MAP RECORDS OF HIDALGO COUNTY TEXAS, AND SAID 0.93 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH CAPPED IRON ROD SET AT THE NORTHWEST CORNER OF BLOCK 1, WHITEWING ADDITION UNIT No. 1, RECORDED IN VOLUME 17, PAGE 2, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE SOUTH LINE OF THE SAID WHITEWING ADDITION UNIT No. 2, AND SAME BEING A POINT ON THE EXISTING EAST RIGHT-OF-WAY LINE OF N. 24th STREET (AN EXISTING 50' FOOT RIGHT-OF-WAY), FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE N 08°34'44" E ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF N. 24th STREET, TO THE SOUTHWEST CORNER OF A CALLED ANGELA SUBDIVISION, RECORDED IN VOLUME 54, PAGE 38, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 193.16 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°25'33" E ALONG THE SOUTH BOUNDARY LINE OF THE SAID ANGELA SUBDIVISION TO THE NORTHWEST CORNER OF A CALLED DOVE AVENUE PROPERTIES No. 1, RECORDED IN VOLUME 51, PAGE 86, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 210.57 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 08°34'44" W ALONG THE WEST BOUNDARY LINE OF THE SAID DOVE AVENUE PROPERTIES No. 1, TO A POINT THE SOUTH LINE OF THE SAID WHITEWING ADDITION No. 2, SAME BEING A POINT ON THE NORTH LINE OF THE SAID BLOCK 1, WHITEWING ADDITION UNIT No. 1, A DISTANCE OF 193.16 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°25'33" W ALONG THE SOUTH LINE OF THE SAID WHITEWING ADDITION No. 2, SAME BEING ALONG THE NORTH LINE OF THE SAID BLOCK 1 OF WHITEWING ADDITION UNIT No. 1, A DISTANCE OF 210.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.93 ACRES OF LAND, MORE OR LESS.

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



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

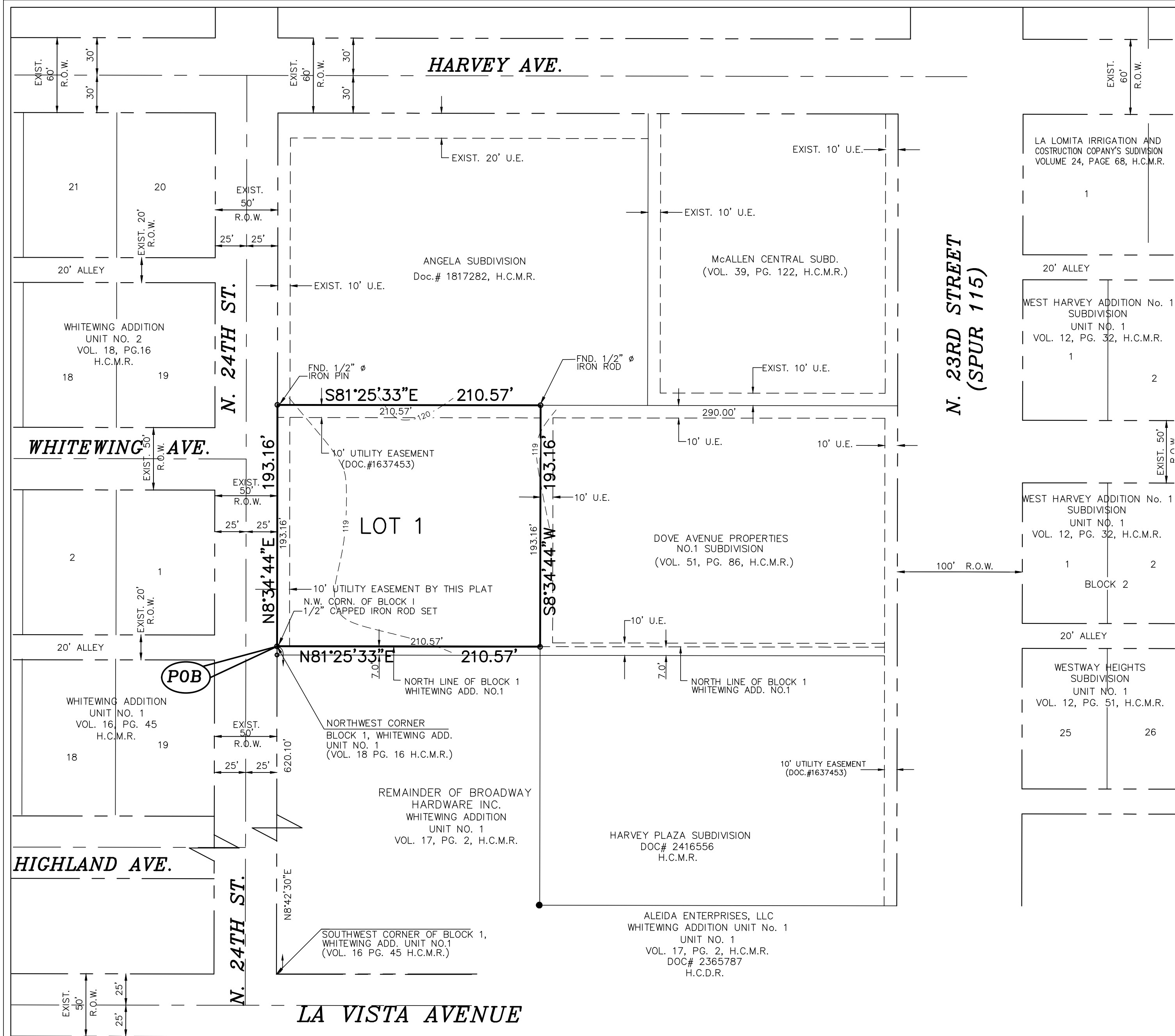
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

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

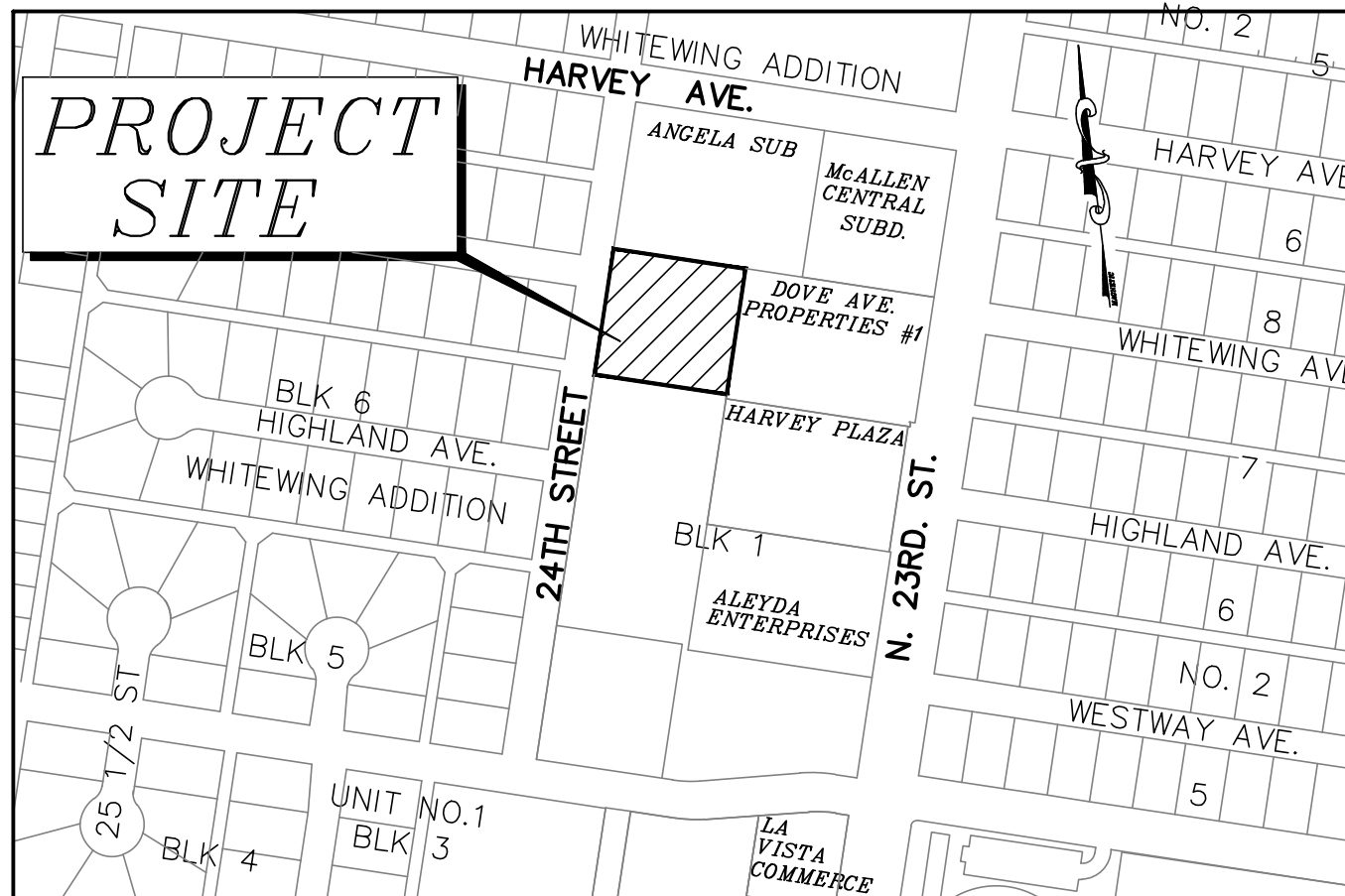
BY: \_\_\_\_\_ DEPUTY

PRINCIPAL CONTACTS:

| NAME                      | ADDRESS            | CITY & ZIP        | PHONE #        |
|---------------------------|--------------------|-------------------|----------------|
| OWNER: ALBERT SUAREZ      | 6100 N. 10th ST.   | MCALLEN, TX 78504 | (956) 827-5656 |
| ENGINEER: JAVIER HINOJOSA | 416 E. DOVE AVENUE | MCALLEN, TX 78504 | (956) 668-1588 |
| SURVEYOR: CARLOS VASQUEZ  | 517 BEAUMONT AVE.  | MCALLEN, TX 78501 | (956) 618-1551 |



SCALE: 1" = 60'  
BASIS OF BEARING AS PER  
TEXAS STATE PLANE  
COORDINATE SYSTEM  
NAD 83, SOUTH ZONE



LOCATION MAP  
SCALE: 1"=500'

DATE OF PREPARATION: JANUARY ,2022

DRAWN BY: L. HERNANDEZ



JAVIER HINOJOSA ENGINEERING  
CONSULTING ENGINEERS  
416 E. DOVE AVENUE MCALLEN, TEXAS 78504  
PHONE (956) 668-1588  
javier@javierhinojosaeng.com  
TBPELS FIRM NUMBER F-1295



# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 3/1/2022

| <b>SUBDIVISION NAME: SUAREZ SUBDIVISION</b>   |                |
|---|----------------|
| <b>REQUIREMENTS</b>   |                |
| <b>STREETS AND RIGHT-OF-WAYS</b>  |                |
| N. 24th Street: 25 ft. from centerline for 50 ft. total ROW<br>Paving: 32 ft. Curb & gutter: Both Sides<br>**Please clarify how 25 ft. from centerline was dedicated on plat and include document numbers as needed prior to final.<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | Non-compliance |
| Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan  | Applied        |
| * 1,200 ft. Block Length<br>**Subdivision Ordinance: Section 134-118  | NA             |
| * 900 ft. Block Length for R-3 Zone Districts<br>**Subdivision Ordinance: Section 134-118   | NA             |
| * 600 ft. Maximum Cul-de-Sac<br>**Subdivision Ordinance: Section 134-105  | NA             |
| <b>ALLEYS</b>   |                |
| ROW: 20 ft. Paving: 16 ft.<br>*Alley/service drive easement required for commercial properties<br>**Subdivision Ordinance: Section 134-106  | Non-compliance |
| <b>SETBACKS</b>   |                |
| * Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater.<br>**Revise plat note #3 as shown above prior to final.<br>**Zoning Ordinance: Section 138-356   | Non-compliance |
| * Rear: In accordance with zoning ordinance, or greater for easements or approved site plan.<br>**Revise plat note #3 as shown above prior to final.<br>**Zoning Ordinance: Section 138-356   | Non-compliance |
| * Sides: In accordance with zoning ordinance, or greater for easements or approved site plan.<br>**Revise plat note #3 as shown above prior to final.<br>**Zoning Ordinance: Section 138-356  | Non-compliance |
| * Corner<br>**Zoning Ordinance: Section 138-356   | NA             |
| * Garage<br>**Zoning Ordinance: Section 138-356   | NA             |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN   | Applied        |

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

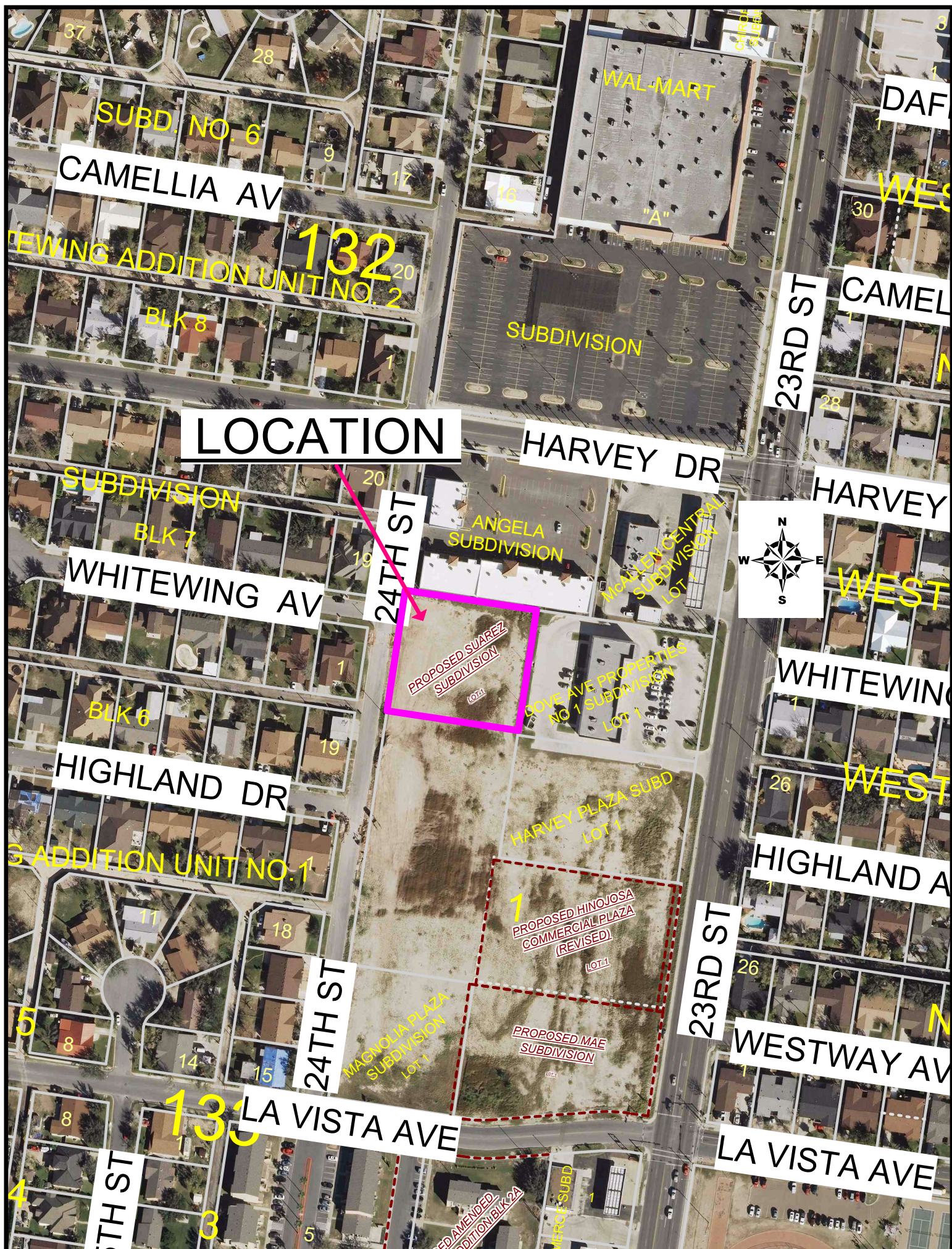
| SIDEWALKS   |                |
|---|----------------|
| * 4 ft. wide minimum sidewalk required on N. 24th Street<br>**5 ft. sidewalk may be required on N. 24th Street by Engineering Department<br>**Subdivision Ordinance: Section 134-120  | Applied        |
| * Perimeter sidewalks must be built or money escrowed if not built at this time.  | Applied        |
| BUFFERS   |                |
| * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along N. 24th Street.<br>**Buffer requirement on N. 24th Street will be finalized prior to final<br>**Please revise plat note #8 as shown above once finalized prior to final<br>**Landscaping Ordinance: Section 110-46   | Non-compliance |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.<br>**Please add plat note as shown above prior to final<br>**Landscaping Ordinance: Section 110-46  | Non-compliance |
| *Perimeter buffers must be built at time of Subdivision Improvements.   | Applied        |
| NOTES   |                |
| * No curb cut, access, or lot frontage permitted along<br>**Must comply with City Access Management Policy  | TBD            |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance.   | Required       |
| * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.  | Required       |
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.  | Required       |
| * 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.<br>**Section 110-72 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | NA             |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.<br>**Section 110-72 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168   | NA             |
| LOT REQUIREMENTS  |                |
| * Lots fronting public streets<br>**Subdivision Ordinance: Section 134-1  | Compliance     |
| * Minimum lot width and lot area<br>**Zoning Ordinance: Section 138-356   | Compliance     |

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



|   |                |
|---|----------------|
| <b>ZONING/CUP</b>   |                |
| * Existing: R-3T Proposed: C-3<br>**Rezoning will be required prior to final<br>***Zoning Ordinance: Article V  | Non-compliance |
| * Rezoning Needed Before Final Approval<br>***Zoning Ordinance: Article V   | Required       |
| <b>PARKS</b>  |                |
| * Land dedication in lieu of fee.<br>**If property is rezoned to commercial, park land dedication not applicable.   | TBD            |
| * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording<br>**If property is rezoned to commercial, park fee not applicable.   | TBD            |
| * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording and/or land dedication.<br>**If property is rezoned to commercial, park fee/land dedication not applicable. | TBD            |
| <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>   |                |
| Comments:<br>*Must comply with City's Access Management Policy.   | Applied        |
| <b>RECOMMENDATION</b>   |                |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECTS TO CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVALS.                                   | Applied        |







# City of McAllen

## Planning Department

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

Sub2022-0023

|  |   |                                  |  |
|--|---|----------------------------------|--|
| Project Information  | Subdivision Name <u>Mendoza Acres Subdivision</u>   |                                  |  |
|  | Location <u>North Trosper Road North of Mile 7 Rd.</u>  |                                  |  |
|  | City Address or Block Number <u>11128 N. TROSPER RD</u>   |                                  |  |
|  | Number of Lots <u>1</u>   | Gross Acres <u>5.061</u>         | Net Acres <u>4.903</u> ETJ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
|  | Existing Zoning <u>N/A</u> Proposed Zoning <u>N/A</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ |                                  |  |
|  | Existing Land Use <u>Vacant</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>United</u>  |                                  |  |
|  | Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential <u>X</u>  |                                  |  |
|  | Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>Not in City Limits</u>           |                                  |  |
|  | Parcel # <u>860176</u> Tax Dept. Review <u>g</u>  |                                  |  |
|  | Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____   |                                  |  |
| Legal Description <u>5.067 ACRES OUT OF LOT 49-5, WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS HIDALGO COUNTY, TEXAS</u> |   |                                  |  |
| Owner  | Name  | <u>Luige &amp; Belen Mendoza</u> | Phone <u>(956) 662-9387</u>  |
|  | Address   | <u>2017 Roman Street</u>         | E-mail <u>lmendoza85@aol.com</u>   |
|  | City  | <u>Mission</u>                   | State <u>Texas</u> Zip <u>78573</u>  |
| Developer  | Name  | <u>Luige &amp; Belen Mendoza</u> | Phone <u>(956) 662-9387</u>  |
|  | Address   | <u>2017 Roman Street</u>         | E-mail <u>lmendoza85@aol.com</u>   |
|  | City  | <u>Mission</u>                   | State <u>Texas</u> Zip <u>78573</u>  |
|  | Contact Person  | <u>Luige Mendoza</u>             |  |
| Engineer   | Name  | <u>Israel Gaona, P.E., CFM</u>   | Phone <u>(956) 472-0917</u>  |
|  | Address   | <u>1121 E. Mile 14 1/2 N.</u>    | E-mail <u>israel@sotexengineering.com</u>  |
|  | City  | <u>Weslaco</u>                   | State <u>Texas</u> Zip <u>78599</u>  |
|  | Contact Person  | <u>Israel Gaona</u>              |  |
| Surveyor   | Name  | <u>Manuel Carrizales</u>         | Phone <u>512-470-1489</u>  |
|  | Address   | <u>4807 Gondola Ave.</u>         | E-mail <u>fnfcad@gmail.com</u>   |
|  | City  | <u>Edinburg</u>                  | State <u>Texas</u> Zip <u>78542</u>  |

ENTERED

FEB 21 2022

Initial: OW



50-4

TROSPER ACRES  
50-5

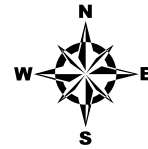
50-6

LOCATION

49-4

49-5

PROPOSED MENDOZA ACRES  
SUBDIVISION



49-6

CONWAY AVE (10,000)

ABE SUB'D.

PROPOSED LOT  
SUBDIVISION

7 MILE LINE (FM 681)

48-4

48-5

TROSPER ROAD

TROSPER HEIGHTS  
NORTH

VILLA DE LAS  
N 103RD ST  
FLORES SUBD.

PROPOSED  
MCALLEN MAT CONWAY  
AND MILE 7 SUBD

LOT 1

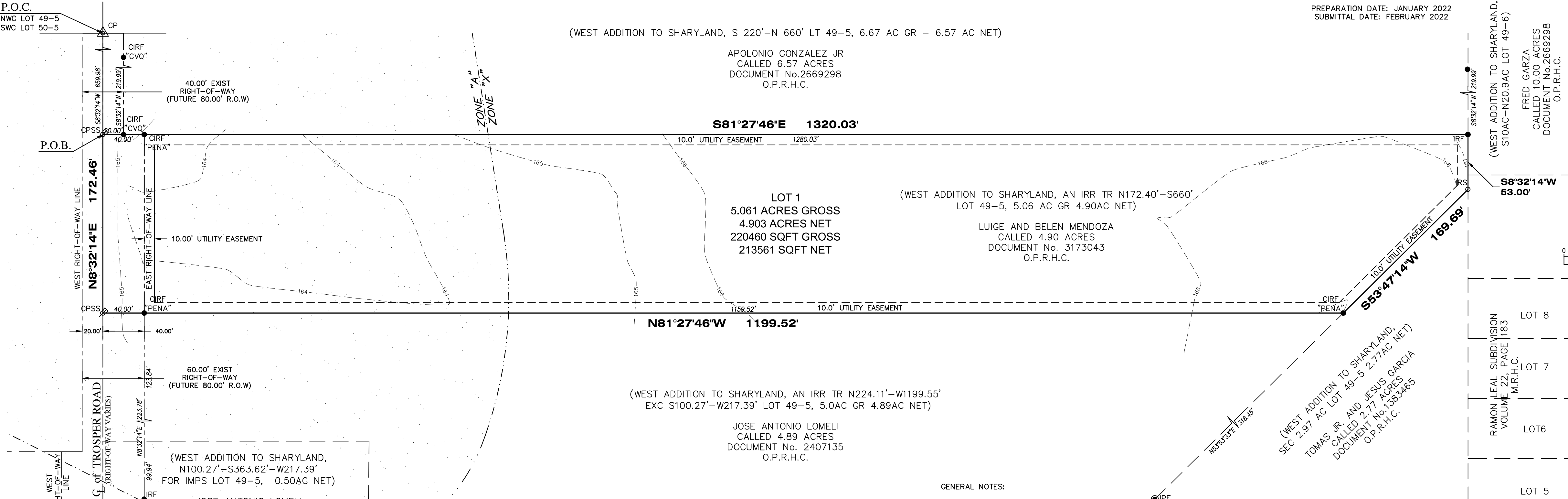
ORD.# 2020-44

47-5

47-6

JESMER SUBDIVISION





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

I, LUIGE AND BELEN MENDOZA SUBDIVIDER(S), AS OWNER(S) OF THE 4.903 TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MENDOZA ACRES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.

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

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

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

|   |      |   |      |
|---|------|---|------|
| LUIGE MENDOZA<br>OWNER<br>2017 ROMAN STREET<br>MISSION, TEXAS 78573 | DATE | BELEN MENDOZA<br>OWNER<br>2017 ROMAN STREET<br>MISSION, TEXAS 78573 | DATE |
|---|------|---|------|

STATE OF TEXAS  
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES:

STATE OF TEXAS  
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES:

STATE OF TEXAS  
CITY OF McALLEN  
MAYOR CERTIFICATION

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

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

ATTESTED BY: \_\_\_\_\_

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

STATE OF TEXAS  
CITY OF McALLEN PLANNING & ZONING  
COMMISSION CERTIFICATION

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

CHAIRMAN OF PLANNING AND ZONING COMMISSION \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO  
CERTIFICATION OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MENDOZA ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO  
CERTIFICATION OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE S 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE MENDOZA ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

SHARYLAND WATER SUPPLY CORPORATION

I, SHERILYN DAHLBERG, HEREBY conditionally CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE MENDOZA ACRES SUBDIVISION LOCATED IN HIDALGO COUNTY, TEXAS. SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

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

SHERILYN DAHLBERG - GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_  
SHARYLAND WATER SUPPLY CORPORATION

CERTIFICATE OF APPROVAL  
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

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

CERTIFICATE OF APPROVAL  
UNITED IRRIGATION DISTRICT

THIS PLAT HAS BEEN APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS

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

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

PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO  
CERTIFICATION OF SURVEYOR

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

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

FOR PRELIMINARY REVIEW ONLY

MANUEL CARRIZALES, R.P.L.S. No. 6388  
517-470-1489  
mfcad@gmail.com

STATE OF TEXAS  
COUNTY OF HIDALGO  
CERTIFICATION OF ENGINEER

I, THE UNDERSIGNED, ISRAEL GAONA, 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 \_\_\_\_\_, 2022.

FOR PRELIMINARY REVIEW ONLY

ISRAEL GAONA, PROFESSIONAL ENGINEER No. 136995  
STATE OF TEXAS

GENERAL NOTES:

1. FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADE) & ZONE "A" (SHADED)

ZONE "X" AREA (NO SHADE), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN  
ZONE "A" AREA (SHAED), NO BASE FLOOD ELEVATION DETERMINED, ACCORDING TO COMMUNITY-PANEL NO. 480334 0295 D,  
MAP REVISED: JUNE 6, 2000.

2. SETBACKS:  
FRONT: 50.00 FEET  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. THERE SHALL BE NO OTHER USE THAN RESIDENTIAL.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE NATURAL GROUND AND NO LOWER THAN THE HIGHEST FINISH FLOOR IN THE SURROUNDING NEIGHBORING PROPERTY, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
-ON-SITE B.M. NO. 1-, ELEVATION: xxx.xx, DESCRIPTION: \_\_\_\_\_ GPS POINT, GRID COORDINATES NORTHING: xxxxxxxx.xxx, EASTING: xxxxxxxx.xxx  
-CITY OF McALLEN BENCHMARK MC 40\_1, ELEVATION: 161.55, DESCRIPTION: 30" ALUMINUM PIPE WITH A 3 1/4" BRASS MONUMENT ON TOP. (LOCATED FROM THE MILE 6 ROAD AND HWY 107 "CONWAY ROAD" INTERSECTION NORTH APPROXIMATELY 99.0 FT NORTH & APPROXIMATELY 42.50 FEET WEST FROM THE WEST EDGE OF PAVEMENT) GPS POINT, GRID COORDINATES NORTHING: 16635070.70266, EASTING: 1045991.16629.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 9,850 CUBIC-FEET OR 0.23 ACRE-FEET OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED IN DETENTION GREEN AREAS IN THE LOT.

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

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

9. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON LOT 1.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.

B. THIS LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 213,561 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

10. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

11. LUIGE AND BELEN MENDOZA, THE OWNERS & SUBDIVIDERS OF THIS SUBDIVISION, RETAIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.

12. THE OWNER OF THE LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT WITH REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH, WITH CAST-IN PLACE SAFETY END TREATMENTS OR FABRICATED AND POURED AND SHALL BE APPROVED CITY OF McALLEN, AND RE-GRAING OF ROADSIDE DITCH TO COUNTY SPECIFICATIONS AT THE TIME OF APPLICATION FOR CONSTRUCTION.

13. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.

14. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1.

15. A 5 FOOT WDE MINIMUM SIDEWALK WILL BE REQUIRED ON N. TROSPER ROAD

16. A 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES. PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS.

17. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

18. CITY OF McALLEN DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT 1 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO N. TROSPER ROAD (FM 492). CITY OF McALLEN APPROVED ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.

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

20. SHOULD ANY ENTITY HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL OR ANY WAY REQUIRED EXCAVATION ACCESS TO THE LINES HEREIN, THAT ENTITY SHALL HAVE RIGHT TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE PROPERTY IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING, AND PRIVATE IRRIGATION SYSTEMS. OWNERS(S) OF PROPERTIES SHALL HOLD HARMLESS AND INDEMNIFY ANY SUCH ENTITY FROM THE DAMAGES AND/OR REPLACEMENT COST CAUSED BY NEEDED WORK.

21. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO THE UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

22. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMITS FROM THE UNITED DISTRICT IRRIGATION DISTRICT.

23. 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 VIOLATOR'S EXPENSE.

24. 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 VIOLATOR'S EXPENSE.

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

PREPARATION DATE: JANUARY 2022  
SUBMITTAL DATE: FEBRUARY 2022

(WEST ADDITION TO SHARYLAND,  
STOAC-N20.9AC LOT 49-6)  
FRED GARZA  
CALLED 10.00 ACRES  
DOCUMENT No.2669298  
O.P.R.H.C.

S8°32'14"W  
53.00'

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

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# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 3/2/2022

### SUBDIVISION NAME: MENDOZA ACRES SUBDIVISION

#### REQUIREMENTS

##### STREETS AND RIGHT-OF-WAYS

Trosper Road: dedication as needed for 40 ft. from centerline for 80 ft. total ROW  
Paving: 40 ft. Curb & gutter: Both Sides  
\*\*\*Please clarify how 40 ft. from centerline was dedicated on plat and include document numbers as needed prior to final  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to final  
\*\*COM Thoroughfare Plan

Non-compliance

N. 104th Street (N/S 1/4 Mile Street-east boundary): 60 ft. to 70 ft. ROW  
Paving: 40 ft. to 44 ft. Curb & gutter: Both Sides  
\*\*Staff reviewing 1/4 mile street requirement on east boundary lot line, finalize prior to final.  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to final  
\*\*COM Thoroughfare Plan

Non-compliance

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

Applied

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

NA

NA

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.  
\*Alley/service drive easement required for commercial properties  
\*\*Minimum 20 ft. wide paved service drive required for City services on lots fronting a major collector road as per Section 134-106  
\*\*Subdivision Ordinance: Section 134-106

Non-compliance

##### SETBACKS

\* Proposing: Front/N. Trosper Rd: 50 ft. or in line with average setback of existing structures, or easement, whichever is greater  
\*\*Please revise plat note#2 as shown above without the word proposing prior to final  
\*\*Clarify note #2 regarding front setback prior to final  
\*\*Zoning Ordinance: Section 138-356  
\* Proposing: Rear: 15 ft. or greater for easement whichever is greater  
\*\*Setbacks for N. 104th Street (N/S 1/4 mile street on east boundary) will be finalized prior to final.  
\*\*Zoning Ordinance: Section 138-356

Non-compliance

Non-compliance

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



|   |                |
|---|----------------|
| <ul style="list-style-type: none"> <li>* Proposing: Sides: 10 ft. or greater for easement, whichever is greater</li> <li>**Setbacks will be finalized prior to final.</li> <li>**Zoning Ordinance: Section 138-356</li> <li>* Corner</li> <li>**Zoning Ordinance: Section 138-356</li> <li>* Garage: 18 ft. except where greater setbacks are required; greater setback applies.</li> <li>**Please add plat note as shown above prior to final.</li> <li>**Zoning Ordinance: Section 138-356</li> <li>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</li> </ul>  | Applied        |
|   | NA             |
|   | Non-compliance |
|   | Applied        |
| <b>SIDEWALKS</b>  |                |
| <ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required on N. Trosper Road and N. 104th Street</li> <li>**5 ft. sidewalk might be required on N. Trosper Road by Engineering Department</li> <li>**Plat note #5 must be revised as shown above and once finalized prior to final</li> <li>**Subdivision Ordinance: Section 134-120</li> <li>* Perimeter sidewalks must be built or money escrowed if not built at this time.</li> </ul>   | Non-compliance |
|   | Applied        |
| <b>BUFFERS</b>  |                |
| <ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</li> <li>**On plat note #16, please remove "Perimeter buffer must be built at time of subdivision improvement," prior to final; rest of note ok.</li> <li>**Landscaping Ordinance: Section 110-46</li> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>   | Non-compliance |
|   | Applied        |
|   | Applied        |
| <b>NOTES</b>  |                |
| <ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along</li> <li>**Must comply with City Access Management Policy</li> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* 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.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul> | TBD            |
|   | NA             |
|   | Applied        |
|   | NA             |
|   | NA             |
|   | NA             |

**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<br>**Subdivision Ordinance: Section 134-1   | Compliance |
| * Minimum lot width and lot area<br>**Zoning Ordinance: Section 138-356  | Compliance |
| <b>ZONING/CUP</b>  |            |
| * Existing:ETJ Proposed: Residential<br>**If annexation is proposed, process must be finalized prior to final along with initial zoning process.<br>***Zoning Ordinance: Article V   | Applied    |
| * Rezoning Needed Before Final Approval<br>**If annexation is proposed, process must be finalized prior to final along with initial zoning process.<br>***Zoning Ordinance: Article V  | Applied    |
| <b>PARKS</b>   |            |
| * Land dedication in lieu of fee. As per Parks Department, properties in ETJ are not subject to Parks Department requirements.   | TBD        |
| * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, properties in ETJ are not subject to Parks Department requirements. Park fee will be required if property is annexed.                        | TBD        |
| * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording and/or land dedication. As per Parks Department, properties in ETJ are not subject to Parks Department requirements. Park fee will be required if property is annexed. | TBD        |
| <b>TRAFFIC</b>   |            |
| * As per Traffic Department, Trip Generation waived for one single-family residence. No TIA is required, prior to final plat.  | Applied    |
| * Traffic Impact Analysis (TIA) required prior to final plat.  | NA         |
| <b>COMMENTS</b>  |            |
| Comments:<br>**Please submit ownership map prior to final to verify no landlocked properties exist.<br>*Must comply with City's Access Management Policy.  | Applied    |
| <b>RECOMMENDATION</b>  |            |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIIONS NOTED, DRAINAGE AND UTILITY APPROVALS.   | Applied    |

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



ROSH

51-6

50-4

TROSPER ACRES  
50-5

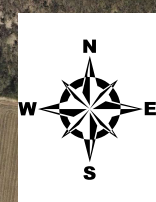
50-6

LOCATION

49-4

49-5

PROPOSED MENDOZA ACRES  
SUBDIVISION



49-6

CONWAY AVE (10,000)

7 MILE LINE (FM 681)

TROSPER ROAD

48-4

48-5

VILLA DE LAS  
FLORIS SUBD  
N 103RD ST

PROPOSED  
MCALLEN/MIAT CONWAY  
AND MILE 7 SUBD

ORD # 2020-44

47-4

47-5

SMER SUBDIVISION



# City of McAllen

## Planning Department

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

SUB2022-0025

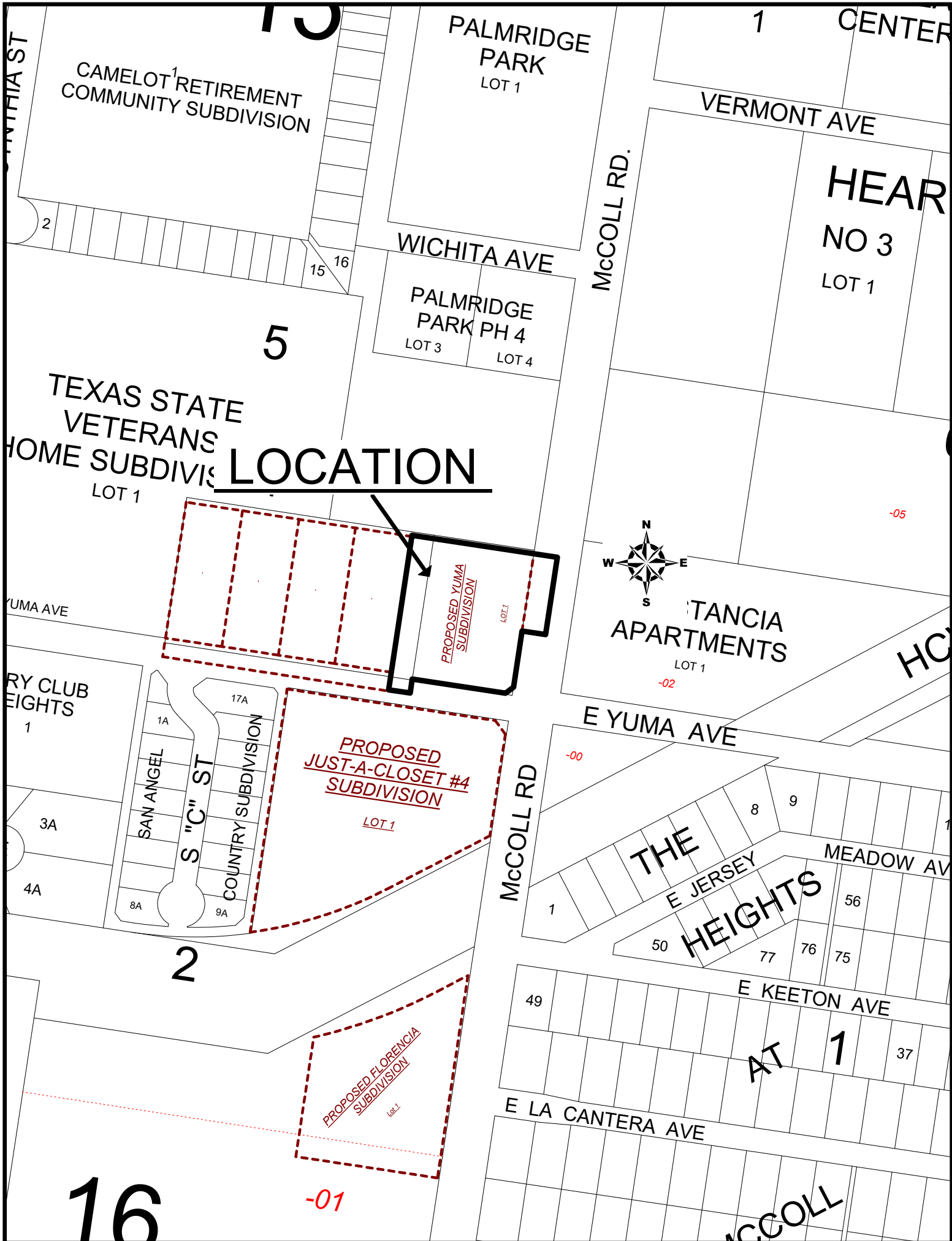
|   |  |  |
|---|--|--|
| Project Information   | Subdivision Name <u>Yuma Subdivision</u>   |  |
|   | Location <u>NW corner of S. McColl and E. Yuma intersection</u>  |  |
|   | City Address or Block Number <u>513 E. YUMA AVE</u>  |  |
|   | Number of Lots <u>1</u> Gross Acres <u>2.009</u> Net Acres <u>1.788</u> ETJ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                        |  |
|   | Existing Zoning <u>C-2</u> Proposed Zoning <u>C-2</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date <u>Convenience</u> |  |
|   | Existing Land Use <u>Undeve.</u> Proposed Land Use <u>Store</u> Irrigation District # <u></u>  |  |
|   | Replat <input type="checkbox"/> Yes <input type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential <u></u>                                     |  |
|   | Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u></u>  |  |
|   | Parcel # <u></u> Tax Dept. Review <u></u>  |  |
|   | Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other <u></u>  |  |
| Legal Description <u>2.009 acres out of Lot 5, Block 15 Steel and Pershing Subdivision of the East Half of Porcion 66 and all of Porcion 67 as shown by the plat of record in Volume 8, Pg 115 of the Map Records of Hidalgo County Texas</u> |  |  |
| Owner   | Name <u>Yuma McColl Retail Partners, Ltd</u> Phone <u>713-961-0280</u>   |  |
|   | Address <u>1207 Antoine Dr</u> E-mail <u>twomack@lascodesdevelopment.com</u>   |  |
|   | City <u>Houston</u> State <u>Tx</u> Zip <u>77055</u>   |  |
| Developer   | Name <u>LASCO Development</u> Phone <u>713-961-0280</u>  |  |
|   | Address <u>1207 Antoine Dr</u> E-mail <u>jromero@lascodesdevelopment.com</u>   |  |
|   | City <u>Houston</u> State <u>Tx</u> Zip <u>77055</u>   |  |
|   | Contact Person <u>Jairo Romero</u><br><u>jromero@lascodesdevelopment.com</u>   |  |
| Engineer  | Name <u>Terra Associates, a Bowman Company</u> Phone <u>210-298-1600</u>   |  |
|   | Address <u>8122 Datapoint Dr, Suite 202</u> E-mail <u>jdh@terraassoc.com</u>   |  |
|   | City <u>San Antonio</u> State <u>Tx</u> Zip <u>78229</u>   |  |
|   | Contact Person <u>Jamie Hora</u>   |  |
| Surveyor  | Name <u>Sinclair Land Surveying</u> Phone <u>210-341-4518</u>  |  |
|   | Address <u>3411 Magic Drive</u> E-mail <u>Lsinclair@sinclairsurvey.com</u>   |  |
|   | City <u>San Antonio</u> State <u>Tx</u> Zip <u>78229</u>   |  |

ENTERED

FEB 25 2022

Initial: AM

LG.



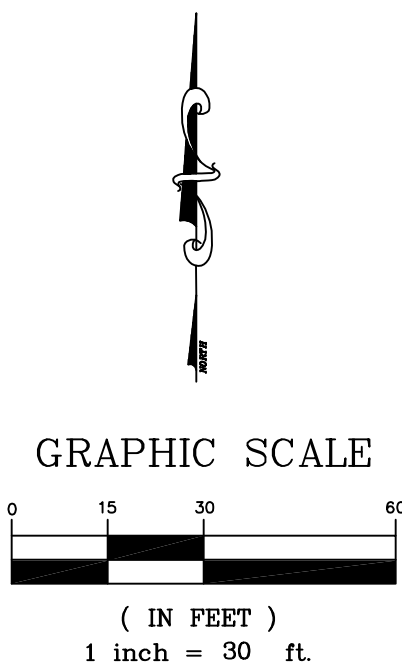




- LEGEND:
- ① = 1/2" IRON BAR WITH A BLUE CAP MARKED "RDE 6496" FOUND SET IN THE GROUND
  - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS RPLS 5142"
  - ③ = CALCULATED POINT
  - (F) = FIELD BEARING
  - R.O.W. = RIGHT-OF-WAY
  - O.R.H.C.TX. = OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS
  - O.G.R.H.C.TX. = OIL AND GAS RECORDS OF HIDALGO COUNTY, TEXAS
  - VOL. = VOLUME
  - PG. = PAGE
  - ℄ = CENTERLINE

**SURVEYORS' NOTES:**

1. SET PROPERTY CORNERS ARE MONUMENTED WITH AN ORANGE CAP MARKED "SLS RPLS 5142" UNLESS NOTED OTHERWISE.
2. COORDINATES AND BEARINGS SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE 4205 DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE SCALE FACTOR USED IS 1.000040. THE ROTATION GRID TO PLAT IS 00°00'00".
4. COULD NOT DETERMINE WHICH ZONE THE SUBJECT PROPERTY IS LOCATED IN PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NUMBER 48033400425C, HIDALGO COUNTY, TEXAS, LATEST REVISION NOVEMBER 16, 1982.



## SUBDIVISION PLAT OF YUMA SUBDIVISION

2.009 ACRES OUT OF LOT 5, BLOCK 15 STEELE AND PERSHING  
SUBDIVISION OF THE EAST HALF OF PORCION 66 AND ALL OF  
PORCION 67 AS SHOWN BY PLAT OF RECORD IN VOLUME 8 AT PAGE  
115 OF THE MAP RECORDS OF HIDALGO COUNTY TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS YUMA SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE CITY USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, EASEMENTS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES IF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
STATE ZIP \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

GIVEN UNDER MY HAND & SEAL OF OFFICE  
THIS \_\_\_\_ DAY OF \_\_\_\_, 2022.

NOTARY PUBLIC  
HIDALGO COUNTY, TEXAS

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.

JIM D'ARLING \_\_\_\_\_ DATE \_\_\_\_\_  
MAYOR, CITY OF McALLEN

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING AND 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 WHERE IN MY APPROVAL IS REQUIRED.

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

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

STATE OF TEXAS  
COUNTY OF HIDALGO

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

WILLIAM "BILL" SCHOCK, P.E.,  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 88636

STATE OF TEXAS  
COUNTY OF HIDALGO

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF SINCLAIR LAND SURVEYING, INC. UNDER MY SUPERVISION.

LEMUEL T. SINCLAIR, R.P.L.S. #5142  
REGISTERED PROFESSIONAL LAND SURVEYOR

PROJECT SURVEYOR:



SINCLAIR LAND  
SURVEYING, INC.

3411 MAGIC DRIVE  
SAN ANTONIO, TEXAS 78229  
210-341-4518  
TBPELS FIRM NO.10089000  
JOB NUMBER: S-202160534  
JULY 2020

PROJECT ENGINEER:



8122 DATAPoint RD., STE. 202  
SAN ANTONIO, TEXAS 78229  
PHONE: 210-298-1600  
EMAIL: BOS@terraassoc.com  
TBPE Registration No.: F-14309





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 3/8/2022

### SUBDIVISION NAME: YUMA SUBDIVISION

#### REQUIREMENTS

##### STREETS AND RIGHT-OF-WAYS

S. McColl Road: Dedication as needed for 50 ft. from centerline for 100 ft. ROW  
Paving: 65 ft. Curb & gutter: Both Sides  
\*Indicate the Existing ROW from centerline and total ROW  
\*\*Please indicate Existing ROW and total ROW on plat prior to final, and what areas are being dedicated by this Plat.  
\*\*\*Provide copy of referenced document and any other related documents regarding Right-of-Way along East Yuma Avenue and South McColl Road, to determine any dedication prior to final.  
Please provide document for the west half of South McColl Road.(Please Clarify)  
\*\*\*\*Subdivision Ordinance: Section 134-105  
\*\*\*\*\*Monies must be escrowed if improvements are required prior to final  
\*\*\*\*\*COM Thoroughfare Plan

Non-compliance

E. Yuma Avenue: Dedication as needed for 30 ft. from centerline for 60 ft. ROW  
Paving: 40 ft. Curb & gutter: Both sides  
\*Indicate the Existing ROW from centerline and total ROW  
\*\*Please indicate Existing ROW and total ROW on plat prior to final, and what areas are being dedicated by this Plat.  
\*\*\*Provide copy of referenced document and any other related documents regarding Right-of-Way along East Yuma Avenue and South McColl Road, to determine any dedication prior to final.  
\*\*\*\*Subdivision Ordinance: Section 134-105  
\*\*\*\*\*Monies must be escrowed if improvements are required prior to final  
\*\*\*\*\*COM Thoroughfare Plan

Non-compliance

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

Applied

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

NA

NA

NA

##### ALLEYS

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

Non-compliance

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

| SETBACKS  |                |
|---|----------------|
| <p>* Front: South McColl Road - In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setbacks, whichever is greater.<br/> East Yuma Avenue - In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setbacks, whichever is greater.<br/> **Please add plat note as shown above prior to final.<br/> **Zoning Ordinance: Section 138-356</p> | Non-compliance |
| <p>* Rear: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setbacks.<br/> **Please add plat note as shown above prior to final.<br/> **Zoning Ordinance: Section 138-356</p>   | Non-compliance |
| <p>* Sides: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setbacks.<br/> **Please add plat note as shown above prior to final.<br/> **Zoning Ordinance: Section 138-356</p>  | Non-compliance |
| <p>**Corner: See front setback note above.<br/> **Plat note as required before final.<br/> **Zoning Ordinance: Section 138-356</p>  | Non-compliance |
| <p>* Garage<br/> **Zoning Ordinance: Section 138-356</p>  | NA             |
| <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>  | Applied        |
| SIDEWALKS   |                |
| <p>* 4 ft. wide minimum sidewalk required on E. Yuma Ave. and S. McColl Rd<br/> ** Sidewalks subject to increase to 5ft. as per Engineering prior to final.<br/> **Plat note needed once requirement is established prior to final.<br/> **Subdivision Ordinance: Section 134-120</p>   | Non-compliance |
| <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>   | Applied        |
| BUFFERS   |                |
| <p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.<br/> **Please add plat note as shown above prior to final.<br/> **Landscaping Ordinance: Section 110-46</p>   | Non-compliance |
| <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses and along the west property line.<br/> **Please add plat note as shown above prior to final.<br/> **Landscaping Ordinance: Section 110-46</p>   | Non-compliance |
| <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>  | Applied        |
| NOTES   |                |
| <p>* No curb cut, access, or lot frontage permitted along<br/> **Must comply with City Access Management Policy</p>   | TBD            |
| <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>  | Required       |
| <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>   | Required       |

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

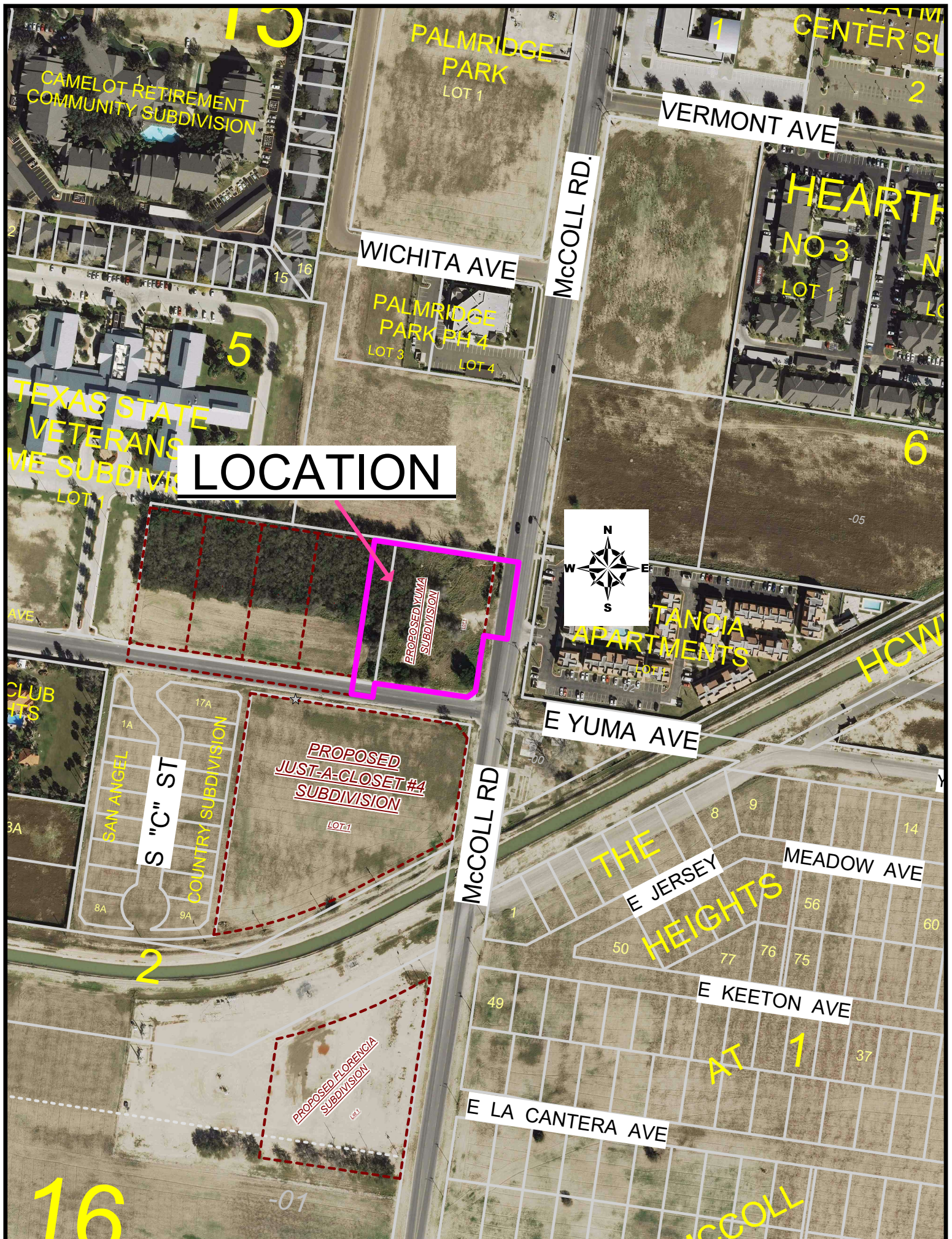


|  |                |
|--|----------------|
| <ul style="list-style-type: none"> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen 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.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul> | Required       |
|  | NA             |
|  | NA             |
| <b>LOT REQUIREMENTS</b>  |                |
| <ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> <li>* Minimum lot width and lot area</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>  | Compliance     |
|  | Compliance     |
| <b>ZONING/CUP</b>  |                |
| <ul style="list-style-type: none"> <li>* Existing: C-2 Proposed: C-2</li> <li>**Zoning Ordinance: Article V</li> <li>*** Conditional Use Permit required prior to final if the proposed use included gasoline sales.</li> <li>* Rezoning Needed Before Final Approval</li> <li>**Zoning Ordinance: Article V</li> <li>*** Conditional Use Permit required prior to final if the proposed use included gasoline sales.</li> </ul>   | Required       |
|  | Required       |
| <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</li> <li>* Pending review by the Parkland Dedication Advisory Board and CC.</li> </ul>   | NA             |
|  | NA             |
|  | 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            |
| <b>COMMENTS</b>  |                |
| <p>Comments:</p> <ul style="list-style-type: none"> <li>*Must comply with City's Access Management Policy.</li> <li>** Identify the area shown on the Plat along the northside between the dashed line shown and the north boundary line.</li> </ul>   | Applied        |
| <b>RECOMMENDATION</b>  |                |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVAL.   | Completed      |

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



# LOCATION







City of McAllen  
Planning Department  
APPLICATION FOR

SUBDIVISION PLAT REVIEW

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)

|                     |   |
|---------------------|---|
| Project Description | Subdivision Name <u>STEC Tres Lagos Subdivision</u><br>Location <u>SWC Glasscock &amp; Mile 7 North</u><br>City Address or Block Number <u>6801</u><br>Number of lots <u>1</u> Gross acres <u>12.23</u> Net acres <u>10.06</u><br>Existing Zoning <u>AO</u> Proposed <u>AO</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____<br>Existing Land Use <u>vacant</u> Proposed Land Use <u>electrical</u> Irrigation District # <u>UID</u><br>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/><br>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due _____<br>Parcel No. <u>502161</u> Tax Dept. Review _____<br>Legal Description <u>12.23 ac gross (+/-) 10.06 ac. net (+/-) out of Lot 482 John H. Sham Subdivision</u> |
| Owner               | Name <u>Michael A. Hernandez</u> Phone <u>956(381)-0981</u><br>Address <u>701 Benham St.</u><br>City <u>Kirkland</u> State <u>IL</u> Zip <u>60146-8827</u><br>E-mail <u>%oruben@meldenandhunt.com</u>   |
| Developer           | Name <u>STEC, Inc.</u> Phone <u>(361) 649-3060</u><br>Address <u>2849 F.M. 447</u><br>City <u>Nursery</u> State <u>Tx</u> Zip <u>77976</u><br>Contact Person <u>Dwight Jander</u><br>E-mail <u>djander@stec.org</u>   |
| Engineer            | Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u><br>Address <u>115 W. McIntyre St.</u><br>City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u><br>Contact Person <u>Ruben James De Jesus, P.E.</u><br>E-mail <u>ruben@meldenandhunt.com</u>   |
| Surveyor            | Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u><br>Address <u>115 W. McIntyre St.</u><br>City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>  |

RECEIVED

OCT 30 2020

BY: CW

Bbb 10/30/20



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

### PLAT TO SHOW:

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

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

Owner's Signature

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

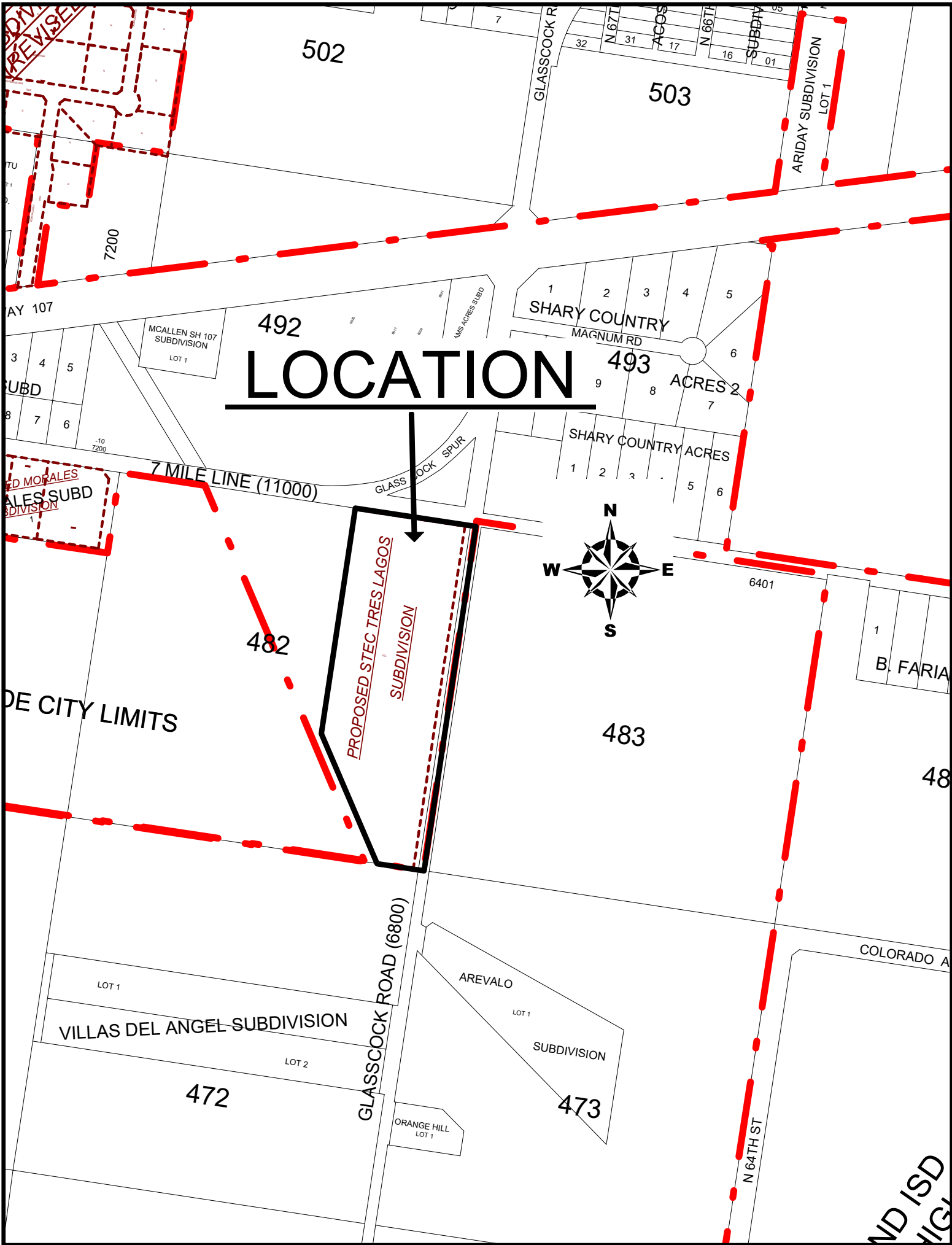
Signature [Signature] Date 10/27/2020

Print Name RUBEN JAMES DE/BUS

Owner ☐

Authorized Agent ☒

# LOCATION





PLAT OF  
**STEC TRES LAGOS SUBDIVISION**

BEING A SUBDIVISION OF 11.874 ACRES OUT OF  
LOT 482, JOHN H. SHARY SUBDIVISION  
VOLUME 1, PAGE 17, HIDALGO COUNTY MAP RECORDS,  
HIDALGO COUNTY, TEXAS

**METES AND BOUNDS DESCRIPTION:**

BEING A SUBDIVISION OF A TRACT OF LAND CONTAINING 11.874 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 482, JOHN H. SHARY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, HIDALGO COUNTY MAP RECORDS, WHICH SAID 11.874 ACRES WHERE CONVEYED TO SOUTH TEXAS ELECTRIC COOPERATIVE, INC. BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3190340, HIDALGO COUNTY OFFICIAL RECORDS, SAID 11.874 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 60D NAIL FOUND [NORTHING: 16637292.958, EASTING: 1057120.120] ON THE SOUTHEAST CORNER OF SAID LOT 482, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 81° 25' 19" W ALONG THE SOUTH LINE OF SAID LOT 482, A DISTANCE OF 175.00 FEET TO A No. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, N 23° 12' 27" W ALONG THE NORTH RIGHT-OF-WAY LINE OF AN IRRIGATION CANAL, A DISTANCE OF 522.08 FEET TO A No. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 34' 41" E A DISTANCE OF 841.22 FEET TO A No. 4 REBAR FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF MILE 7 ROAD, FOR THE NORTHWEST CORNER OF THIS TRACT;
4. THENCE, S 81° 25' 19" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF MILE 7 ROAD, AT A DISTANCE OF 430.00 FEET PASS A No. 4 REBAR SET ON THE WEST RIGHT-OF-WAY LINE OF N. GLASSCOCK ROAD, CONTINUING A TOTAL DISTANCE OF 450.00 FEET TO A No. 4 REBAR SET ON THE EAST LINE OF SAID LOT 482, FOR THE NORTHEAST CORNER OF THIS TRACT;
5. THENCE, S 08° 34' 41" W ALONG THE EAST LINE OF SAID LOT 482 AND WITHIN THE RIGHT-OF-WAY OF N. GLASSCOCK ROAD, A DISTANCE OF 1,285.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.874 ACRES, OF WHICH 0.590 OF ONE ACRE LIES WITHIN THE RIGHT-OF-WAY OF N. GLASSCOCK ROAD, LEAVING A NET OF 11.284 ACRES OF LAND, MORE OR LESS.

**GENERAL NOTES:**

1. THIS SUBDIVISION IS IN FLOOD ZONE "X" (UNSHADED) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN." COMMUNITY PANEL NUMBER: 480334 0295 D MAP REVISED: JUNE 6, 2000
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 (N. GLASSCOCK ROAD & MILE 7 ROAD) - 40 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN  
REAR - IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN  
SIDES - IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN  
CORNER - IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
4. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 55,991 C.F. (1,285 AC. FT.) TO BE PROVIDED WITHIN A PROPOSED RETENTION POND.
5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. NO BUILDING ALLOWED OVER ANY EASEMENT.
7. SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.
8. A 4-FOOT WIDE MINIMUM SIDEWALK IS REQUIRED ON N. GLASSCOCK ROAD AND MILE 7 ROAD.
9. A 6' OPAQUE BUFFER WILL BE REQUIRED FROM ADJACENT / BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES / USES.
10. AN 8' MASONRY WALL WILL BE REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES / USES.
11. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
—CITY OF McALLEN BENCHMARK: "MC 38" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK & LINN ON OCTOBER 7, 1999, BEING LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF GLASSCOCK RD & MILE 7 RD. 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT ELEVATION = 149.19 (TEXAS SOUTH 4205).
12. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
13. UNITED IRRIGATION DISTRICT NOTES:
  - ALL IRRIGATION EASEMENT ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
  - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
  - NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED 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 VIOLATOR'S EXPENSE.
  - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
14. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AND OSSF ON ALL LOTS.
  - A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
  - B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
  - C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
  - D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
  - E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
  - F. THERE ARE NO WATER WELLS WITHIN 150 FEET FRO THE BOUNDARIES ON THIS SUBDIVISION.
  - G. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
    - ANCHORING OF SEPTIC TANK(S)
    - BACK FLOW VALVES
    - SEPTIC TANK COVER SHALL BE ABLE TO SEAL

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

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

SHERILYN DAHLBERG  
GENERAL MANAGER  
SHARYLAND WATER SUPPLY CORPORATION

ATTEST: PRESIDENT SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

DRAWN BY: S.A. DATE 3-4-2021  
SURVEYED, CHECKED DATE  
FINAL CHECK DATE

STATE OF TEXAS §  
COUNTY OF §

WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE STEC TRES LAGOS 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 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.

SOUTH TEXAS ELECTRIC COOPERATIVE, INC.

SOUTH TEXAS ELECTRIC COOPERATIVE, INC. DATE  
A TEXAS NON-PROFIT CORPORATION  
P.O. BOX 220  
NURSERY, TX 77976

STATE OF TEXAS §  
COUNTY OF §

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

NOTARY PUBLIC IN THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

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

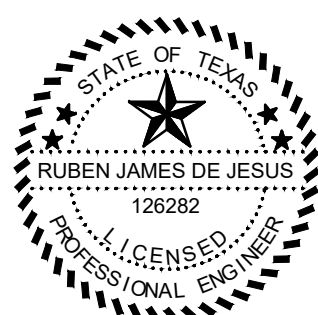
MAYOR, CITY OF McALLEN DATE

STATE OF TEXAS §  
COUNTY OF HIDALGO §

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

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

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435



RUBEN JAMES DE JESUS, PROFESSIONAL ENGINEER No. 126282  
STATE OF TEXAS

DATE PREPARED: 3-4-2021  
ENGINEERING JOB No. 20191.00

STATE OF TEXAS §  
COUNTY OF HIDALGO §

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

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



FRED L. KURTH, R.P.L.S. #4750  
DATE SURVEYED: 10-22-2020  
SURVEYING JOB No. 20191.00

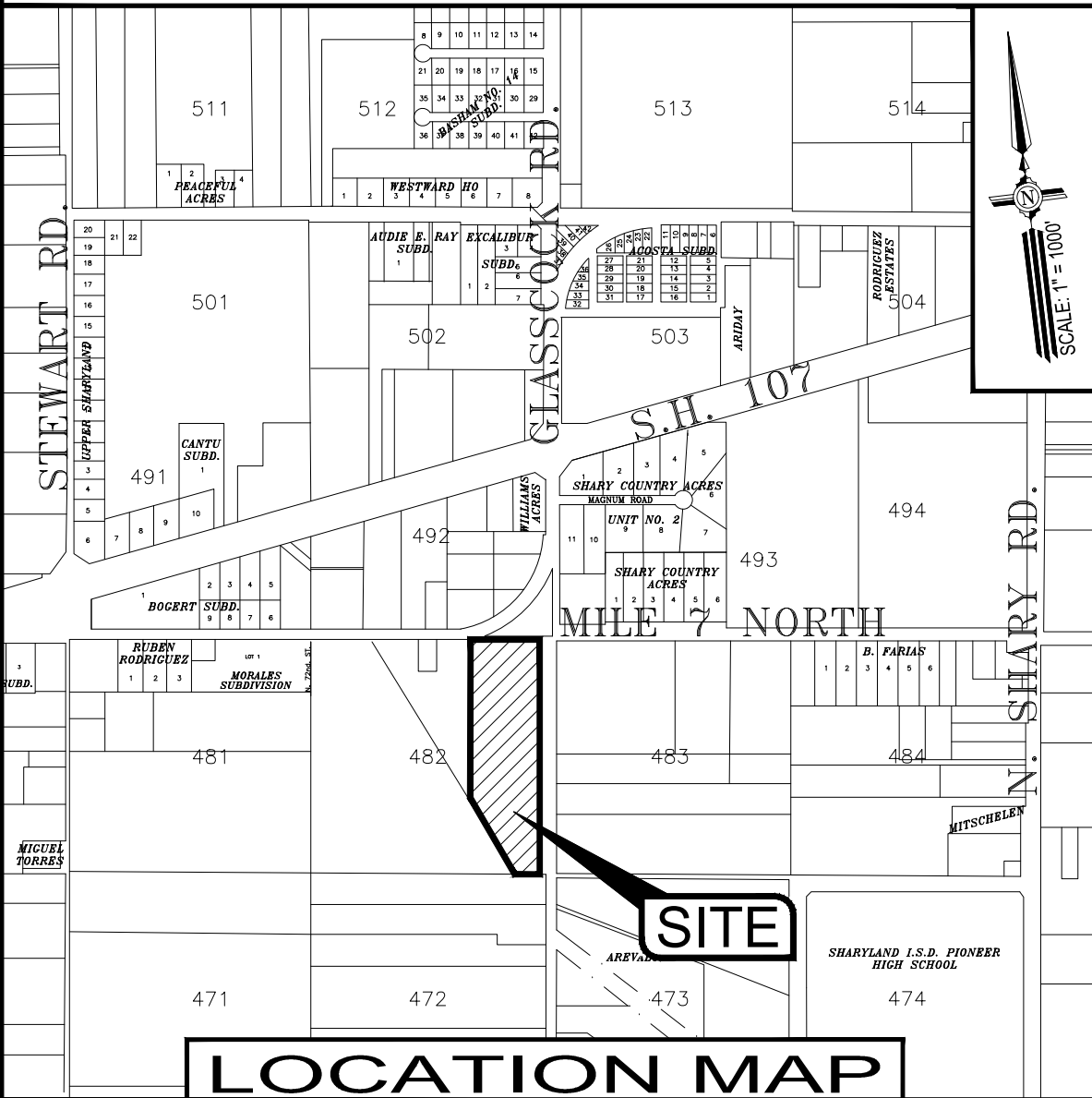
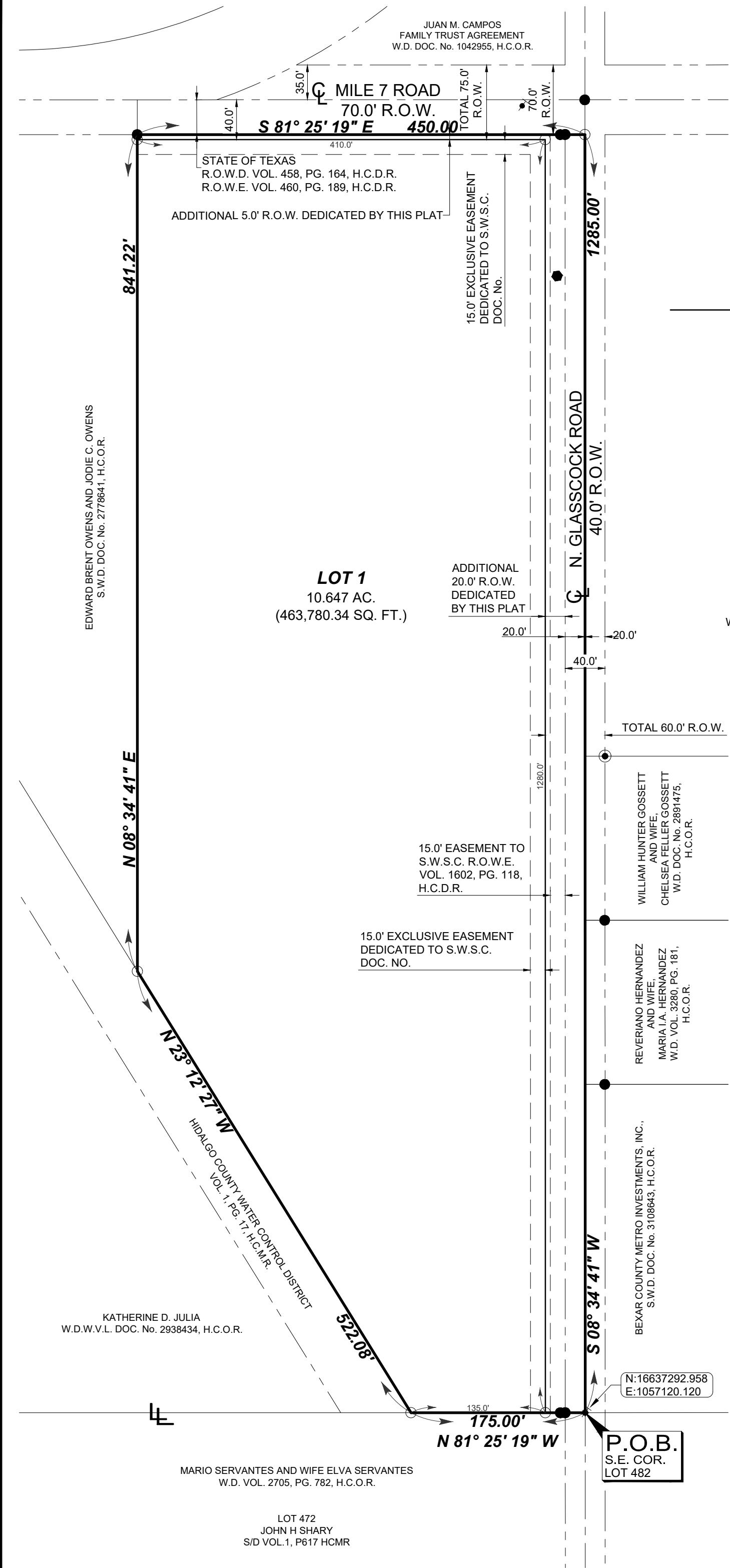


FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

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

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

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



**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78641  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com



# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 3/7/2022

### SUBDIVISION NAME: STEC TRES LAGOS

#### REQUIREMENTS

##### STREETS AND RIGHT-OF-WAYS

North Glasscock Road: 20 ft. dedication for 40 ft. from centerline for 80 ft. total ROW.  
Paving: 52 ft. Curb & gutter: Both sides  
\*\*Monies must be escrowed if improvements are not built prior to recording.  
\*\*\*Please show and label ROW on both sides of centerline and total ROW after accounting for any ROW dedication needed prior to final.  
\*\*\*\*Please submit copy of document for "15 ft. easement to S.W.S.C. R.O.W.E. Vol. 1602, Pg. 118, HCDR"

Mile 7 Road: 5 ft. dedication for 40 from centerline for 80 ft. total ROW  
Paving: 52 ft. Curb & gutter: Both sides  
\*\*Monies must be escrowed if improvements are not built prior to recording.  
\*\*\*Please show and label ROW on both sides of centerline and total ROW after accounting for any ROW dedication needed prior to final.  
\*\*\*\*Please submit copy of document for existing ROW.

Colorado Avenue (1/4 Mile collector along south boundary): 35 ft. ROW dedication for 70 ft. ROW  
Paving: 44 ft. Curb & gutter: Both sides  
\*\*Monies must be escrowed if improvements are not built prior to recording.  
\*\*\*Please show street on plat to verify compliance with requirements prior to final.

\* 800 ft. Block Length.

\* 600 ft. Maximum Cul-de-Sac.

Non-compliance

Non-compliance

Non-compliance

NA

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.  
\*Alley/service drive easement required for commercial properties

Non-compliance

##### SETBACKS

\* Front: North Glasscock Road: 40 ft. or greater for easements or approved site plan.  
Mile 7 Road: 40 ft. or greater for easements or approved site plan.

\* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan.

\* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan.

\* Corner: See above.

\* Garage.

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

Applied

Applied

Applied

Non-compliance

NA

Applied

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



|  |            |
|--|------------|
| <b>SIDEWALKS</b>   |            |
| * 4 ft. wide minimum sidewalk required on North Glasscock Road and Mile 7 Road.<br>***Sidewalks subject to increase prior to final as per Engineering Department.  | Applied    |
| * Perimeter sidewalks must be built or money escrowed if not built at this time.   | Applied    |
| <b>BUFFERS</b>   |            |
| * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses  | Applied    |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses   | Applied    |
| *Perimeter buffers must be built at time of Subdivision Improvements.  | Applied    |
| <b>NOTES</b>   |            |
| * No curb cut, access, or lot frontage permitted along.  | TBD        |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance.  | Required   |
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.   | Applied    |
| * Common Areas, any private streets/drives must be maintained by the lot owners and not the City of McAllen  | Applied    |
| * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. | NA         |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.   | NA         |
| <b>LOT REQUIREMENTS</b>  |            |
| * Minimum lot width and lot area.  | Compliance |
| * Lots fronting public streets.  | Compliance |
| <b>ZONING/CUP</b>  |            |
| * Existing: R-1 Proposed: R-1  | Applied    |
| * Rezoning Needed Before Final Approval.<br>**CUP for "Railroad Facilities or Utilities Holding a Franchise" approved by Planning and Zoning Board on August 4, 2020 and approved by City Commission on August 27, 2020.   | Applied    |
| <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 Parkland Dedication Advisory Board and CC.   | NA         |
| <b>TRAFFIC</b>   |            |
| * As per Traffic Department, Trip Generation waived for Electrical Substation use.   | NA         |

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

|  |         |
|--|---------|
| * As per Traffic Department, Trip Generation waived for Electrical Substation use.   | NA      |
| <b>COMMENTS</b>  |         |
| Comments: Must comply with City's Access Management Policy<br>***Please submit copy of document for "15 ft. easement to S.W.S.C. R.O.W.E. Vol. 1602, Pg. 118, HCDR"<br>***As per Public works and Fire Departments, please submit site plan for staff's review prior to final. | Applied |
| <b>RECOMMENDATION</b>  |         |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SIX MONTH EXTENSION.  | Applied |



