AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MAY 2, 2023 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER PLEDGE OF ALLEGIANCE INVOCATION -

- 1) MINUTES:
 - a) Approval/disapproval of the minutes for the April 18, 2023 Workshop Meeting
 - b) Approval/disapproval of the minutes for the April 18, 2023 Regular Meeting

2) PUBLIC HEARING

- a) CONDITIONAL USE PERMITS:
 - Request of Eva A. Arechiga on behalf of Casa Lidia Maternity House for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Institutional Use (maternity home) at Lot 1 and the east half of Lot 2, Block 7, Fairfield Place Subdivision, Hidalgo County, Texas; 801 Kennedy Avenue. (CUP2023-0052)
 - 2. Request of Carlos A. Aranda, for a Conditional Use Permit, for one year, for a Home Occupation (home health office) at Lot 1, Block 47, McAllen Addition, Hidalgo County, Texas; 522 South 11th Street (CUP2023-0039)
 - 3. Request of Oscar Flores on behalf of Jeffrey Z. Chalfant, for a Conditional Use Permit, for one year, for a Home Occupation (office for graduation accessories) at Lot 2, Block A, Lutheran Subdivision, Hidalgo County, Texas; 315 Quince Circle (CUP2023-0044).
 - **4.** Request of Tomas Gutierrez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Food Truck Park, at Lot 12, Block 39, McAllen Addition Subdivision, Hidalgo County, Texas; 421 South 17th Street. **(CUP2023-0047)**
 - Request of Raul A. Resendez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Food Truck Park, at Lot 1, D. Castilla Subdivision, Hidalgo County, Texas; 1809 South 23rd Street. (CUP2023-0030)TABLED SINCE 4/18/2023

b) REZONING:

Rezone from R-4 (mobile home and modular home) District to C-4 (commercial-industrial) District: 1.23 acres being the south 510 feet of the west 105 feet of Lot 2, Rancho De La Fruta Subdivision No. 2, Hidalgo County, Texas; 901 East Fir Avenue (REZ2023-0016)

c) COMPREHENSIVE PLAN UPDATE:

1. Discussion and action on Envision McAllen Comprehensive Plan

3) SITE PLAN:

- a) SITE PLAN APPROVAL FOR LOT 1A, NOLANA TOWN CENTER PHASE II SUBDIVISION LOTS 1A, 2A AND 3A, HIDALGO COUNTY, TEXAS; 1124 EAST NOLANA AVENUE. (SPR2023-0016)
- b) SITE PLAN APPROVAL FOR LOT 6C, VALENCIA MARKETPLACE, LOT 6A, 6B, AND 6C SUBDIVISION, HIDALGO COUNTY, TEXAS; 1312 TRENTON ROAD. (SPR2023-0006)

4) CONSENT:

a) Suarez Subdivision, 2624 North 24th Street, Suarez Brothers, LLC. (SUB2022-0052)
 (FINAL) JHE

5) SUBDIVISIONS:

- a) Red Square Dental and Orthodontics Plaza Subdivision, 4909 Pecan Boulevard, Hors De Prix, LLC (SUB2023-0035) (PRELIMINARY) M&H
- b) Northgate Estates Subdivision, 1900 Northgate Lane, Urban City Developers, LLC (SUB2023-0034) (PRELIMINARY) TE
- c) McAllen Near-Shoring Industrial Park Subdivision, 4101 Idela Avenue, 140 Ware Rd, LLC (SUB2023-0036) (PRELIMINARY) STIG
- d) Rancho Valencia Subdivision, 1200 East El Rancho Road, Francisco Pons Ballesteros.
 (SUB2022-0140) (REVISED PRELIMINARY) MGE
- e) Silver Oak Subdivision, 9229 North Bicentennial Boulevard, RD Silver Oak, LLC (SUB2023-0028) (REVISED PRELIMINARY) JHE

ADJOURNMENT:

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

STATE OF TEXAS COUNTY OF HIDALGO CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Workshop April 18, 2023, at 3:04p.m. in the McAllen City Hall, 3rd Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

Present: Michael Fallek Chairperson

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

Absent: **Gabriel Kamel Vice Chairperson**

Staff Present: Austin Stevenson **Assistant City Attorney III**

Michelle Rivera **Assistant City Manager**

Planning Director Edgar Garcia Luis Mora **Deputy Director**

Jose Humberto De la Garza **Development Coordinator**

Omar Sotelo Senior Planner Rodrigo Sanchez **Senior Planner** Mario Escamilla Planner III **Kaveh Forghanparast** Planner III Adriana Solis Planner II Marco Rivera Planner I Samantha Trevino Planner I

Eduardo Garza Planner I Porfirio Hernandez Planner Technician II

Jacob Salazar Magda Ramirez **Administrative Assistant**

Planner Technician I

1) PRESENTATION

a) Presentation of the Comprehensive Plan update

Planning Director, Mr. Edgar Garcia presented Mr. Chance Sparks, Project Manager from Freeze & Nichols. Mr. Sparks presented the updated comprehensive plan that is to run through the year 2040.

Chairperson Mr. Michael Fallek asked if anyone had questions for Mr. Sparks. There were none.

Chairperson Mr. Fallek asked if a summary or guideline can be created. Mr. Edgar Garcia stated that one can be created.

Board Member, Mr. Marco Suarez asked how soon after the plan is approved, will the transitions take place. Mr. Edgar Garcia stated there is a transitional phase for the work to begin and new codes to take place.

Planning and Zoning Commission Workshop	
April 18, 2023	
Page 2	

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There being no further business to come before the Planning & Zoning Commission Workshop, Mr. Marco Suarez adjourned the meeting at 3:32p.m. with Mr. Emilio Santos Jr. seconding the motion and with six members present and voting.

	Chairperson Michael Fallek
ATTEST:	
Magda Ramirez, Administrative Assistant	

STATE OF TEXAS COUNTY OF HIDALGO CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday April 18, 2023, at 3:33p.m. in the McAllen City Hall, 3rd Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

Present: Michael Fallek Chairperson

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

Absent: Gabriel Kamel Vice Chairperson

Staff Present: Austin Stevenson Assistant City Attorney III

Michelle Rivera Assistant City Manager Edgar Garcia Planning Director

Luis Mora Deputy Director

Jose Humberto De la Garza Development Coordinator

Omar Sotelo Senior Planner Rodrigo Sanchez **Senior Planner** Mario Escamilla Planner III **Kaveh Forghanparast** Planner III **Adriana Solis** Planner II Marco Rivera Planner I Samantha Trevino Planner I **Eduardo Garza** Planner I

Porfirio Hernandez Planner Technician II
Jacob Salazar Planner Technician I
Magda Ramirez Administrative Assistant

CALL TO ORDER – Chairperson Mr. Michael Fallek

PLEDGE OF ALLEGIANCE

INVOCATION- Mr. Emilio Santos Jr.

1) MINUTES:

a) Approval/disapproval of minutes for the April 4, 2023 meeting

The minutes for the regular meeting held on April 4, 2023 was approved as submitted by Mr. Marco Suarez. Seconding the motion was Mr. Jose Saldana which carried unanimously with 6 members present and voting.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMITS:

1) Request of Vital Church, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for an amendment institutional use, at Lot 5, Block 12 1.68AC, Steele & Pershing IRR TR W288.04'-E843.6'-S261.12' and at Lot 5, Block 12, Steele & Pershing W 300 X 330 of S 10 AC of N 40 AC, Hidalgo County, Texas; 516 East Beech Avenue and 601 East Beech Avenue. (CUP2023-0046)

Ms. Adriana Solis stated that the properties are located on the north side of Business 83 and west of McColl Road. The subject properties are zoned I-1 (light industrial) District. The adjacent zoning is I-1 district in all directions. Surrounding land uses include commercial plazas such as to the north comprised of FedEx, Reef Valley and an insurance agency. An institutional use is permitted in the I-1 district with a Conditional Use Permit and in compliance with requirements.

A Conditional Use Permit was approved in February 2016 for a church. A request to amend the Conditional Use Permit for a youth center and addition to the existing church was submitted on March 30, 2023. The Conditional Use Permit request is for life of use.

The applicant is proposing to operate a youth center within a 13,200 sq. ft. proposed building. The establishment consists of an open gym, game room, and a service area. Based on the type of use, 35 parking spaces are required, 168 parking spaces are provided. The applicant is also proposing to increase square footage for an addition of a restroom to the existing church. The proposed square footage for the addition is 709.92 sq. ft.

The Fire Department conducted the necessary inspection and has approved for the CUP process to continue. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions noted of the permit. The proposed use must also comply with the zoning ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts East Beech Avenue and west of McColl Road.
- The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of parking along street, especially in residential areas. Based on the square footage, 35 parking spaces are required; 168 parking spaces are provided. The parking must be clear of potholes and be properly striped per city requirements.
- 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 main building shall be determined by the Building Inspections Department and shall maintain the existing seating capacity for the main sanctuary: and
- 7) Sides adjacent to commercially and residentially zoned or use property shall be screened by a 6 ft. opaque fence.

Staff recommends approval of the request, for life of use, subject to compliance with requirements in Section 138-118 and Section 138-400 of the Zoning Ordinance, and Building Permits and Fire Department requirements.

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

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

2) Request of Alfredo Vallejo for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Guest House at Lots 1 and 2, Block 3, Colonia Independencia Subdivision, Hidalgo County, Texas; 1220 North 19th ½ Street. (CUP2023-0034)

Mr. Eduardo Garza stated that the subject property is located at the southeast corner of Maple Avenue and North 19th ½ Street. The property is zoned R-1 (single-family residential) District. The applicant is proposing to remodel an existing structure for a guest house as an accessory use. A guest house is permitted in an R-1 (single-family residential) District with a Conditional Use Permit (CUP). The adjacent zoning is R-1 (single-family residential) District and R-3A (multi-family residential apartments) District. Surrounding land uses are single family residences and vacant land.

The plat for Colonia Independencia Subdivision was recorded on July 18, 1944. According to Hidalgo County Appraisal District records, the existing residence and the additional rear building were built in 1970. A building permit application for the remodel of the existing home and rear building was submitted on March 3, 2023. The applicant then submitted a separate application for the remodel for the guest house (rear building) on March 20, 2023. The application for a Conditional Use Permit for a guest house was submitted on March 20, 2023.

The proposed one-story guest house would have a size of approximately 494 square feet. According to the submitted floor plan, the proposed guest house will include one bedroom, one bathroom, and a living room.

The guest house will be used for visiting relatives as per the applicant. This proposed use is permitted within an R-1 District with an approved Conditional Use Permit and in compliance with all other requirements.

The Hidalgo County Appraisal District has this structure as a res out building built in 1970. The applicant is trying to bring the non-conforming structure into compliance by applying for a Conditional Use Permit for a guest house. The applicant has stated that neither the main residence or guest house will be rented out.

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

- 1) Only one guest house shall be permitted on the property;
- 2) The proposed use shall comply with setback requirements. The proposed structure's

setbacks are in compliance;

- 3) The proposed use shall be connected to the same utilities as the primary residence;
- 4) Lot size must be a minimum 8,000 square feet. According to the Hidalgo County Appraisal District, the lot size is 5,500 square feet.
- 5) Separate driveways or garages for the proposed use shall not be permitted. Applicant is not proposing an independent driveway for the proposed guesthouse;
- 6) The proposed use shall not be rented;
- 7) The permit shall be revoked if money is ever paid for rent or utility expenses are shared with the proposed use.

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

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

Staff recommends disapproval of the request based on noncompliance with requirement of #4 (minimum lot size) of Section 138-118(a)(5) of the Zoning Ordinance.

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

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

3) Request of Arcelia Lopez Gaytan for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Guest House at the North 25 feet of Lot 6 and all of Lot 7, Block 17, Ewing's Addition, Hidalgo County, Texas; 914 North 15th Street. (CUP2023-0036)

Mr. Eduardo Garza stated that the subject property is located along the east side of North 15th Street between Jasmine and Ivy Avenues. The property is zoned R-1 (single-family residential) District. The applicant is proposing to remodel a detached garage for a guest house as an accessory use. A guest house is permitted in an R-1 (single-family residential) District with a Conditional Use Permit (CUP). The adjacent zoning is R-1 (single-family residential) District to the north, west, and south and C-3 (general business) District to the east. Surrounding land uses are single family residences, Mikhuna Japanese-Peruvian Cuisine, and First Church of Christ, Scientist.

The plat for Ewing's Addition Subdivision was recorded on February 13,1920. According to Hidalgo County Appraisal District records, the existing residence and detached garage were built in 1979. The application for a Conditional Use Permit for a quest house was submitted on March 21, 2023.

The proposed one-story guest house would have an approximate size of 728 square feet. According to the submitted floor plan, the proposed guest house will include two guest rooms, one bathroom, a wet-bar, and a family room.

The remodeling of the existing garage is being proposed for use as a guest house for visiting relatives. This proposed use is permitted within an R-1 District with an approved Conditional Use

Permit and in compliance with all other requirements.

The Fire Department has conducted their inspection of the subject property and no violations were found. The guest house development must comply with requirements for guest houses set forth in Section 138-118(a)(5) of the Zoning Ordinance and specific requirements as follows:

- 1) Only one guest house shall be permitted on the property;
- 2) The proposed use shall comply with setback requirements. The proposed structure's setbacks are in compliance;
- 3) The proposed use shall be connected to the same utilities as the primary residence;
- 4) Lot size must be a minimum 8,000 square feet. According to the Hidalgo County Appraisal District, the lot size where the guest house will be built is 14,000 square feet;
- 5) Separate driveways or garages for the proposed use shall not be permitted. Applicant is not proposing an independent driveway for the proposed guesthouse;
- 6) The proposed use shall not be rented;
- 7) The permit shall be revoked if money is ever paid for rent or utility expenses are shared with the proposed use.

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

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

Staff recommends approval of this request, for life of the use, subject to compliance with requirements set forth in Section 138-118(a)(5) of the Zoning Ordinance, and all other Zoning Ordinance, Building Codes, and Fire Safety Code requirements.

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

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

 Request of Leslie C. Torres for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Guest House at Lot 4, Orangewood East Subdivision, Hidalgo County, Texas; 700 East Sundown Drive. (CUP2023-0038)

Mr. Eduardo Garza stated that the subject property is located between Sundown Drive and East Orangewood Drive. The property is zoned R-1 (single-family residential) District. The applicant is proposing to construct a guest house as an accessory use. A guest house is permitted in an R-1 (single-family residential) District with a Conditional Use Permit (CUP). The adjacent zoning is R-1 (single-family residential) District in all directions. Surrounding land uses are single-family residences.

The plat for Orangewood East Subdivision was recorded on August 8,1996. According to Hidalgo County Appraisal District records, the existing residence was built in 2012. The application for a Conditional Use Permit for a guest house was submitted on March 22, 2023.

The proposed one-story guest house would have a size of 2,669 square feet once it is completed. According to the submitted floor plan, the proposed guest house will include two guest rooms, two bathrooms, a gym, a spa, a lounge, and a bar area.

The Fire Department has conducted their inspection of the subject property and no violations were found. The guest house development must comply with requirements for guest houses set forth in Section 138-118(a)(5) of the Zoning Ordinance and specific requirements as follows:

- 1) Only one guest house shall be permitted on the property;
- 2) The proposed use shall comply with setback requirements. The proposed structure's setbacks are in compliance;
- 3) The proposed use shall be connected to the same utilities as the primary residence;
- 4) Lot size must be a minimum 8,000 square feet. According to the Hidalgo County Appraisal District, the lot size where the guest house will be built is 37,353 square feet;
- 5) Separate driveways or garages for the proposed use shall not be permitted. Applicant is not proposing an independent driveway for the proposed guesthouse;
- 6) The proposed use shall not be rented;
- 7) The permit shall be revoked if money is ever paid for rent or utility expenses are shared with the proposed use.

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

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

Staff recommends approval of this request, for life of the use, subject to compliance with requirements set forth in Section 138-118(a)(5) of the Zoning Ordinance, and all other Zoning Ordinance, Building Code, and Fire Safety Code requirements.

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

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

5) Request of Jesus F. Davila, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar, at Lot 1, Valerie Subdivision, Hidalgo County, Texas; 7001 North 10th Street, Suite C. (CUP2023-0029)

Mr. Marco Rivera stated that the property is located at the northwest corner of North 10th Street and Robin Avenue, and is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions except to the southeast there is C-1 (office building) District. Surrounding land uses include commercial businesses, restaurants, bars, and residences. A bar is allowed in a C-3 District with a conditional use permit and in compliance with requirements.

The tenant of this property, applied for a building permit in January 2020 to operate a restaurant. The building permit conditions stated that if the use changed to a bar, a Conditional Use Permit

would then be required. The Planning department requested an audit in July 2020 after continuous calls to Code Enforcement and 311 concerning operations of the business during COVID-19 restrictions. Staff received the audit on September 2020 and determined that alcohol sales exceeded food sales. Subsequently, a Conditional Use Permit was then approved by City Commission in September 2020. The same tenant is applying for a new CUP since the previous one has expired.

The applicant is proposing to operate a bar from the existing 2,897 sq. ft. building. The proposed days and hours of operation are Sunday through Saturday from 11:00 AM to 2:00 AM daily.

A Police activity report was requested and has been attached. The Fire Department and Health Department performed their respective inspection and deemed the establishment to be in compliance. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of R-3T District to the southwest of the property and Robin Park (publicly owned property).
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential-sized streets. The establishment has direct access to North 10th Street and does not generate traffic into residential areas;
- The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the floor area of 2,897 sq. ft., 29 parking spaces are required; 120 parking spaces are provided for all the businesses to operate collectively. Upon the inspection, the parking area provided is in compliance with striping and maintenance requirements. There are currently 65 parking spaces available. The applicant will obtain a parking agreement from Trenton View Subdivision in order to insure compliance with parking requirements.
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street to discourage vandalism and criminal activities;
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance after taking into account the recommendations of the Fire Marshal, Building Official, and Planning Director. The maximum capacity for the establishment is 99 persons.

Staff recommends disapproval of the request based on non-compliance with requirement #1 distance to publicly owned land (Robin Park) and residential use (R-3T Zoning) of Section 138-118a(4)a of the Zoning Ordinance. If approved, the Conditional Use Permit must comply with conditions noted.

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

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

Request of Raul A. Resendez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Food Truck Park, at Lot 1, D. Castilla Subdivision, Hidalgo County, Texas; 1809 South 23rd Street. (CUP2023-0030)

Mr. Marco Rivera stated that the customer requested the item be tabled.

Being no discussion, Mr. Emilio Santos Jr. moved to table the item. Ms. Erica De la Garza seconded the motion. Item has been tabled with six members present and voting.

7) Request of Agapito Torres, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an Automotive Service and Repair (mechanic shop), at the East 25 feet of Lot 19 and all of Lots 20 and 21, Block 7, West Addition to McAllen, Hidalgo County, Texas; 2224 Houston Avenue. (CUP2023-0040)

Mr. Marco Rivera stated that the property consists of two and a half Lots and is located along the north side of Houston Avenue, approximately 317 feet east of South 23rd Street. The properties have 125 ft. of frontage on Houston Avenue and a depth of 137 feet for a Lot area of approximately 17,125 square feet. The tract is zoned C-3 (general business) District. The adjacent zoning is R-2 (duplex-fourplex residential) District to the north and C-3 District to the east, south, and west. Surrounding land uses include single-family residences, duplex residences, auto sales and vacant land. An automotive service and repair business is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

As per the Hidalgo County Appraisal District records there is a 2,530 sq. ft. area that consist of a commercial building with 2 enclosed garages to be used as the work area. This building location has in the past been used for automotive sales.

The applicant is proposing to use the building as an automotive service & repair business. The proposed hours of operation are from 9:00 AM to 5:00 PM Monday through Friday and 9:00 AM to 3:00 PM on Saturday. Based on the total 2,530 sq. ft. for automotive service and repair, 10 parking spaces are required; 16 parking spaces are shown as proposed on the submitted site plan.

Fire Department is pending to conduct a follow up final inspection to determine compliance. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The business must meet the requirements set forth in Section 138-281 of the Zoning Ordinance and specific requirements as follows:

- 1) A minimum lot size of 10,000 sq. ft. is required. The subject property is approximately 17,000 sq. ft;
- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. The applicant is proposing to undertake the auto repair work inside the two existing garages.
- 3) Outside storage of materials is prohibited. The applicant indicated that there would be no outside storage.
- 4) The building where the work is to take place shall be at least 100 ft. from the nearest residence. Residential uses are located to the north and on the adjacent property to the east.
- 5) A 6 ft. opaque fence buffering the proposed use from any residential use or residentially zoned area is required. There is an existing 6 ft. opaque fence along the east side of the property.
- 6) New buildings and conversions of existing buildings shall meet current building and fire code requirements concerning separation of high hazard uses from other occupancy use classifications.

Staff recommends disapproval of the request based on non-compliance with requirement #4 (distance to residential zone or use) of Section 138-281 of the Zoning Ordinance.

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

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

8) Request of Israel Villarreal III, for a Conditional Use Permit, for one year, an adoption of an ordinance, for a bar (80's Brewery) at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suites I, J, K. (CUP2023-0035)

Ms. Samantha Trevino stated that the property is located at the northeast corner of Nolana Avenue and North 6th Street, and is zoned C-3 (general business) District. The adjacent zoning is C-1 (office building) District to the north, C- 3 (general business) District to the east, south and west, R-1 (single family residential) District to the east and A-O (agricultural and open space) District to the west. The property is located within the Nolana Tower Subdivision and is part of the Nolana Tower Shopping Center. Surrounding land uses include El Callejon De Los Milagros,

Chanin Engineering, Kemper Life, and residential homes. A bar and grill is permitted in a C-3 District with a conditional use permit and in compliance with requirements.

The subject property is the location for a multi-tenant commercial shopping center by the name of Nolana Tower Shopping Center. The applicant is proposing to operate a bar (80's Brewery) from combined suites I, J and K with an area of 6,989 sq. ft.as shown on the submitted site plan. The hours and days of operation would to be Monday-Sunday from 5:00 PM to 2:00 AM.

The Fire Department has conducted the necessary inspection for this property. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions of the permit. Staff has not received any calls with concerns or complaints of the request. The establishment must also meet the requirements set forth in Section 138- 118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of those businesses having late hours (after 10:00 p.m.) must be at least 400 ft. from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 ft. of the residential zones and uses, however, staff has not received any complaints from the residents; The establishment is also within 400 feet of publically owned property(City of McAllen water tower).
- The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street need to be closed as required from other Conditional Use Permits in this commercial plaza;
- The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Currently there is a multi-tenant commercial building on the property. The shopping center is a mixture of office, retail, vacant suites, restaurants, and bars. 729 parking spaces are provided as part of a common parking area in the front and rear of the building. Based on the square footage of the building, 70 parking spaces are required. Parking spaces are provided on site during the applicable hours of operation for this business;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above mentioned business shall restrict the number of persons within the

building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

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

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

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

9) Request of Shawn Boreta on behalf of Rhodes Property Management for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Food Truck Park at Lot 1, Community Center at Tres Lagos Subdivision; Hidalgo County, Texas; 4900 Tres Lagos Boulevard. (CUP2023-0041)

Ms. Samantha Trevino stated that the subject property is located along the north side of Tres Lagos Boulevard and is zoned R-1 (single-family residential) District and C-4 (commercial-industrial) District. The adjacent zoning to this property is R-1 District in all directions. A Food Truck Park is permitted in a C-4 District with a Conditional Use Permit, and in compliance with all other requirements. The Food Truck Park is proposed to be located and operating out of the R-1 District portion of the lot. A request for a conditional use permit to operate the food truck park was approved by the City Commission on January 23, 2023.

There is an existing Food Truck Park on the subject property. According to the applicant, the location can accommodate up to 5 food trucks. Based on the total number of food trucks that can be accommodated, 20 parking spaces would be required. A total of 71 parking spaces, including 7 accessible spaces, are available on site. The Food Truck Park's proposed days and hours of operation are currently Thursday through Sunday from 3 PM to 10 PM. The applicant proposes to expand the hours of operation to Monday through Sunday from 5:00 AM to 10:00 PM. This new request amends the Conditional Use Permit to allow the new hours of operation.

The plat for Community Center at Tres Lagos Subdivision was recorded on June 8, 2017. An Associated Recreation Conditional Use Permit, for the life of the use, was approved for this Subdivision by City Commission on October 10, 2016. The Conditional Use Permit for an Associated Recreation was originally requested to allow recreation areas that would include a community center, two parks, and a pool area. The Associated Recreation will remain in effect as it was originally approved in October 10, 2016, unless an amendment is requested.

The Conditional Use Permit application was submitted on March 28th, 2023.

The Fire and Health Departments has completed their inspections and found no violations with the proposed site. The Food Truck Park and its vendors must comply with the requirements set forth in Section 54-51 of the Zoning Ordinance for mobile food vendors and the following specific requirements:

- The property line of the lot must be at least 200 feet from the nearest residence or residentially zoned property; the location of the Food Truck Park is proposed to be within the R-1 District portion of the Lot and adjacent to other residentially zoned properties.
- 2) The name, address, phone number and email address of a contact person who shall be available 24 hours per day, 7 days per week for the purposes of responding to complaints regarding the operation of the mobile food vendor court; applicant has provided their contact information
- 3) Mobile food vendor courts shall not operate between the hours of 2:00 AM and 7:00 AM; proposed hours of operation are between 3:00 PM and 10:00 PM
- 4) Each mobile food vendor court shall provide access to a restroom on or within 600 feet of the property lines of the track of land on which it is situated;
- 5) Mobile food vendor courts must provide one (1) garbage receptacle, to hold a minimum of thirteen (13) gallons, per each vendor located on premises for public use. This requirement is in addition to the receptacles required of each individual vendor;
- 6) Mobile food vendors may not be placed or parking on unimproved surfaces;
- 7) Adequate lighting, as determined by the Health Director, to enable clear and unobstructed visibility of mobile food vendors and patrons shall be provided at all entrances and exits of the mobile food vendor court;
- 8) Mobile food vendor courts shall provide on-premise parking areas sufficient to accommodate staffing needs and seating areas.

The proposed location for the Food Truck Park would be within the R-1 District portion of the subject property. The applicant or owner of the property may consider rezoning the R-1 District portion of the subject property to a C-4 District in order to bring the proposed use closer to compliance.

This Conditional Use Permit for a Food Truck Park does not grant approval for the current or future food trucks that will be on site. Each food truck is required to obtain an approved permit through the Mobile Food Vendors application process with the City's Environmental Health and Code Enforcement Department.

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

At the Planning and Zoning Commission meeting of April 18, 2023, there was no one present in opposition to the request. The Board unanimously voted to recommend disapproval with a favorable recommendation for the Conditional Use Permit.

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

After a brief discussion, Mr. Marco Suarez moved to disapprove with favorable recommendation. Mr. Jose Saldana seconded the motion, which was disapproved with a favorable recommendation with six members present and voting.

10) Request of Irma Martinez for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar at Lot 25 and the West ½ of Lot 26, Gartman's Subdivision, Hidalgo County, Texas; 1113 Upas Avenue. (CUP2023-0037)

Ms. Samantha Trevino stated that the property is located along the south side of Upas Avenue, west of 10th street and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the northeast and east, R-3A (multifamily residential apartments) District to the northwest and north, R-2 (duplex-fourplex residential) District to the west, and R-1 (single family residential) District to the west and south. Surrounding land uses include Treasures from the Attic & Co. antique store, New and Again Antiques Mall, and single family residential. A bar is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

The applicant is proposing to operate a bar from the existing 1,590 square foot building of which only 764 square feet will be used (outdoor area will not be used). The proposed hours of operation will be from 10:00 a.m. to 12:00 a.m. Monday through Sunday. The establishment consists of a bar area, storage room, an office, a room with kitchen appliances (ice machine, refrigerator, three compartment sink, handwashing station), two bathrooms, and two rooms with seating area.

A request for a Conditional Use Permit for a bar (Stick Lizards) was submitted and disapproved in December of 2020 due to neighborhood opposition. A second request by the applicant was disapproved by City Commission on September 22, 2022 where it received neighborhood opposition due to noise and traffic.

The Fire and Health Department inspections have been completed. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the Lot of the abovementioned business must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of a residential zone/use to the north, south, and west;
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment is approximately 480 ft. west of North 10th Street;
- The abovementioned business must provide parking in accordance with the city offstreet parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. As per the submitted site plan, the 764 square feet area (indoor only) requires 8 parking spaces, 9 parking spaces are provided on

site.

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

Staff received an email with 3 neighbors in opposition of the request. The email received stated concerns of loud noise and trash being thrown in the alleyway. A phone call was received from a resident with concerns that a bar does not belong in a residential area.

Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance), to a residentially zoned property and use.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit request. There were three:

Citizen Javier Pena (Representative of opposing neighbors - 3522 Plaza de Lago) stated their concerns are pet issues, animal feces, reduce value of property and noise.

Citizen Greg Keller (2004 North 12th Street) stated he was in opposition because of noise, trash, and the property value will devalue.

Citizen Arturo Chapa (2101 North 11th Street) stated he was in opposition because of trash.

Applicant Patricia Gomez and Irma Martinez stated they are dedicated in creating a positive, uplifting and high quality product business and establish a good rapport with their neighbors. They will also create new jobs for the citizens of McAllen.

Chairperson Mr. Michael Fallek asked the applicants why they want to open their establishment at this location knowing the issues it has had in the past. Ms. Gomez stated their vision is to have a quaint establishment with more tranquility. Ms. Erica De la Garza asked Ms. Gomez about the parking issues. Ms. Gomez responded that if the city approves the CUP, she will add 6 more parking lots which will bring her in compliance. Mr. Marco Suarez asked Ms. Gomez if she has

been in contact with the neighbors. Ms. Gomez said she has tried to speak to the neighbors and wants to be able to have communication with them and allow them to be comfortable with the concept and assure there will not be issues.

After a lengthy discussion, Mr. Marco Suarez moved to disapprove. Mr. Jose Saldana seconded the motion, which was disapproved with six members present and two not voting.

b) SUBDIVISIONS:

1) Balboa Acres, The West ½ of Lot 25, Block 25, Subdivision; 3310 Covina Avenue- Margarita Torres and Eliazar Zamora (SUB2023-0033) (FINAL)SE

Mr. Kaveh Forghanparast stated Covina Ave.: 60 ft. ROW Paving: Approximately 35 ft. existing Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. ROW: 20 ft. Paving: existing conditions remain. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: 25 ft. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 6ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Lots fronting public streets. Subdivision Ordinance: Section 134-1.d. Minimum lot width and lot area: Submitted survey for the west half of Lot 25, Block 25, shows a 50 ft. width. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording as may be applicable. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording as may be applicable. Existing plat notes remain the same. Public hearing required for the subdivision of the lot (Notices were mailed and advertisement published on April 5, 2023). Must comply with City's Access Management Policy.

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

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

Being no discussion, Mr. Jose Saldana moved to approve subdivision in final form. Mr. Marco seconded the motion, which was approved with six members present and voting.

3) CONSENT:

- a) Kalo Subdivision, 2609 Monte Cristo Road, Diana Rosales (SUB2023-0018)(FINAL) REG
- b) Habitat Village Subdivision, 2700 Trenton Road, Habitat Developers, LLC. (SUB2022-0130) (FINAL) SEC

Being no discussion, Mr. Emilio Santos Jr. moved to approve subdivisions in consent form Items 3a and 4b. Mr. Marco Suarez seconded the motion, which was approved with six members present and voting.

4) SUBDIVISIONS:

 a) Oak Valley Subdivision, 9600 North Bryan Road, Oak valley 1 LP (SUB2022-0086) (FINAL) BIG

Mr. Mario Escamilla stated North Bryan Road: 35 ft. dedication for 55 ft. from centerline for 115 ft. of total ROW Paving: 65 ft. Curb & gutter: Both sides Revisions Needed: Add "North" to all Bryan Road references prior to final. Include Existing ROW and detail and annotation on both sides of Centerline, prior to recording. Engineer submitted a is requesting a variance to allow a 30 ft. dedication instead of the required 40 ft. from for 60 ft. from centerline. At the Planning and Zoning Commission meeting of February 16th,2022,Staff indicated the engineer and staff had met and that a 35 ft. ROW dedication would not impact the existing pavement, sidewalks, water line and buffer previously constructed on North Bryan Road. The engineer and owner were present and mentioned that they were in agreement to dedicating 35 ft. of ROW. Following discussion, the Board unanimously voted to approve the subdivision in revised preliminary form and at the City Commission meeting of March 28th the variance request was approved for 35 ft. ROW dedication as agreed upon by developer and staff. Clarify if "15 ft. SWSC Easement" will be abandoned or relocated since it appears that it may encroach into the required ROW dedication. As per plat submitted on April 10th,2023 plat presents required 35ft. additional ROW with a 10 ft. SWSC Easement along North Bryan Road. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Entrance Street: 90 ft. ROW Paving: 23 ft. of paving on each side of island proposed Curb & gutter: Both sides. Ensure that ROW at gate locations accommodates proposed improvements, finalize prior to recording. Boulevard island proposed 20ft, of paving from face to face is required on both sides. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Internal Streets: 50-60 ft. ROW Paving: 40 ft. of paving required. 20 ft. of paving on each side of islands. Curb & gutter: Both sides. Pending Items: Developer submitted a variance application on April 10. 2023 requesting that the ROW be reduced from 60 ft. to 50 ft., the engineer has indicated that the 40 ft. paving width will remain. As per paving layout submitted on April 10, 2023, Middle E/W street is proposed with 50 ft. ROW and 43 ft. of paving face-face and Cul-de-sacs streets are proposed to be 50 ft. ROW with 40 ft. paving face-face. Development staff has reviewed the request and indicated that if approved that a 10 ft. U.E and Sidewalk Easement be dedicated along the front of the lots as applicable. Revise street names as follows. E/W Street north of lots 57-62- Stanford Avenue. E/W Street south of lots 63-68-Rutgers Avenue. E/W Street south of lots 7-12- Rice Avenue. N/S Street west side-N.83rd Street. N/S Street east side-N.80th Street. As per engineer and developer, islands will be removed to comply with paving requirements prior to NTP/recording. Engineer to show documents where agreement to cross 80 ft. Canal Row. As per plat submitted on 07/22/22 secondary access will now be along North Bryan Road. Engineer to show who owns 80 ft. Canal ROW on plat prior to final. As per plat submitted on July 22, 2022 80 ft. Canal ROW is labeled as United Irrigation District. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 900 ft. Block Length for R-3 Zone Districts. Subdivision layout exceeds 900 ft. block length for R-3 Zone Districts, after review of the area due to exiting canal ROW to the south and

existing drain ditch to the north, a north south street would not be feasible for this development. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Revisions Needed: 5 ft. Sidewalk dedication along Cul-De-Sacs, may have to be increased and revised to include U.E to comply with Utility Department requirements, finalize prior to NTP/recording. Cul-de-sacs radius must be increased to comply with paving requirements and ROW required back-of-curb. 96 ft. of paving face-face required as per Fire Dept. and 10 ft. of ROW required back-of-curb along cul-desac perimeter. Subdivision Ordinance: Section 134-105. Front:20 ft. except 15 ft. for unenclosed carport only, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. As per application dated April 10th,2023,developer submitted a variance to allow a 15ft. front setback for unenclosed carports only. Pending Items: If the variance request is approved, the front setback note should be revised as noted above, prior to recording. Zoning Ordinance: Section 138-356. Required. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revise plat note as shown above, finalize prior to recording. Proposing:10 ft. or greater for easements. Zoning Ordinance: Section 138-356 Required. Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Revise plat note as shown above, finalize prior to recording. Proposing: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Required. Corner: 10 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Revise plat note as shown above, finalize prior to recording. Proposing: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Required. Garage: 18 ft. except where a greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along North Bryan Road and on both sides of all interior streets. Proposing: A 4.0 foot wide minimum sidewalk is required on Bryan Road and on both sides of all interior streets. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Required. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. and along North Bryan Road and North 6 Mile Road. Landscaping Ordinance: Section 110-46. 8 ft, masonry wall required between single family residential and commercial, industrial, or multifamily residential zones/uses. Revisions Needed: Please add plat note as shown above prior to recording. Landscaping Ordinance: Section 110-46. Required. Perimeter buffers must be built at time of Subdivision Improvements. Required No curb cut, access, or lot frontage permitted along North Bryan Road and North 6 Mile Road. City's Access Management Policy. Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. Requirement might be triggered depending on the # of units proposed per lot on the multifamily lots. Common/Detention Areas, any private streets/service drives, street islands, and/or gate area must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Required. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Required. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section Existing: R-3A Proposed: R-3A. Annexation and initial zoning approved at City 138-356.

Commission meeting of November 22, 2021. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Annexation and initial zoning approved at City Commission meeting of November 22, 2021. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation approved, TIA Waived. Must comply with Access Management Policy. Gate details must be approved prior to recording. Engineer to show documents where agreement to cross 80 ft. Canal Row is recorded/approved prior to final. As per plat submitted on July 22,2022, secondary access will be along North Bryan Road. Engineer to show who owns 80 ft. Canal ROW on plat prior to final. As per plat submitted on July 22, 2022 80 ft. Canal ROW is labeled as United Irrigation District. Annexation and initial zoning approved at City Commission meeting of November 22, 2021. Subdivision was approved in Revised Preliminary form at the Planning and Zoning Commission meeting of February 16,2022.

Staff recommends approval of the subdivision in final form subject to conditions noted, and clarification of the requested variances.

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

b) ARCA Subdivision, 3501 Highway 83, Jorge and Oliva Hi (SUB2023-0031) (PRELIMINARY) SEA

Mr. Kaveh Forghanparast stated U.S. Business 83: Dedication as required for 50 ft. from centerline for 100 ft. total ROW Paving: By State Curb & gutter: By State Proposed 7.5 ft. additional ROW dedication for 49.61 ft. from centerline for 100 ft. total ROW Revisions needed: Reference the document number for the existing ROW and provide a copy of the plat for staff review prior to Final. Show the total ROW and ROW from the centerline after the ROW dedication on the plat prior to final. Additional ROW dedication may be required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. South 35th Street: Dedication as required for 30 ft. from centerline for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both Sides Proposed: 5 ft. additional ROW dedication for 25 ft. from centerline Revisions required: Show the total existing ROW and existing ROW on both sides of centerline prior to final. Show the ROW from centerline and total ROW after the dedication prior to final. Reference the document number on the plat for the existing ROW, and provide a copy for staff review. Provide the required ROW dedication and finalize the requirements prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. 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. Subdivision Ordinance: Section 134-106. Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. Revisions Needed: Clarify/revise note as shown above prior to final. Proposed: 50 ft. or greater for easements or or in line with existing structures, whichever is greater. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Clarify/revise note as shown above prior to final. Proposed: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section

138-356. Interior sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Clarify/revise note as shown above prior to final. Proposed: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Corner: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Show plat note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on U.S. Business 83 and South 35th Street. Sidewalk requirement may increase to 5 ft. per Engineering Department prior to final. Revise the plat note as applicable prior to final. Please use consistent name referencing U.S. Business 83 on the plat and plat notes. Sidewalk requirement must be confirmed prior to final. Subdivision Ordinance: Section 134-120. Required. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut or access permitted along U.S. Business 83. As per Traffic Department: Spacing requirement along Hwy 83 @45 mph is 360 ft. between any streets and driveways. S.35th Street does not have a spacing requirement but still will look at proposed driveway location. A shared access may be required. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add the plat note as shown above prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Required. Traffic Impact Analysis (TIA) required prior to final plat. Submit the trip generation to determine TIA requirement by Traffic Dept. Please provide the legal description of adjacent properties on all sides, including the properties on the north side of U.S. Business 83 and east side of South 35th Street. Must comply with City's Access Management Policy.

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

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

c) McAllen City Center Subdivision, 1300 South 10th Street, McAllen City Center, Ltd. (SUB2023-0032) (PRELIMINARY) SEC

Chairperson Mr. Michael Fallek abstained himself from this item.

Mr. Kaveh Forghanparast stated U.S. Expressway 83: Dedication as required for 175 ft. from centerline for 350 ft. total ROW Paving: By State Curb & gutter: By State Revisions needed: Show centerline and the existing ROW on both sides of the centerline and total existing ROW prior to final. Show the total ROW and ROW from the centerline after dedication, if applicable. Reference the document number for the existing ROW on the plat and provide a copy for staff review prior to final. Provide a copy of the roadway and easement document referenced on the plat for staff

review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. S. 10th Street: Dedication as needed for 50 ft. from centerline for 100 ft. total ROW Paving: By State Curb & gutter: By State Revisions needed: Label centerline to finalize the ROW requirements prior to final. Show the total ROW and ROW from the centerline after dedication, if applicable. Reference the document number for the existing ROW on the plat and provide a copy for staff review prior to final. Provide a copy of the roadway and easement document referenced on the plat for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. S. 12th Street: Dedication as needed for 30 ft. from centerline for total 60 ft. of ROW Paving: 40 ft. Curb & gutter: Both sides. Revisions as needed: Show the centerline and label it on the plat. Clarify and label if 60 ft. is the existing ROW and reference the document number on the plat and provide a copy of the plat for staff review prior to Final. Show the total ROW and ROW from the centerline after the ROW dedication on the plat prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Lindberg Avenue: Dedication as needed for 30 ft. from centerline for total 60 ft. of ROW Paving: 40 ft. Curb & gutter: Both sides Revisions as needed: Show the centerline and label it on the plat. Clarify and label if 50 ft. is the existing ROW and reference the document number on the plat and provide a copy of the plat for staff review prior to Final. Show the total ROW and ROW from the centerline after the ROW dedication on the plat prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. 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. Subdivision Ordinance: Section 134 106. Front: In accordance with the Zoning Ordinance or greater for easements or approved site plan or PUD or inline with existing structures, whichever is greater applies. Revisions Needed: Clarify/revise note as shown above prior to final. Proposed: So. 10th Street: 50 ft. or greater for approved site plan or greater for easements Expressway 83: 75 ft. or greater for approved site plan or greater for easements So. 16th Street: 30 ft. or greater for approved site plan or greater for easements Lindberg Ave.: 30 ft. or greater for approved site plan or greater for easements. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan or PUD, whichever is greater applies. Revisions Needed: Clarify/revise note as shown above prior to final. Proposed: Others: According to Zoning Ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan or PUD, whichever is greater applies. Revisions Needed: Clarify/revise note as shown above prior to final. Proposed: Others: According to Zoning Ordinance or greater for approved site plan or easements Zoning Ordinance: Section 138-356. Corner: In accordance with the Zoning Ordinance or greater for easements or approved site plan or PUD, whichever is greater applies. Revisions Needed: - Clarify/revise note as shown above prior to final. Proposed: Others: According to Zoning Ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Expressway 83, South 10th Street, South 12th Street, and Lindberg Avenue. Sidewalk requirement may increase to 5 ft. per Engineering Department prior to final. Revise plat note #5 as applicable prior to final. Subdivision Ordinance: Section 134-120. Required. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.

Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Required. Traffic Impact Analysis (TIA) required prior to final plat. A CUP for a Planned Unit Development might be required prior to final. If applicable, the requirements will be finalized based on the PUD conditions prior to final. Provide the legal description of the properties on the west side of S. 12th Street. Provide the LLC documents and authorization letter form the owners prior to final. Must comply with City's Access Management Policy. Required.

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

Being no discussion, Mr. Emilio Santos Jr. moved to approve in preliminary form. Ms. Erica De la Garza seconded the motion, which was approved with six members present, five voting and one abstaining.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Emilio Santos Jr. adjourned the meeting at 4:26p.m. with Mr. Jose Saldana seconding the motion and with six members present and voting.

	Chairperson Michael Fallek
ATTEST:	
Manda Ramirez Administrative Assistant	_ f

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

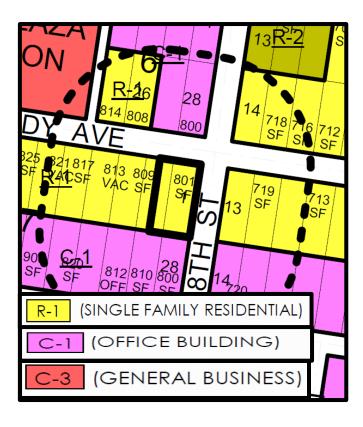
DATE: April 12, 2023

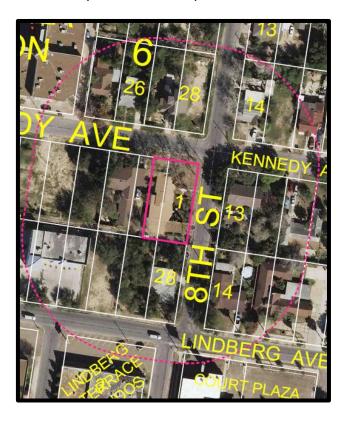
SUBJECT: REQUEST OF EVA A. ARECHIGA ON BEHALF OF CASA LIDIA MATERNITY

HOUSE FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE, FOR AN INSTITUTIONAL USE (MATERNITY HOME) AT LOT 1 AND THE EAST HALF OF LOT 2, BLOCK 7, FAIRFIELD PLACE SUBDIVISION, HIDALGO COUNTY, TEXAS; 801 KENNEDY AVENUE.

(CUP2023-0052)

BRIEF DESCRIPTION: The property is located on the southwest corner of Kennedy Avenue and South 8th Street. The property is zoned R-1 (single family residential) District and has an existing residential structure. The adjacent zoning is R-1 District to the west, to the northeast and north west, and to the east across South 8th Street. There is also C-1 (office building) District to the north across Kennedy Avenue and to the south and south east. Surrounding land uses include single family residential, and commercial retail and office uses. An institutional use is permitted in the R-1 District with a Conditional Use Permit and in compliance with requirements.





HISTORY: This is the first Conditional Use Permit request for the property of any kind. According to Hidalgo County Appraisal District records, the existing residential house was built in 1972. This Conditional Use Permit request application was submitted on April 12, 2023.

REQUEST/ANALYSIS: The applicant is proposing to operate a maternity home from the existing living area for single pregnant women. The home offers care for up to 6 pregnant women at a time. The house has 3 bedrooms, including one bedroom with 3 twin beds, one bedroom with 2 twin beds, and a master bedroom with one bed. Residents will share access to beds, a living room, kitchen, and dining area. In addition to housing, Casa Lidia will provide pregnancy care, including scheduling doctor appointments, prenatal care, and Christian counseling.

The Fire Department inspection is pending. Should the Conditional Use Permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions noted of the permit. The proposed use must also comply with the zoning ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts Kennedy Avenue and has access through South 8th Street.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of parking along street, especially in residential areas.
- 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 main building shall be determined by the Building Inspections Department and shall maintain the existing seating capacity for the main sanctuary; and
- 7) Sides adjacent to commercially and residentially zoned or use property shall be screened by a 6 ft. opaque fence.

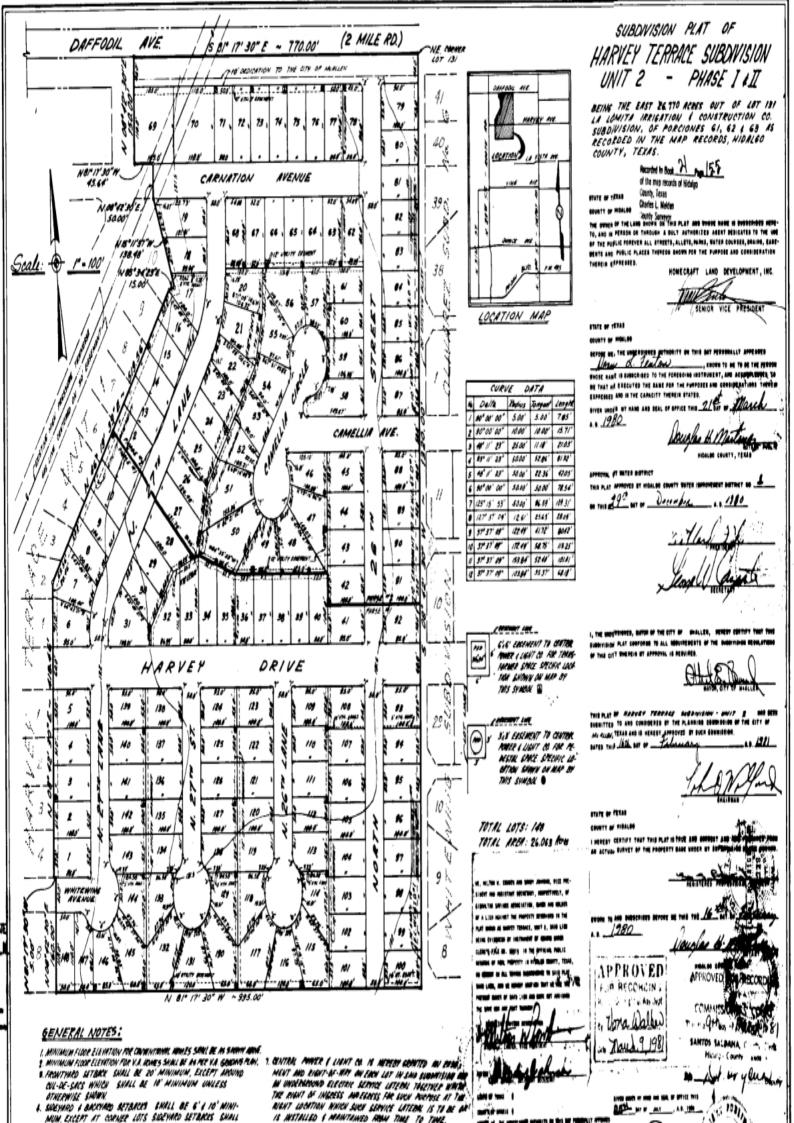
Staff did not receive any phone calls, emails, or letters in opposition to this request.

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









Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: April 14, 2023

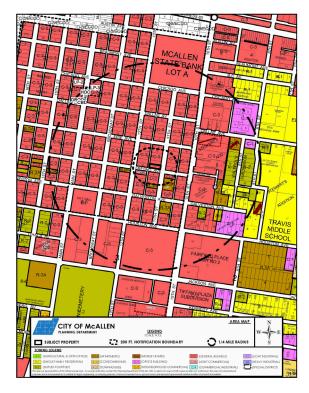
SUBJECT: REQUEST OF CARLOS A. ARANDA, FOR A CONDITIONAL USE PERMIT,

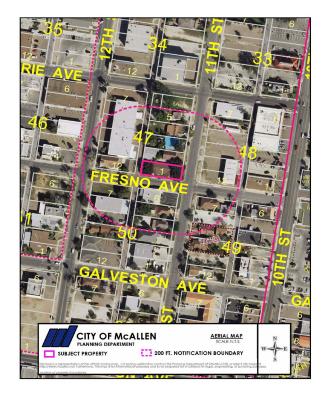
FOR ONE YEAR, FOR A HOME OCCUPATION (HOME HEALTH OFFICE) AT LOT 1, BLOCK 47, MCALLEN ADDITION, HIDALGO COUNTY, TEXAS; 522

SOUTH 11TH STREET.(CUP2023-0039)

DESCRIPTION:

The property is located at the northwest corner of South 11th Street and Fresno Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 district in all directions. Surrounding land uses include commercial businesses, single and multi-family residences. A home occupation is permitted in a C-3 zone with a Conditional Use Permit and in compliance with requirements.





ANALYSIS:

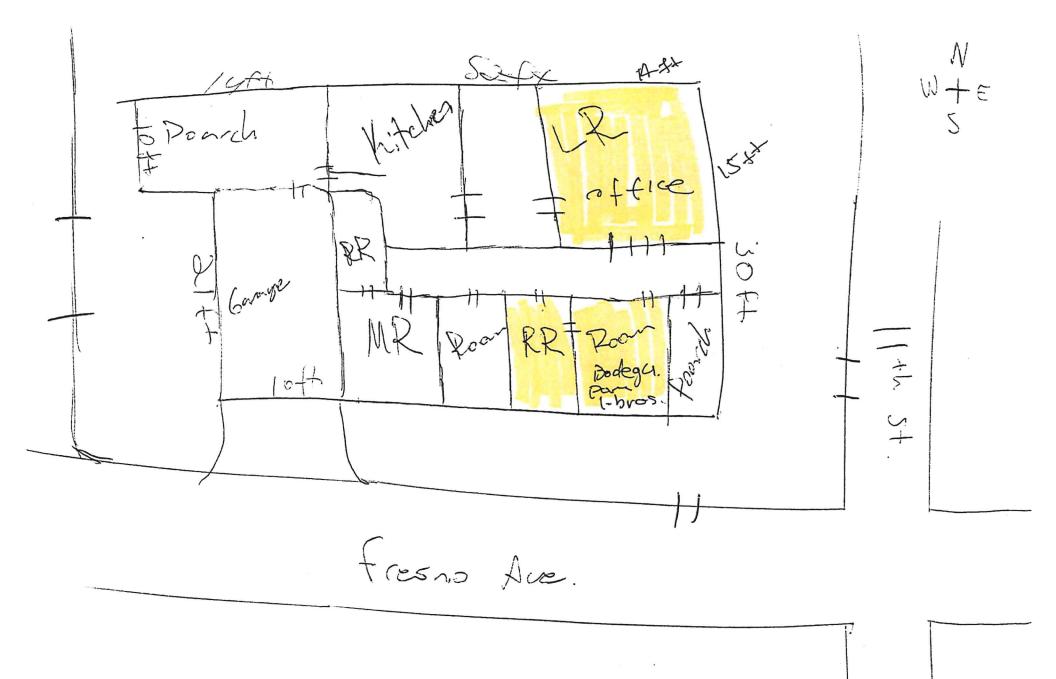
The applicant is proposing to operate a home health office from the existing residence. The business will operate from 9:00 a.m. to 3:00 p.m. Monday through Friday. The applicant stated that he has a business partner who will help him with the operation of the business. The proposed use will be an administrative office for a home health care business.

Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The occupation may not be operational until issuance of the certificate. The business must comply with requirements set forth in Section 138-118(a)(1) of the Zoning Ordinance and other specific requirements as follows:

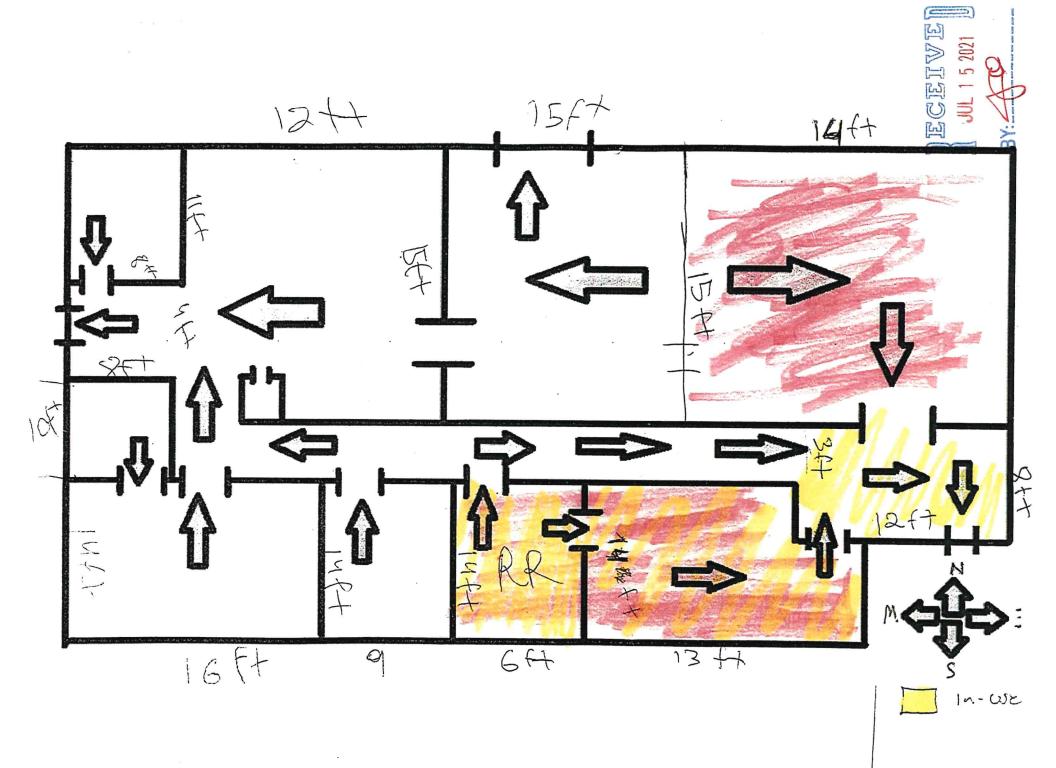
- 1) The home occupation must be clearly secondary to the residential use. The applicant lives at the residence;
- 2) One nameplate attached to the building not larger than two square feet is permitted in all districts except R-1 single-family residential district;
- 3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling.
- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises;
- 5) There shall be no outside storage of materials or products. The applicant proposes no outside storage, or service vehicles.
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the city traffic engineer. The applicant stated that there would be no customers visiting the subject property;
- 7) No retail sales (items can be delivered). The proposed use does not involve retail sales;
- 8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate the business;
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation is proposed to take place in the primary residential structure; and
- 10) The activity must take place at the location of which the permit was issued.

RECOMMENDATION:

Staff recommends approval of the request for one year, subject to compliance with Section 138-118(a)(1) of the Zoning Ordinance and Fire Department requirements.



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Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: April 14, 2023

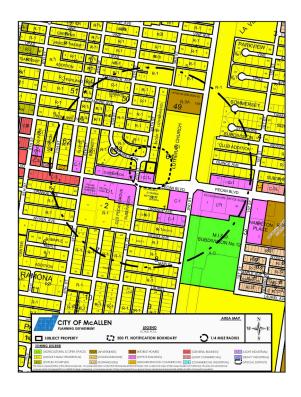
SUBJECT: REQUEST OF OSCAR FLORES ON BEHALF OF JEFFREY CHALFONT FOR A

CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A HOME OCCUPATION (OFFICE FOR GRADUATION ACCESSORIES), AT LOT 2, BLOCK A, LUTHERAN SUBDIVISION, HIDALGO COUNTY, TEXAS; 315 QUINCE CIRCLE.

(CUP2023-0044).

DESCRIPTION:

The property is located at the intersection of Quince Circle with North 4th Street and is zoned R-1 (Single-Family Residential) District. The adjacent zoning is R-1 in all directions except to the south there is C-1. The surrounding land uses include a church/school to the east and cosmetic dentistry to the south. A home occupation is allowed in a R-1 zone with a conditional use permit and in compliance with requirements.





ANALYSIS:

The customer is applying for the Conditional Use Permit and is proposing to operate a home office, from an area of the existing residence. The Proposed home occupation will undertake delivery of graduation accessories such as caps, gowns, and diplomas for high schools and colleges to the

respective campuses. They will be taking online orders, receiving and delivering 98% of the time to the schools. The students will only be picking up at the home if they missed pickup at school, hence the limited days and hours of operation listed. The proposed hours of operation are Tuesday, Wednesday, and Thursday from 3 PM-6 PM, February-June 10th only.

This is the initial application for a CUP for a home occupation for this location.

Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The occupation may not be operational until issuance of the certificate. The business must comply with requirements set forth in Section 138-118(a)(1) of the Zoning Ordinance and other specific requirements as follows:

- 1) The home occupation must be clearly secondary to the residential use. The applicant lives at the residence;
- 2) One nameplate attached to the building not larger than two square feet is permitted in all districts except R-1 single-family residential district; any existing sign letters will be removed as per the application.
- 3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling.
- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises;
- 5) There shall be no outside storage of materials or products. The applicant proposes no outside storage, or service vehicles.
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the city traffic engineer.
- 7) No retail sales (items can be delivered). The proposed use does not involve retail sales on site.
- 8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate the business;
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation is proposed to take place in the primary residential structure; and
- 10) The activity must take place at the location of which the permit was issued.

RECOMMENDATION:

Staff recommends disapproval of the request due to applicant not living at the location full time.

W.CHESTA NONTER as a second KITCHED MARTER





Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

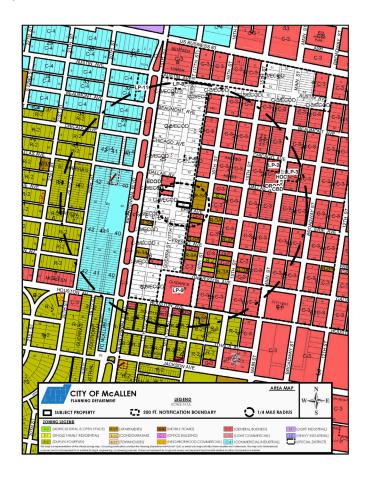
DATE: April 13, 2023.

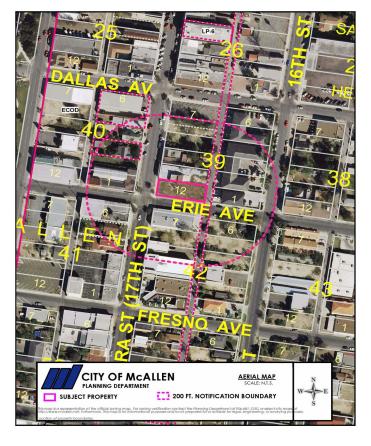
SUBJECT: REQUEST OF TOMAS GUTIERREZ FOR A CONDITIONAL USE PERMIT, FOR ONE

YEAR, AND ADOPTION OF AN ORDINANCE, FOR A FOOD TRUCK PARK AT LOT 12, BLOCK 39, MCALLEN ADDITION, HIDALGO COUNTY, TEXAS; 421 SOUTH 17TH

STREET. (CUP2023-0047)

BRIEF DESCRIPTION: The subject property is vacant and is located at the northeast corner of Erie Avenue and South of 17th Street. It is zoned C-3 (general business) District. The adjacent zoning is R-3A (multifamily apartments) District and C-3 District in all other directions. A Food Truck Park is permitted in a C-3 District with a Conditional Use Permit, and in compliance with all other requirements.





REQUEST: The applicant is proposing to operate a Food Truck Park on the subject property. According to the applicant, the location can accommodate up to 4 food trucks. Based on the total number of food trucks that can be accommodated, 16 parking spaces would be required. Payment of parking fees in lieu

of providing the required parking is available since the establishment is in the ECOD (Entertainment and Cultural Overlay District) and parking is not available. The proposed Food Truck Park's days and hours of operation are Monday through Sunday from 8 AM to 2 AM.

HISTORY: This is the initial application for a food truck park at this location.

The Conditional Use Permit application was submitted on April 3, 2023.

ANALYSIS: The Fire Department has completed their inspection. The Health Department is still pending their inspection at this time. The Food Truck Park and its vendors must comply with the requirements set forth in Section 54-51 of the Zoning Ordinance for mobile food vendors and the following specific requirements:

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

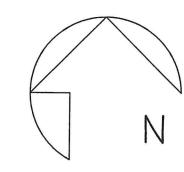
The proposed location for the Food Truck Park would be within the ECOD and C-3 Zoning District.

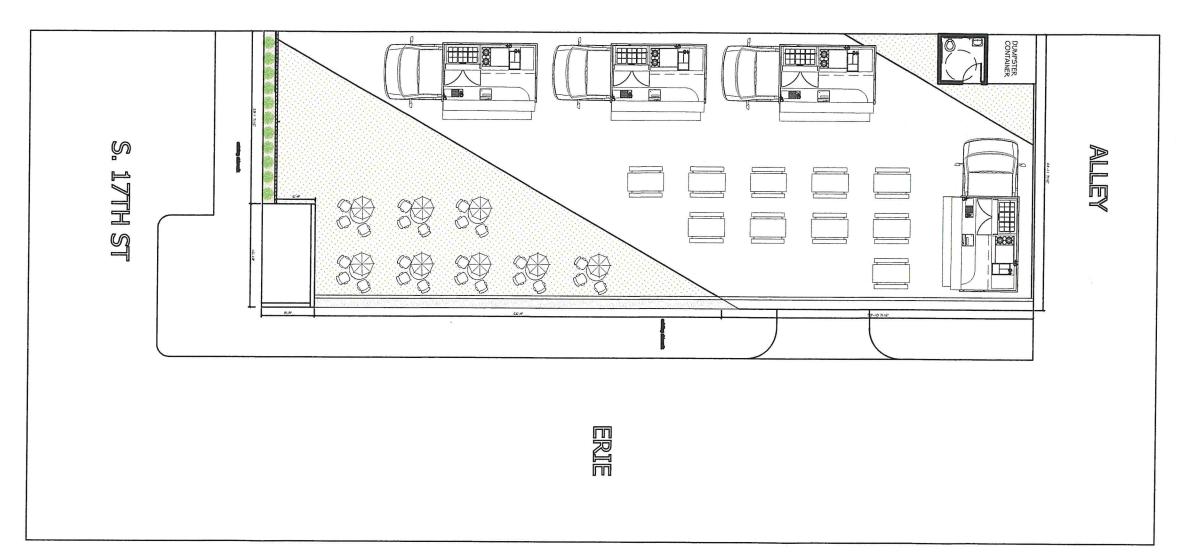
This Conditional Use Permit for a Food Truck Park does not grant approval for the current or future food trucks that will be on site. Each food truck is required to obtain an approved permit through the Mobile Food Vendors application process with the City's Environmental Health and Code Enforcement Department.

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

RECOMMENDATION:

Staff recommends disapproval of the Conditional Use Permit request based on requirement #1 (distance from a residentially zoned property) of Section 54-51 of the Zoning Ordinance for mobile food vendors.





Development + Construction

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DRAWN BY

YYDDMM EVISED BY: T.G. & J.T.

SITE PLAN

SHEET NUMBER

1/16"=1'0"

DATE

DATE

DB NUMBER:





Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

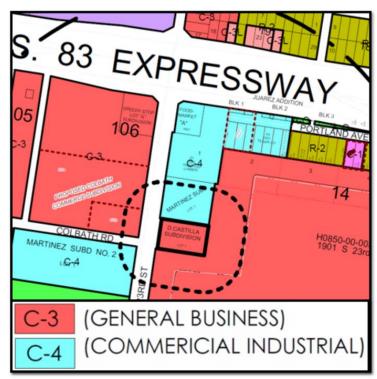
DATE: April 28, 2023

SUBJECT: REQUEST OF RAUL A. RESENDEZ FOR A CONDITIONAL USE PERMIT, FOR ONE

YEAR, AND ADOPTION OF AN ORDINANCE, FOR A FOOD TRUCK PARK, AT LOT 1, D. CASTILLA SUBDIVISION, HIDALGO COUNTY, TEXAS; 1809 SOUTH 23RD

STREET. (CUP2023-0030) (Tabled 4-18-23)

BRIEF DESCRIPTION: The subject property is located along the east side of South 23rd Street at the intersection with Colbath Road and is zoned C-3 (general business) District. The adjacent zoning is C-4 (commercial-industrial) District to the north and southwest across South 23rd Street, and C-3 District to the east, south and west. A food truck park is permitted in a C-3 District, subject to compliance with Conditional Use Permit requirements.





REQUEST/ANALYSIS: The applicant by this initial application, is proposing to operate a food truck park on the subject property. This is the initial application for such use at this location. Based on the submitted site plan, the food truck park will consist of two existing food trucks and three additional available spaces. A total of 20 parking spaces are required, 35 parking spaces are being proposed on the site plan.

The food truck park's proposed days and hours of operation are Sunday through Saturday, 7:00 AM to 11:00 PM.

The Fire Department has approved the Site Plan and project is still pending approval from Public Works (Dumpster location must be enclosed to comply with requirements).

The food truck park and its vendors must comply with the requirements set forth in Section 138-118 of the Zoning Ordinance and Section(s) 54-51 Mobile Food Vendors of the Health and Sanitation Ordinance and 54-52 Mobile Food Vendors Courts (food truck parks) ordinance and the following Conditional Use Permit specific requirements:

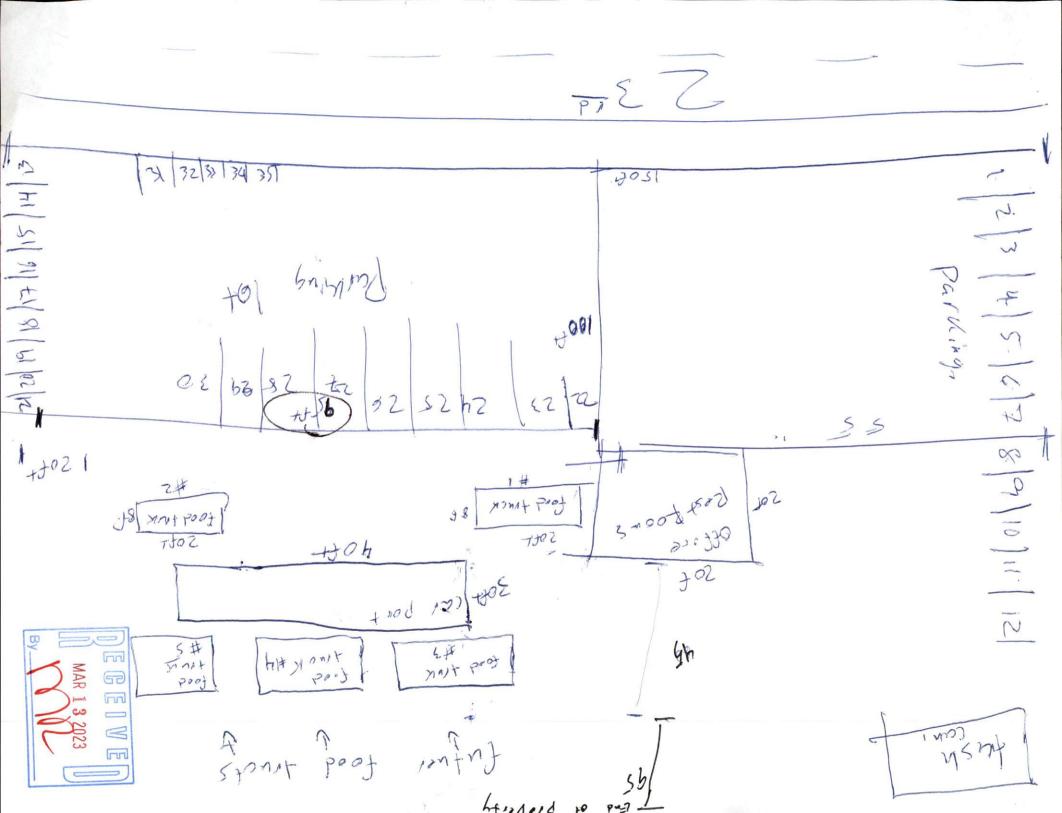
- The property line of the Lot must be at least 200 feet from the nearest residence or residentially zoned property;
- 2) The name, address, phone number and email address of a contact person who shall be available 24 hours per day, 7 days per week for the purposes of responding to complaints regarding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

This Conditional Use permit for a Food Truck Park does not grant approval for the current or future food trucks that will be on site. Each food truck is required to obtain an approved permit through the Mobile Food Vendors application process with the City's Environmental Health and Code Enforcement Department.

The Planning Department has received one phone call in opposition from the adjacent neighbor to the north stating that they might be using their parking area and bathroom facilities; however, the food truck park complies with parking requirements and they have their own restrooms.

The item was tabled at the meeting of April 28, 2023, so that the Development team could review the site plan.

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







Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: April 21, 2023

SUBJECT: REZONE FROM R-4 (MOBILE HOME AND MODULAR HOME) DISTRICT TO

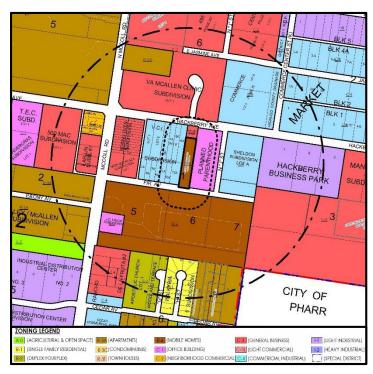
C-4 (COMMERCIAL-INDUSTRIAL) DISTRICT: 1.23 ACRES BEING THE SOUTH 510 FEET OF THE WEST 105 FEET OF LOT 2, RANCHO DE LA FRUTA SUBDIVISION NO. 2, HIDALGO COUNTY, TEXAS: 901 EAST FIR

AVENUE (REZ2023-0016)

LOCATION: The subject property is located on the north side of East Fir Avenue, approximately 700 ft. east of North McColl Road. The tract has 105 ft. of frontage along East Fir Avenue and a depth of 510 ft. with a lot size of 1.23 acres.

PROPOSAL: The applicant is requesting to rezone the property to C-4 (commercial-industrial) District, in order to develop a warehouse. A feasibility plan has not been submitted.

ADJACENT ZONING: The adjacent zoning is C-4 (commercial-industrial) District to the west, C-3 (general business) District to the north, C-1 (office building) District to the east and R-4 (mobile home and modular home) District to the south.





LAND USE: The subject property is currently vacant. Surrounding land uses are Homestead Ranch Mobile Home Park, Auto Diagnostic Center, The Law Offices of Garcia and Ramirez, P.C., Planned Parenthood, and The Department of Veterans Affairs.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as industrial, which is comparable to C-4 District.

DEVELOPMENT TRENDS: The development trend for this area along East Fir Avenue is a mix of mobile homes and modular homes and commercial.

HISTORY: The property was zoned A-O (agricultural and open space) District during comprehensive zoning in May 1979. The subject property was later rezoned from A-O District to C-3 District in 2014. A rezoning request from C-3 District to C-4 District was approved by City Commission on June 10, 2019. A rezoning request to change from C-4 District to R-4 District was approved by City Commission on May 24, 2021. A Subdivision Plat Review application was submitted on September 2, 2022 under the name "E. Fir Ave. Mobile Home Park Subdivision" and was approved in preliminary from at the Planning and Zoning Commission meeting of September 20, 2022. The property changed ownership in March 2023, hence the reason for this rezoning request back to C-4.

ANALYSIS: The requested zoning conforms to the Industrial land use designation as indicated on the Foresight McAllen Comprehensive Plan. The rezoning trend along East Fir Avenue is both mobile and modular homes and commercial districts

A recorded subdivision plat and approved site plan are required prior to building permit issuance. Compliance with off-street parking, landscaping, and various building and fire codes are required as part of the building permit process.

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

RECOMMENDATION: Staff recommends approval of the rezoning request to C-4 (commercial-industrial) District since it conforms to the Industrial land use designation as indicated on the Foresight McAllen Comprehensive Plan.

Metes and Bounds

A 1.23 acre tract of land being the South 510.00 feet of the West 105.00 feet of Lot 2, Rancho De La Fruta Subdivision No. 2, Hidalgo County, Texas, as per map recorded in Volume 1, Page 34, Map Records of Hidalgo County, Texas, said 1.23 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a pk-nail found at the Southwest corner of Lot 2, Rancho De La Fruta Subdivision No. 2 for the Southwest corner of this tract of land and the POINT OF BEGINNING;

THENCE North 08 degrees 46 minutes 00 seconds East, with the West line of said Lot 2, Rancho De La Fruta Subdivision No. 2, at a distance of 20.00 feet pass a half (1/2) inch iron rod found at the North right of way line of E. Fir Avenue, at a total distance of 510.00 feet to a half (1/2) inch iron rod found at the Southwest corner of Lot "A", Sal-Eli Subdivision, as per map recorded in Volume 25, Page 136, Map Records for the Northwest corner of this tract of land;

THENCE South 81 degrees 14 minutes 00 seconds East, with the South line of said Lot "A", Sal-Eli Subdivision, a distance of 105.00 feet to a half (1/2) inch iron rod found at the Southeast corner of said Sal-Eli Subdivision for the Northeast corner of this tract of land;

THENCE South 08 degrees 46 minutes 00 seconds West, with the West line of Lot 1, Planned Parenthood Subdivision, as per map recorded in Volume 43, Page 29, Map Records, at a distance of 490.00 feet pass a half (1/2) inch iron rod found at the North right of way line of said E. Fir Avenue, at a total distance of 510.00 feet to a pk-nail found at the South line of said Lot 2, Rancho De La Fruta Subdivison No. 2 for the Southeast corner of this tract of land;

THENCE North 81 degrees 14 minutes 00 seconds West, with the South line of said Lot 2, Ranch De La Fruta Subdivision No. 2, a distance 105.00 feet to the POINT OF BEGINNING, containing 1.23 acres, more or less.

I, Pablo Soto, Jr., do hereby state that the above metes and bounds are true and is the result of an actual survey performed on the ground under my direction.

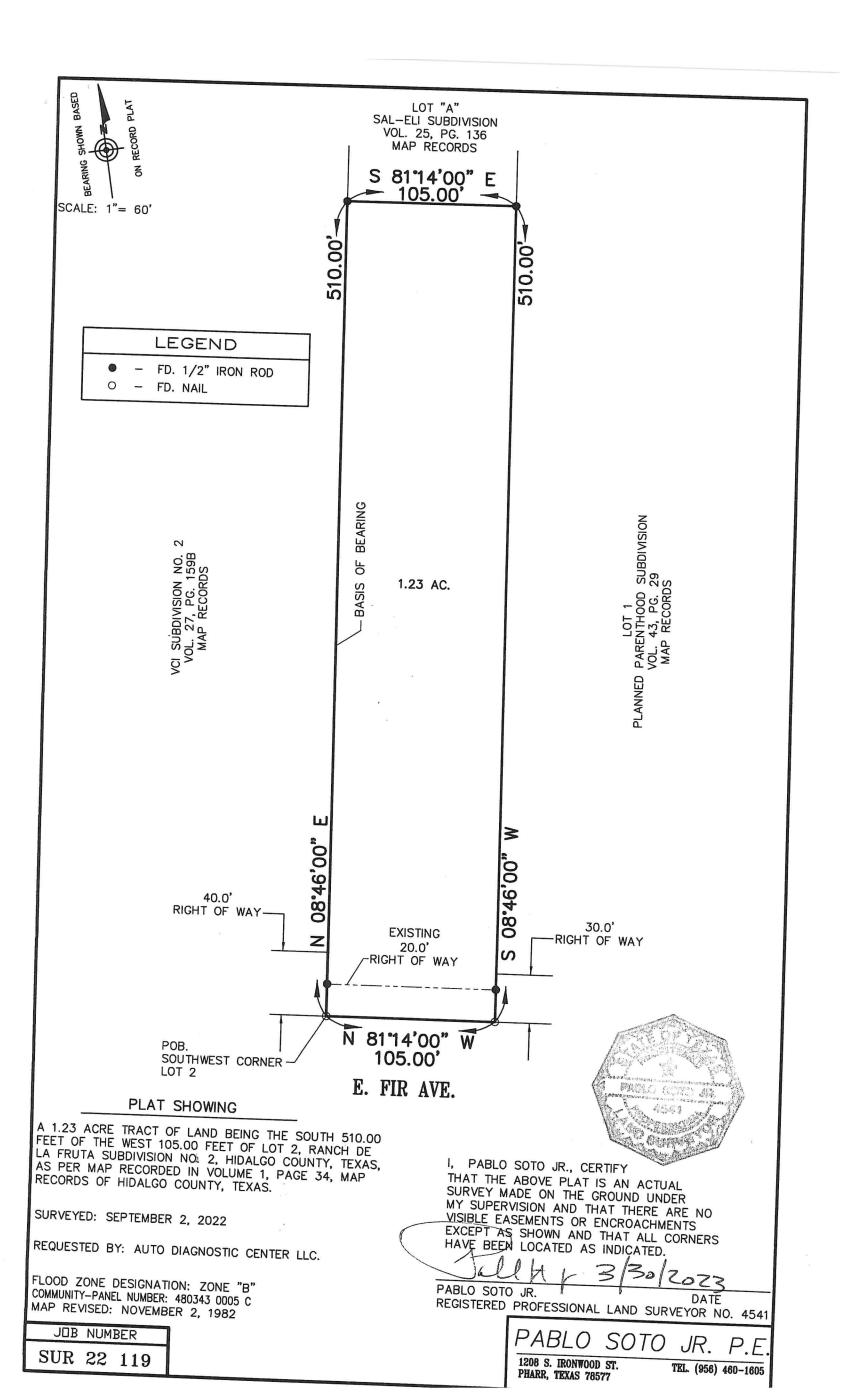


PABLO SOTO, JR. P.E.

CIVIL ENGINEER & LAND SURVEYOR

1208 S. IRONWOOD, PHARR, TEXAS - 78577 (TEL) 956-460-1605 (FAX) 956-782-8277

T.B.P.E. FIRM No. F-20208





Memo

TO: Planning & Zoning Commission

FROM Edgar I. Garcia, AICP, CNU-A, CPM, Director

DATE: April 28, 2023

SUBJECT: COMPREHENSIVE PLAN UPDATE

Cities in Texas are empowered by the Local Government Code Sec. 213.002 to adopt a Comprehensive Plan to strategy out long-range development of a municipality. Most comprehensive plans have a time horizon of twenty to thirty years and are updated at different intervals. These documents are meant to truly be comprehensive and cover a city's land use, transportation network, and public facilities among other facets.

McAllen's current Comprehensive Plan, Foresight McAllen, was last updated in 2007. Given the close to fifteen year lapse since last updated, the City saw it fit to being to conduct an update.

Envision McAllen is the culmination of a roughly fifteen-month process consisting of the appointment of a Steering Committee, multiple public outreach events, and stakeholder focus groups. Envision McAllen's Vision Statement lays out the City's bold approach for the next twenty years. Mainly, the plan is intended to keep McAllen at the forefront of development and continue to be the leader of the Rio Grande Valley.

LAND USE & DEVELOPMENT

In this chapter, we focus on increasing the availability and affordability of housing at all levels. Likewise, there is an emphasis on creating more mixed-use opportunities so that residents can enjoy more opportunities for recreation, dining, and shopping within a walking distance.

While our current Comprehensive Plan has quite ridged land uses, Envision McAllen is more porous and allows for more permeability between land uses and gives more discretion for staff-level decision making. The use of dashboards is also a new introduction to our Comprehensive Plan. These can be used by staff and the public to determine appropriate development types in each land use. The updated land uses will be paired with new zonings to be finalized in an upcoming Unified Development Code.

NEIGHBORHOODS, DOWNTOWN, & PRESERVATION

Foresight McAllen currently does not have a dedicated section for neighborhoods, downtown, and preservation. Rather, each is mentioned briefly within different sections of the plan. In Envision McAllen, neighborhoods, downtown, and their preservation have a dedicated chapter. The emphasis here is to ensure stability in existing, established neighborhoods and the identification of neighborhoods that may be in decline. This would allow the City to allocate

resources for improvements in a targeted fashion. The plan also lays a groundwork for the development of Small Area Plans that can be adopted to allow for targeted redevelopment.

In the downtown section, Envision McAllen lays out key opportunities and challenges that staff should be aware about moving forward. It also lays out streetscape improvements that can be made to increase walkability and pedestrian safety for downtown visitors. The end goal here is to increase the diversity of offerings downtown at all times of the day.

TRANSPORTATION & MOBILITY

This chapter focuses on all types of transportation. At out various public meetings we kept hearing that residents want to have more choices in how to get to their destination. Public transit expansion is discussed as well as creating safer, more walkable and bikeable streets.

This section also lays out our revised Thoroughfare Plan to align with the Metropolitan Planning Organization and Texas Department of Transportation's right-of-way requirements/plans. With the Thoroughfare Plan also comes proposed street cross sections to allow for bicycle lanes, trees, and green medians where contextually appropriate; these are a departure from the previous comprehensive plan that was more focused on paving and lane widths than accommodating multi-modal options.

PUBLIC SERVICES, PARKS, & INFRASTRUCTURE

Drainage and flooding were concerns that were brought up in this section. The main emphasis here is the creation of multi-purpose facilities that can be repurposed as the need arises. Further, this section is intended to enhance and coordinate with the existing Utilities Plan and Master Parks Plan, not supplant them.

In terms of public facilities, the plan encourages preparing for projected growth and not current needs. This will allow for a more efficient use of funds with proper capital infrastructure planning.

For parks, it is recommended to embrace placemaking opportunities. From a community perspective, we did receive positive feedback on equitable parks and programming to ensure all children and families have a place to play. Lastly, potential east-west trail connections were laid out for right-of-way planning purposes and to increase the interconnectivity of the City's existing north-south trails.

ECONOMIC RESILIENCE

The Economic Resilience section places emphasis on the close relationships all Valley cities have. There is a noted push for greater cooperation and regionalism within this section. Likewise, diversifying development targets is mentioned to provide greater resilience to the City in case of sector downturns. Coordination with the McAllen Economic Development Corporation is recommended to avoid duplication of efforts and to provide a united front with potential targets. Foresight McAllen did not have a dedicated section on economic development or resilience.

IMPLEMENTATION

Any plan is only as good as its implementation and Envision McAllen establishes short, medium, and long term goals. Unlike the previous plan, Envision McAllen also proposes metrics to be

used for gauging progress. These metrics can be tailored and updated as progress continues to be made; the metrics cover all chapters of the plan.

NEXT STEPS

A solid comprehensive plan will serve as a foundation for the growth of city. However, the day to day aspects are handled by the City's ordinances. As such, we are currently working on a new unified development code with the intention to make development smoother, faster, and better for all McAllen residents. The new code will replace our current subdivision, zoning, landscaping, and sign ordinances by consolidating all development ordinances into one new code. We expect to present that code before Planning & Zoning Commission in August and to City Commission for final approval in September.

RECOMMENDATION

The Envision McAllen Steering Committee and staff recommend approval of the Comprehensive Plan update to City Commission.

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: April 26, 2023

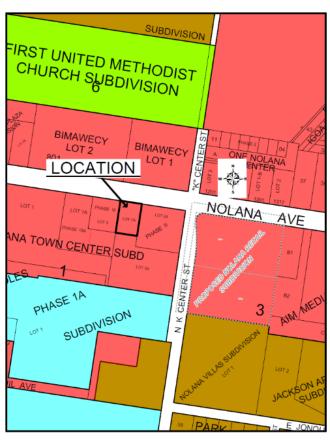
SUBJECT: SITE PLAN APPROVAL FOR LOT 1A, NOLANA TOWN CENTER PHASE II

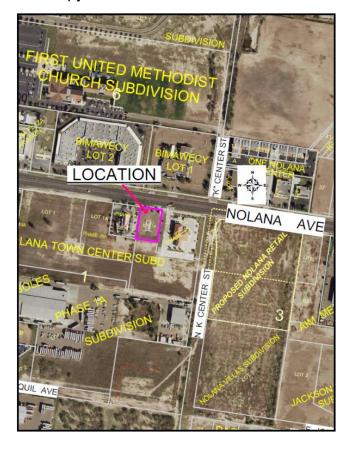
SUBDIVISION LOTS 1A, 2A AND 3A, HIDALGO COUNTY, TEXAS; 1124 EAST

NOLANA AVENUE. (SPR2023-0016)

LOCATION: The property is located on the south side of Nolana Avenue, approximately 950 feet east of North McColl Road. The property consists of 0.64 acres of vacant land. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. The surrounding land uses are commercial uses, with a Texas Community Bank along its east property line and a Whataburger along its west property line.

PROPOSAL: The applicant is proposing to construct and operate a one-story coffee shop by the name of "The Human Bean" with a detached metal canopy.





ANALYSIS:

Access:

Access to the site is from East Nolana Avenue. No alley or cross access exists or is proposed.

Parking Requirements:

Based on 920 square feet that will be used for a coffee shop and a detached metal canopy, 5 parking spaces are required for the site. 16 parking spaces are proposed. Moreover, 1 of the proposed regular parking spaces must be accessible for van accessibility with an 8-foot wide aisle. The applicant is meeting parking requirements for regular and loading spaces required for the new development.

Landscape Requirements:

2,779 square feet of green area is required for the new development and 7,222 square feet is proposed. The tree requirement is as follows: 12 two-and-a half-inch-caliper trees, 6 four-inch caliper trees, 3 six-inch caliper trees, or 5 palm trees. A minimum 10 feet wide landscaped strip is required inside the front property line. Fifty percent of the required green area for the new development must be visible from the street or front property line, and each parking space must be within 100 feet of a landscaped area with a tree. Finally, a 6-foot buffer is required around dumpsters/compactors if visible from the street. The applicant is meeting landscaping requirements for green area and trees.

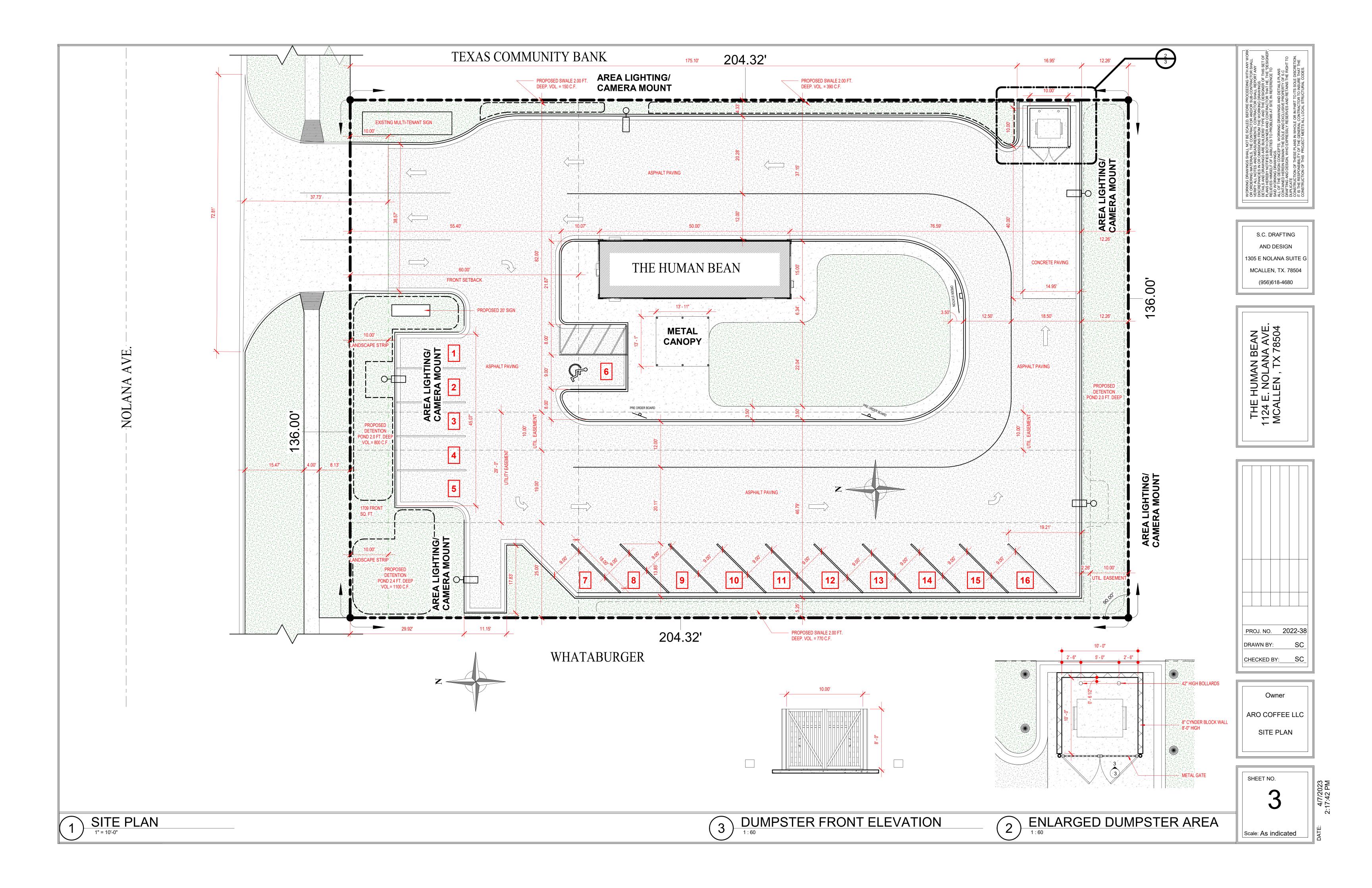
Other Planning Requirements:

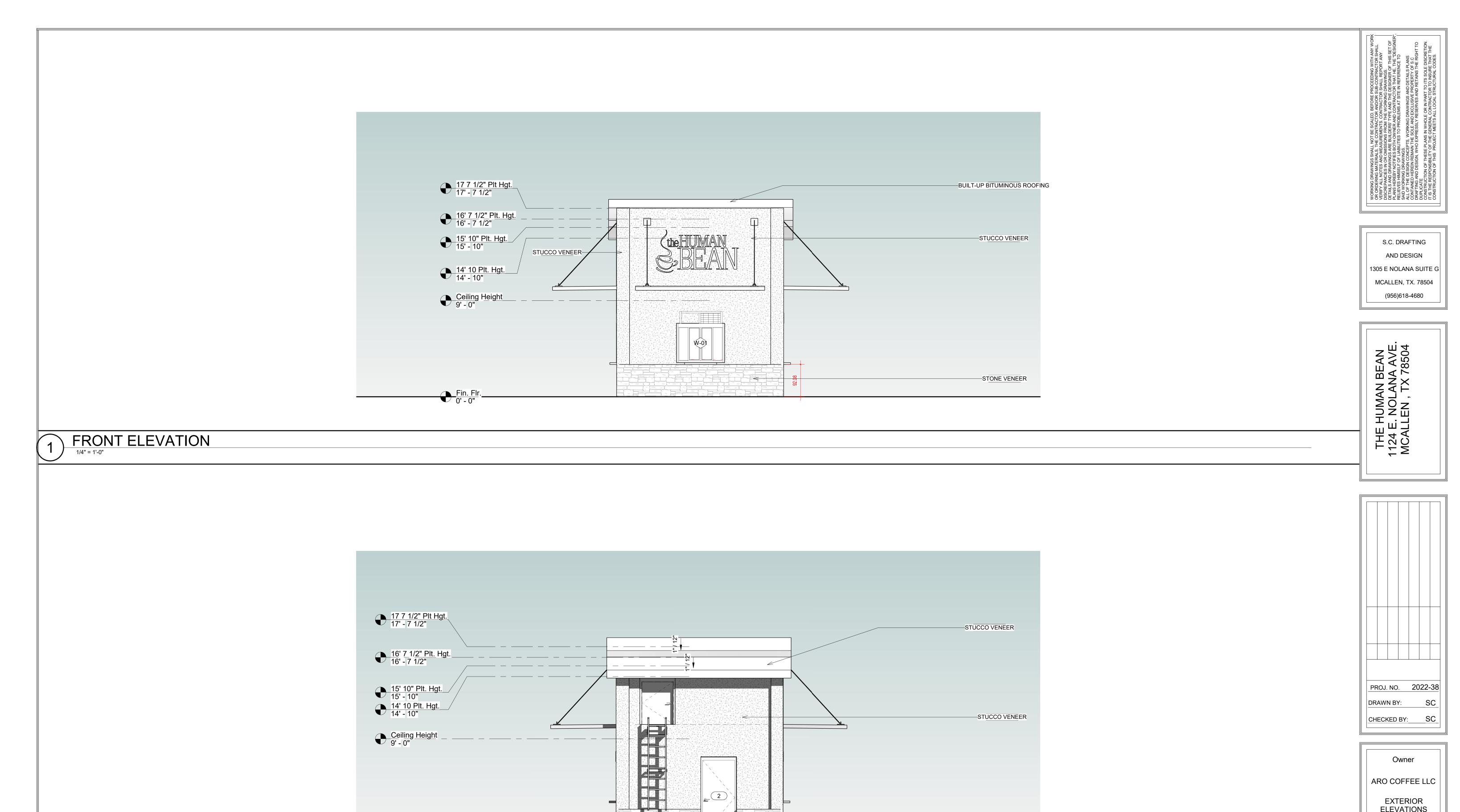
There is a 60-foot front yard setback, a 10-foot rear yard setback with a utility easement, and side setbacks must be in accordance to the zoning ordinance or greater for approve site plan or easements. No structures are permitted to be built over any easements. The new development will be complying with all required setbacks for the property.

A 4-foot wide minimum sidewalk is required along East Nolana Avenue. A 5-foot wide sidewalk will be provided, as per subdivision plat note requirements.

The Building Permit Site Plan must comply with requirements noted on the Development Team Review sheet.

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





STONE VENEER

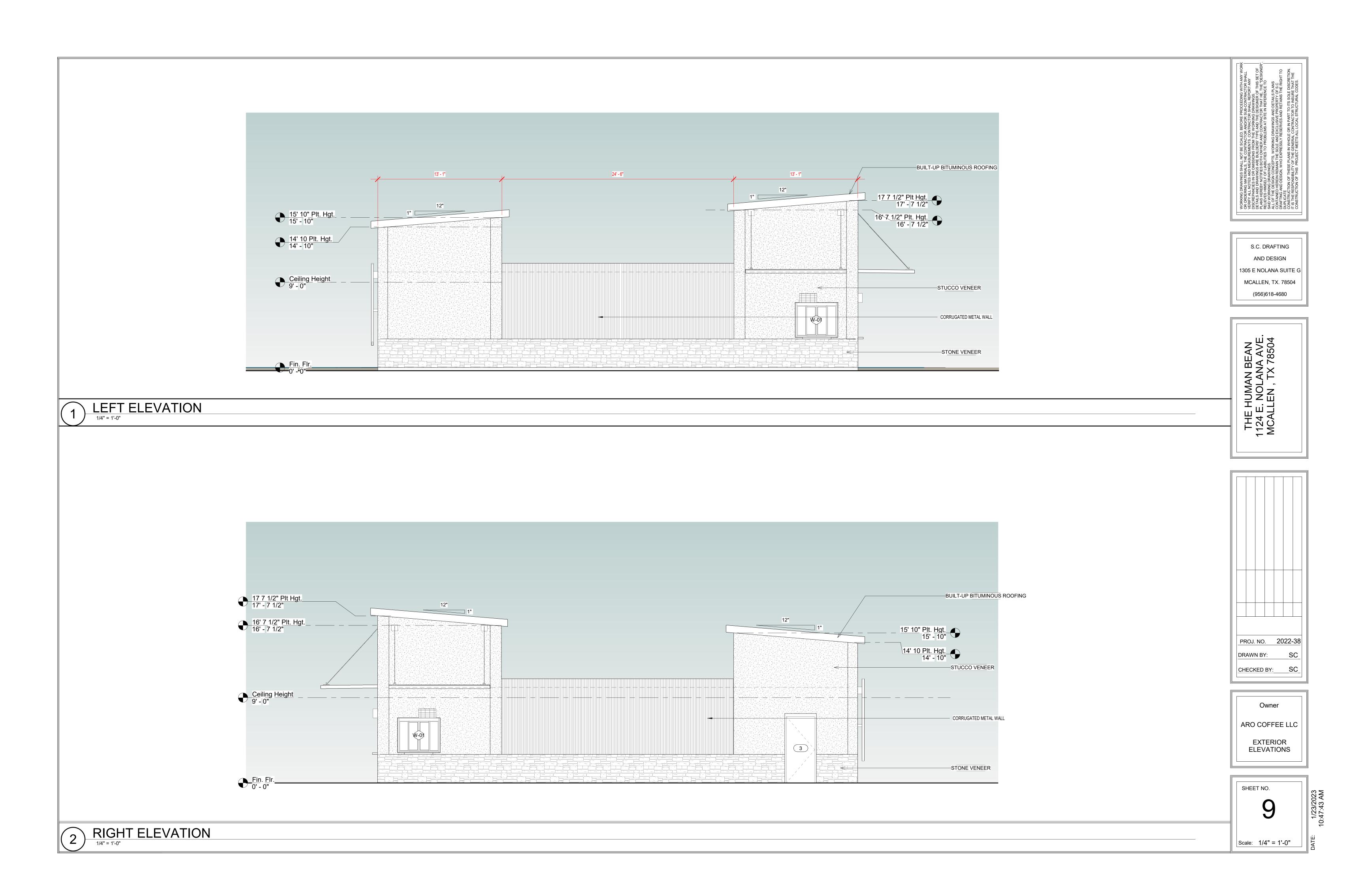
Owner ARO COFFEE LLC EXTERIOR ELEVATIONS

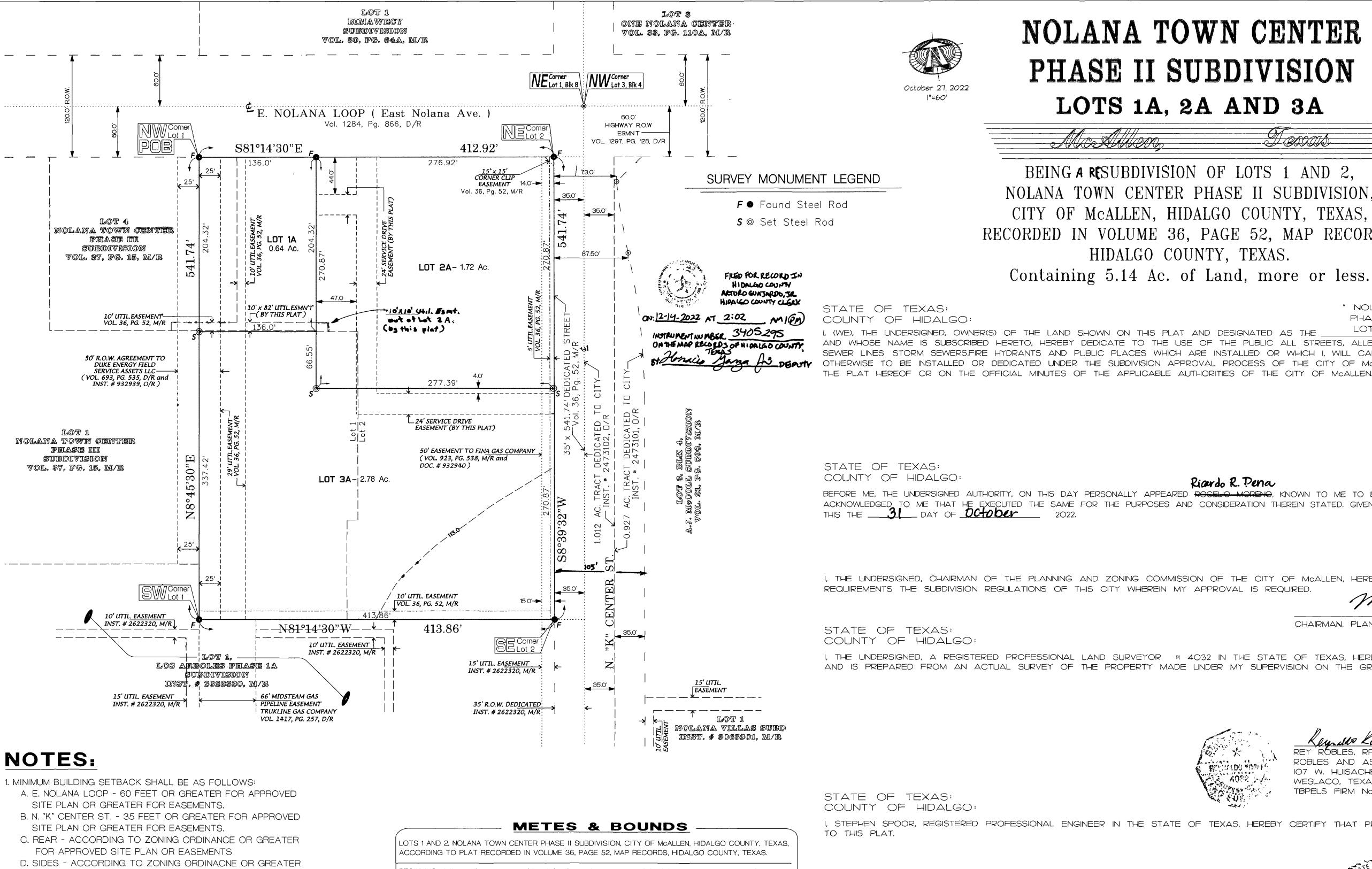
SHEET NO.

Scale: 1/4" = 1'-0"

REAR ELEVATION

1/4" = 1'-0"





FOR APPROVED SITE PLAN OR EASEMENTS

MAP, PANEL NO. 480 343 0005C, REVISED NOVEMBER 2, 1982.

TOP OF CURB MEASURED AT FRONT CENTER OF LOT.

SIDEWALK IS REQUIRED ALONG N. "K" CENTER ST.

ALL STREET RIGHTS-OF-WAY INTERSECTIONS.

PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.

BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

DEPARTMENT.

2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE

3. THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE

FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES / USES.

5. A 5 FT. SIDEWALK IS REQUIRED ALONG E. NOLANA LOOP AND A 4 FT.

6. BENCHMARK - STATION NAME: MC 68 SET BY ARANDA AND ASSOC.

7. OWNER IS REQUIRED TO PROVIDE AND ENGINEERED STORM WATER

DETENTION PLAN APPROVED BY THE CITY OF MCALLEN ENGINEERING

8. STORM WATER DETENTION REQUIRED IS 0.67 ACRE-FEET (29,200 C.F.),

10. SITE PLAN MUST BE APPROVED BY THE PLANNING & ZONING COMMISSION

11. COMMON AREAS. AND THE 24' SERVICE DRIVE EASEMENT TO BE MAINTAINED

9. A 25 FT. BY 25 FT. SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT

LOCATED AT JACKSON RD. AND FERN AVE. ELEV:114.02 (NAVD88)

DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT. MASTER

DRAINAGE AND DETENTION IS ON FILE AT THE CITY ENGINEERING

4. A 6 FT. OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-

AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL

AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES / USES

said point being on the South line of E. Nolana Loop;

THENCE, with the South line of Lots 2 and 1, North 81 Deg. 14 Min. 30 Sec. West, 413.86 feet to the southwest corner of Lot 1, for the southwest corner hereof:

12. 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

NOLANA TOWN CENTER PHASE II SUBDIVISION LOTS 1A, 2A AND 3A

MODIMAN

BEING A RESUBDIVISION OF LOTS 1 AND 2, NOLANA TOWN CENTER PHASE II SUBDIVISION, CITY OF McALLEN, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 36, PAGE 52, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Containing 5.14 Ac. of Land, more or less.

" NOLANA TOWN CENTER PHASE II SUBDIVISION

LOTS IA, 2A AND 3A AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I, 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

8

Spoor Engineering Consultants, Inc.

Consulting Engineers - Civil Land Planning

202 South 4th. Street McALLEN, TEXAS 78501

SEC@spooreng.com (956) 683 1000 TINIO

By: Ricardo R. Pena, Registered Agent 6721 McPherson

Laredo, Texas 78041

12-8-22

STATE OF TEXAS: COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROSE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 3L DAY OF 0chober 2022.

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

STATE OF TEXAS: COUNTY OF HIDALGO:

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

> E. Biggiti DO adul er A 4002 -1

REY ROBLES, RPLS # 4032 ROBLES AND ASSOCIATE, PLLC 107 W. HUISACHE ST. WESLACO, TEXAS 78596 TBPELS FIRM No. 10096700

CHAIRMAN, PLANNING AND ZONING COMMISSION

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

> STEPHEN SPOOR 52 REGISTERED PROFESSIONAL ENGINEER P. E. REGISTRATION No. 56752

> > , CITY OF McALLEN

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. I HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR INS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.21(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.

_COUNTY DRAINAGE DISTRICT NO. I

DATE

BEGINNING at the northwest corner of Lot 1, for the northwest corner of the following described tract of land, THENCE, with the North line of Lots 1 and 2, and the South line of E. Nolana Loop,

South 81 Deg. 14 Min. 30 Sec. East, 412.92 feet to the northeast corner of Lot 2, for the northeast corner hereof; said point being on the West line of N. K Center Street;

THENCE, with the West line of Lot t, North 08 Deg. 45 Min. 30 Sec. East, 541.74 feet to the

SUBDIVISION.

THENCE, with the East line of Lot 2 and the West line of N. K Center Street, South 08 Deg. 39 Min. 32 Sec. West, 541,74 feet to the southeast corner of Lot 2, for the southeast corner hereof;

POINT OF BEGINNING; containing 5.14 acres of land, more or less.

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: April 24, 2023

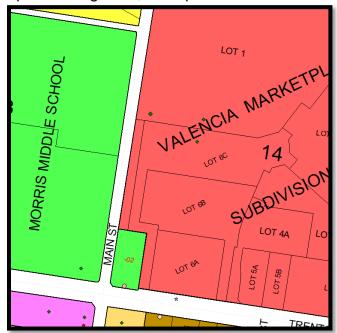
SUBJECT: SITE PLAN APPROVAL FOR LOT 6C, VALENCIA MARKETPLACE, LOT 6A,

6B, AND 6C SUBDIVISION, HIDALGO COUNTY, TEXAS; 1312 TRENTON

ROAD. (SPR2023-0006)

LOCATION: The property is located on the north side of Trenton Road, west of North 10th Street. The property is zoned C-3 (general commercial) District and the adjacent zoning is C-3 District to the north, east, and west, there is also A-O (agricultural-open space) District to the west of the subject property. To the south of the subject property there is R-3C (condominium residential) District and R-3A (townhouse residential) District.

PROPOSAL: The applicant is proposing to construct and operate a commercial plaza with the total square footage of 6,852 square feet.



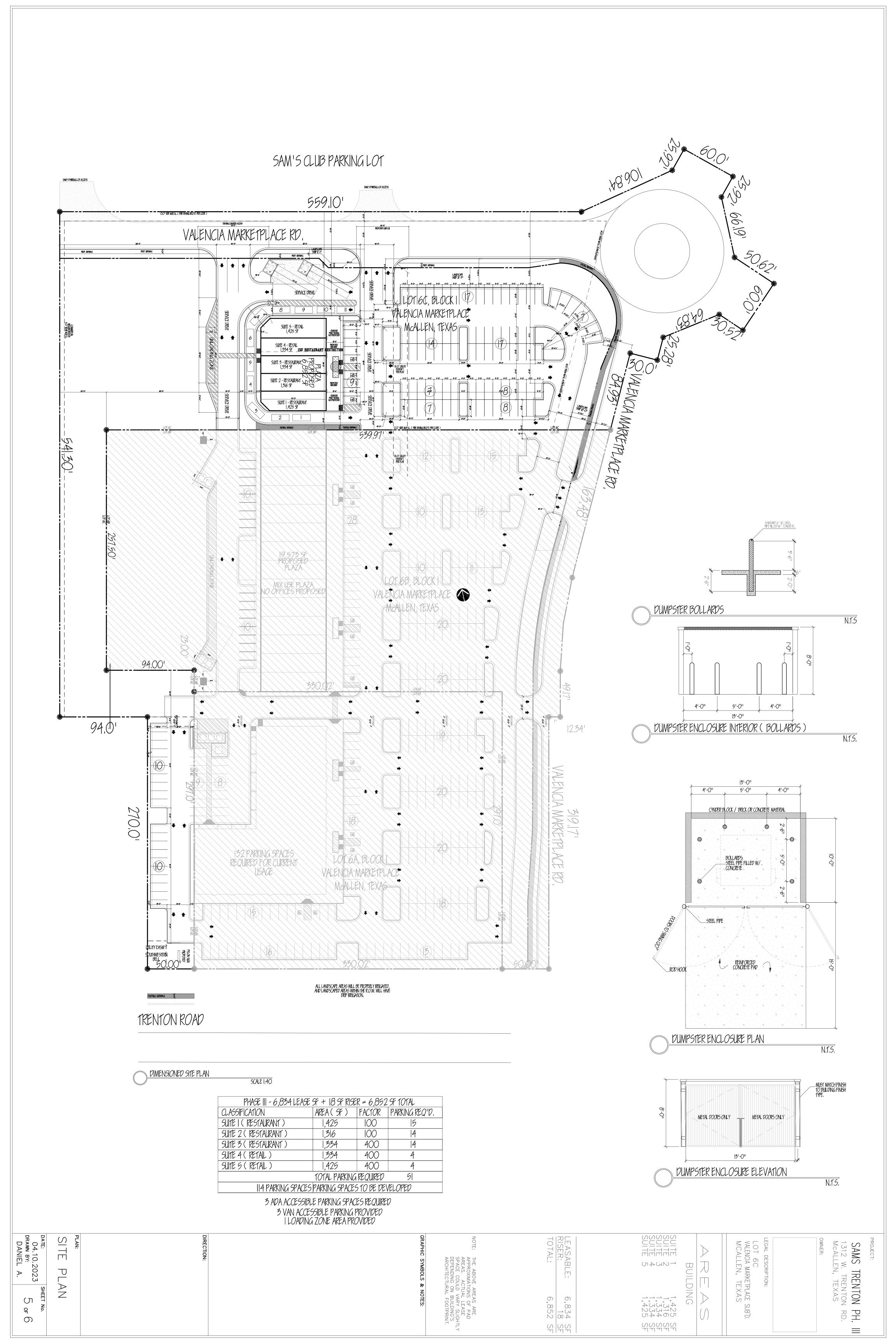


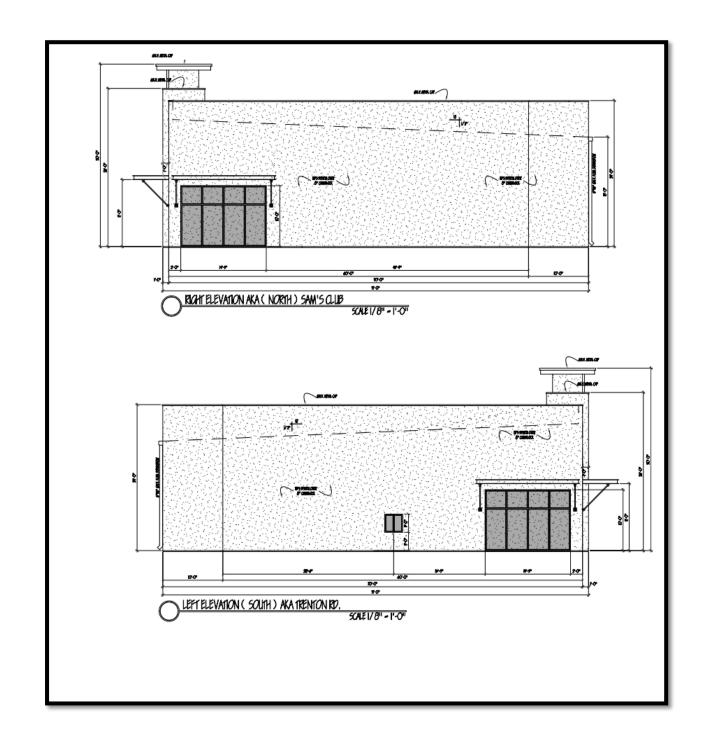
ANALYSIS: Based on the 4,075 square feet of restaurant use and 2,759 square feet of retail use, 52 parking spaces are required. There are 117 parking spaces provided on the site plan. Three of the proposed parking spaces must be accessible, which must also be van accessible with an 8-foot wide aisle. Access to the site is from a proposed curb cut along Trenton Road and Valencia Marketplace Road. Required landscaping for the lot is 45,359.8 square feet of which 64,962 square feet are provided. The tree requirement is as follows: 70-2 ½" caliper trees, 35- 4" caliper trees, 18- 6" caliper trees, or 28- palm trees. A minimum 10-foot wide landscaped strip is required inside the property line along Valencia Marketplace Road. Fifty percent of the landscaping must be visible

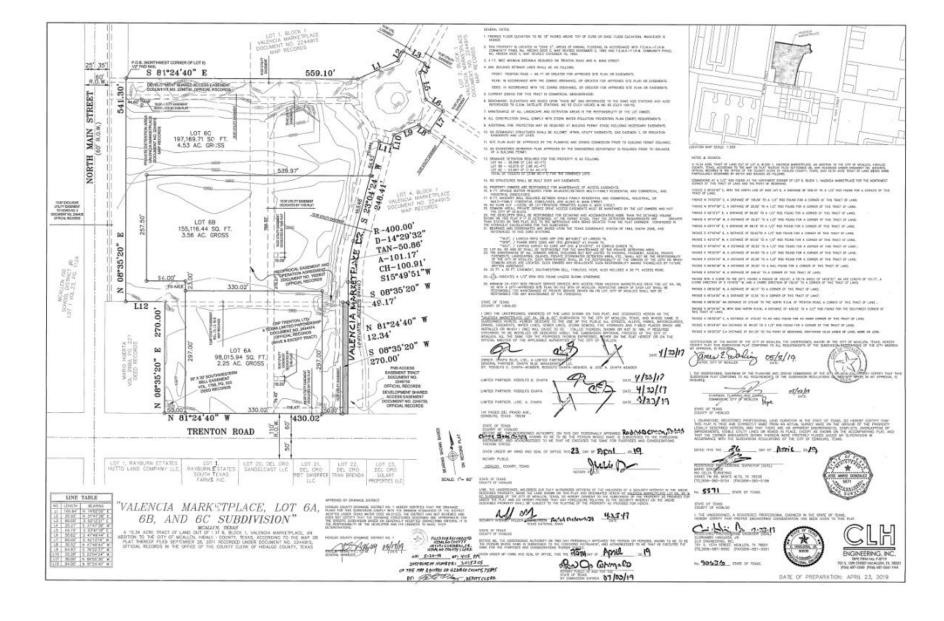
from the street, and each parking space must be within 100 feet of a landscaped area with a tree, as required by ordinance. A 6-foot buffer is required around dumpsters/compactors if visible from the street. The plat was recorded on May 20, 2019; Trenton Road is 60 feet or greater for approved site plan or easements, side and rear setbacks are in accordance with the zoning ordinance, or greater for approved site plan or easements. No structures are permitted over setbacks nor easements.

The Building Permit Site Plan must comply with requirements noted on the Development Team Review sheet.

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







City of McAllen Planning Department

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

Project Information	Subdivision Name Suarez Subdivision Location East side of N. 24th Street approximately 300 feet south of Harvey Avenue. City Address or Block Number 2624 N. 24th Street Number of Lots 2 Gross Acres 2.89 Net Acres 2.89 ETJ Yes No Existing Zoning R-3T Proposed Zoning C-3 Rezoning Applied for Yes No Date Existing Land Use Open Proposed Land Use Warehouse Irrigation District # 3 Replat Yes No Commercial Residential Agricultural Exemption Yes No Estimated Rollback Tax Due Parcel # Tax Dept. Review Water COI OI-000-00, w6300-02-000 accorded Water SC Other 2.89 acres being a 0.93 acre tract out of Whitewing Addition No. 2 as recorded in Volume 18,		
	Legal Description Page 16 Map Records of Hidalgo Count Whitewing Addition Unit 1 as recorded in Vo	y, Texas and a 1.96 acre tract out of a portion of Block 1 ume 17, Page 2 Map Records of Hidalgo County, Texas.	
Owner		Phone 956-827-5656 E-mail albertsuarezjr@outlook.com Zip 78504	
Developer	Name Suarez Brothers, LLC Address 6100 N. 10th Street City McAllen State TX Contact Person Albert Suarez	E-mail_albertsuarezjr@outlook.com	
Engineer	NameJavier Hinojosa Engineering Address416 E. Dove Avenue CityMcAllenState Contact PersonJavier Hinojosa, P.E.	Phone 956-668-1588 E-mail javier@javierhinojosaeng.com TX Zip 78504	
Surveyor	NameC.V.Q. Land Surveyors, LLC Address517 Beaumont Avenue City McAllen State	Phone 956-618-1551 E-mail cvq@cvqlandsurvey.com TX Zip 78501 ■ TERE	

MAR 1 3 2023

Minimum Developer's Requirements Submitted with Application

Owners Signature

Proposed Plat Submittal

In Person Submittal Requirements

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

Email Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- Survey
- Location Map
- Plat & Reduced P
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable
- *Documents must be submitted in PDF format. No scanned documents*
- *Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

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

Signature

Date 3/9 /23

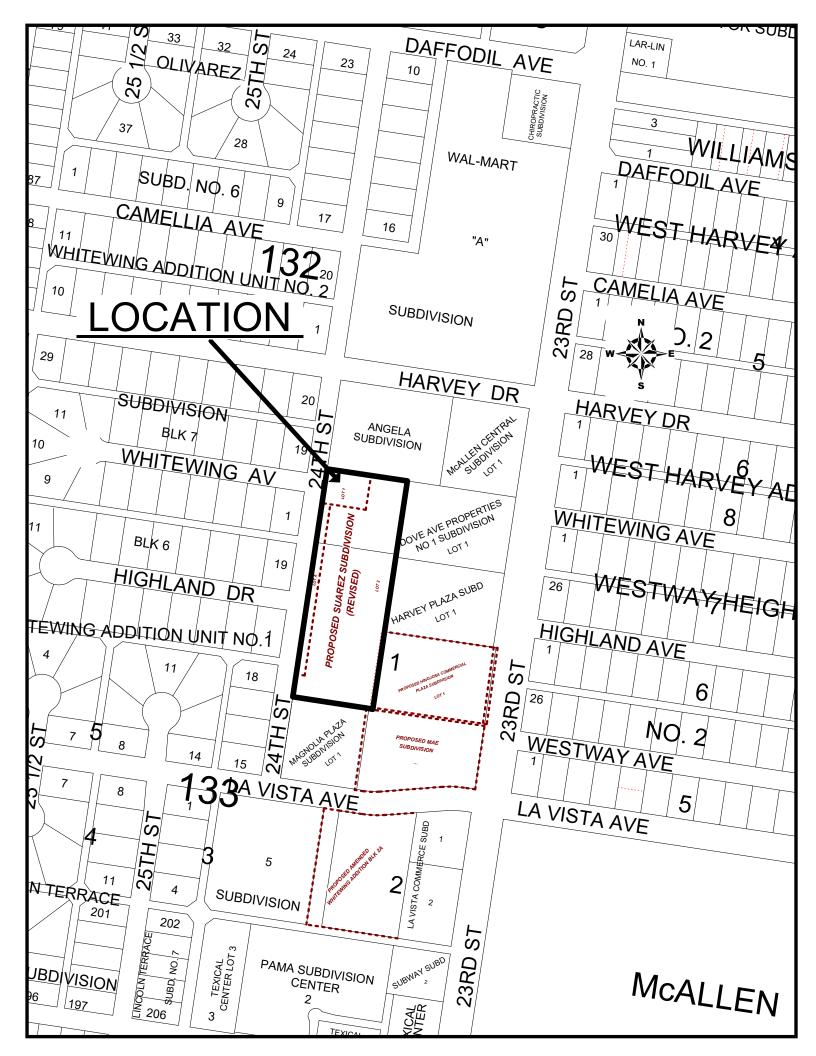
Print Name

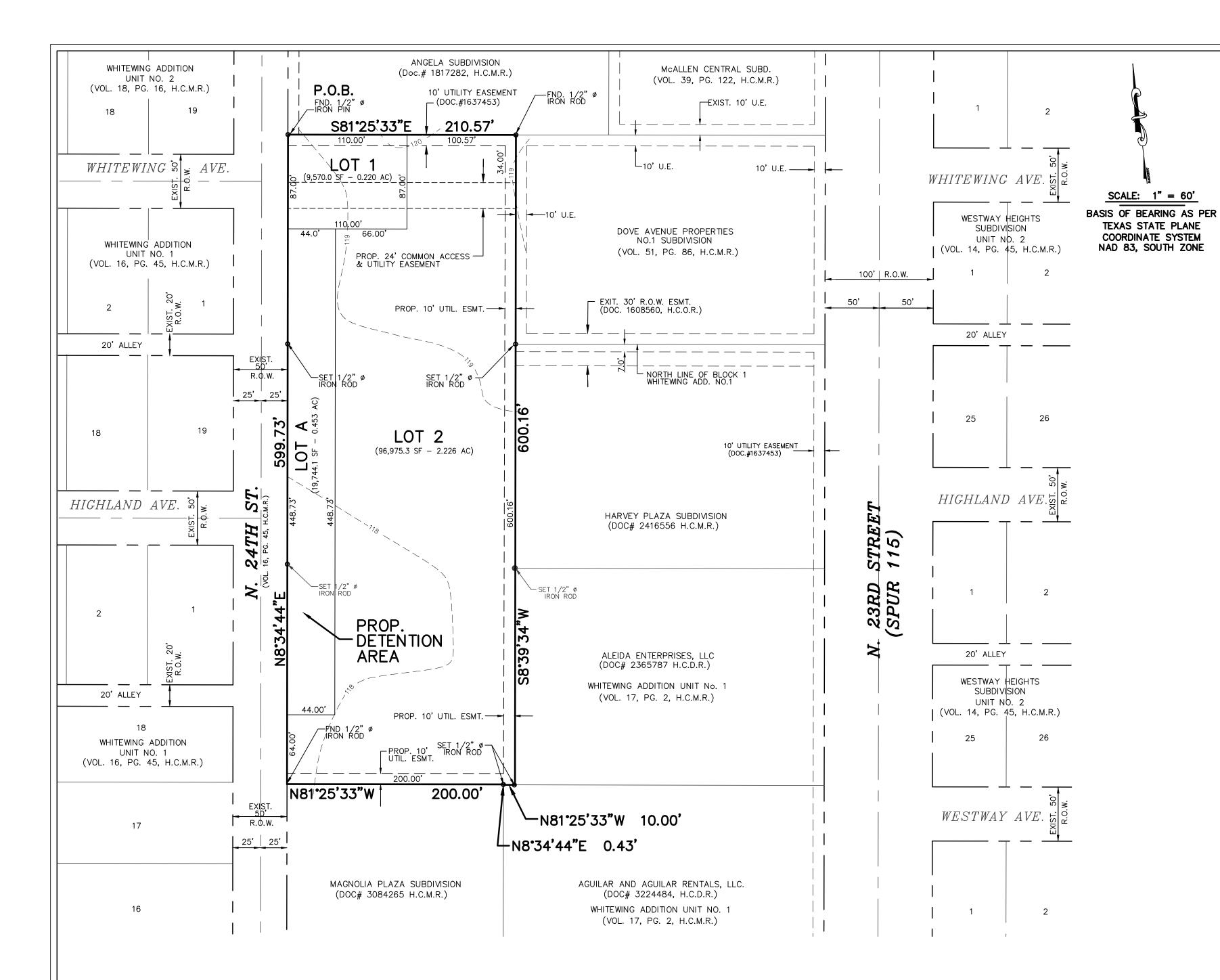
Albert Suarez

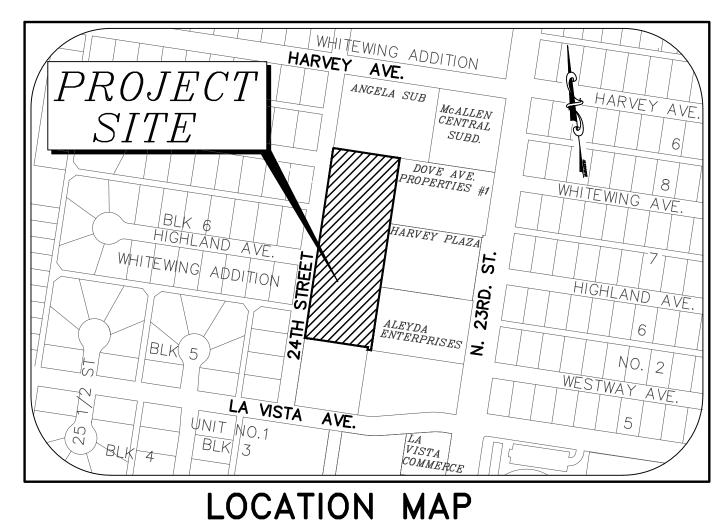
Owner

Authorized Agent

The Planning Department is now accepting DocuSign signatures on application







SCALE: 1"=500'

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.

DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE OF PREPARATION: MARCH, 2023

DRAWN BY: A. GAUNA

JAVIER HINOJOSA ENGINEERING

CONSULTING ENGINEERS

416 E. DOVE AVENUE McALLEN, TEXAS 78504

PHONE (956) 668-1588

javier@javierhinojosaeng.com

TBPELS FIRM NUMBER F-1295

	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
		<u> </u>	·

GENERAL NOTES

1. 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.

- 2. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF THIS LOT.
- 3. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:

- 4. A 5' SIDEWALK SHALL BE REQUIRED ALONG THE EAST SIDE OF N. 24TH STREET.
- 5. A TOTAL OF 0.515 ACRE FEET (22,432 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. AN ENGINEERED DETENTION AREA SHALL BE CONSTRUCTED AS SHOWN ON THE APPROVED
- 6. 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).
- 7. ALL LOT CORNERS 1/2" ø IRON ROD SET, OR AS NOTED ON THIS PLAT.
- 8. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES, AND ALONG N. 24TH STREET.
- 9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 10. NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
- 11. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC., MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

METES AND BOUNDS

A TRACT OF LAND CONTAINING 2.89 ACRES, MORE OR LESS, BEING A 0.93ACRE TRACT OUT OF WHITEWING ADDITION No. 2 AS RECORDED IN VOLUME 18, PAGE 16, MAP RECORDS OF HIDALGO COUNTY, TEXAS AND A 1.96 ACRE TRACT OUT OF A PORTION OF BLOCK 1, WHITEWING ADDITION UNIT No. 1 AS RECORDED IN VOLUME 17, PAGE 2, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 2.89 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH CAPPED IRON ROD FOUND 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, SAND 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 NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE S 81°25'33" E ALONG THE NORTH LINE OF THE SAID BLOCK 1, WHITEWING ADDITION UNIT No. 1, TO A POINT ON THE WEST SAID BOUNDARY LINE OF A CALLED DOVE AVENUE PROPERTIES No. 1 SUBDIVISION, 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°39'34" W ALONG THE WEST BOUNDARY LINE OF THE SAID DOVE AVENUE PROPERTIES No. 1, AND SAME BEING IN PART ALONG THE WEST BOUNDARY LINE OF A CALLED HARVEY PLAZA SUBDIVISION, RECORDED IN DOCUMENT #2416556, MAP RECORDS OF HIDALGO COUNTY, TEXAS, PASSING AT 7.00 FEET THE COMMON WEST CORNER BETWEEN THE SAID DOVE AVENUE PROPERTIES NO. 1 SUBDIVISION AND HARVEY PLAZA SUBDIVISION A CONTINUING A DISTANCE OF 196.50 TO A 1/2 INCH IRON ROD SET FOR THE SOUTH WEST CORNER OF HARVEY PLAZA AND THE NORTH WEST CORNER OF A CALLED 1.34 ACRE TRACT CONVEYED TO AGUILAR AND AGUILAR RENTALS, LLC, RECORDED IN DOCUMENT # 3224484 OFFICIAL RECORDS OF HIDALGO COUNTY AND CONTINUING ALONG THE WEST BOUNDARY LINE OF OF SAID 1.38 ACRE TRACT A TOTAL DISTANCE OF 600.16' FEET TO A $\frac{1}{2}$ INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°25'33" W ACROSS THE SAID BLOCK 1, WHITEWING ADDITION UNIT No. 1, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID 1.34 ACRES AGUILAR AND AGUILAR RENTALS TRACT, TO A POINT ON THE EAST BOUNDARY LINE OF A CALLED MAGNOLIA PLAZA SUBDIVISION, RECORDED IN DOC. # 3084265, MAP RECORDS OF HIDALGO COUNTY, TEXAS SAME POINT BEING THE NORTHWEST CORNER OF THE SAID 1.34 ACRES AGUILAR AND AGUILAR RENTALS TRACT, A DISTANCE OF 10.00 FEET TO A $\frac{1}{2}$ INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 08°34'44" E ACROSS THE SAID BLOCK 1, WHITEWING ADDITION UNIT No. 1, SAME BEING ALONG THE EAST BOUNDARY LINE OF THE SAID MAGNOLIA PLAZA SUBDIVISION, TO THE NORTHEAST CORNER OF OF THE SAID MAGNOLIA PLAZA SUBDIVISION, A DISTANCE OF 0.43 FEET TO A $\frac{1}{2}$ INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°25'33" W ACROSS THE SAID BLOCK 1, WHITEWING ADDITION UNIT No. 1, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID MAGNOLIA PLAZA SUBDIVISION, TO A POINT ON THE WEST LINE OF THE SAID BLOCK 1, WHITEWING ADDITION UNIT No.1, SAME BEING A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF N. 24TH STREET (AN EXISTING 50.00 FOOT WIDE RIGHT OF WAY), A DISTANCE OF 200.00 FEET TO A $\frac{1}{2}$ INCH IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 8°34'44" E ALONG THE WEST LINE OF THE SAID BLOCK 1, WHITEWING ADDITION UNIT No. 1, SAME BEING ALONG THE EXISTING EAST RIGHT OF WAY LINE OF N. 24TH STREET, A DISTANCE OF 599.73' FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 2.89 ACRES OF LAND, MORE OR LESS.



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

ON:			_ AT		AM/PM
INSTRUMENT N	IUMBE <u>R</u>				
OF THE MAP F	RECORDS	OF	HIDALGO	COUNTY,	TEXAS
BY:					DEPUTY

SUBDIVISION PLAT OF

SUAREZ SUBDIVISION

A TRACT OF LAND CONTAINING 2.89 ACRES, MORE OR LESS, BEING A 0.93 ACRE TRACT OUT OF WHITEWING ADDITION No. 2 AS RECORDED IN VOLUME 18, PAGE 16, MAP RECORDS OF HIDALGO COUNTY, TEXAS AND A 1.96 ACRE TRACT OUT OF A PORTION OF BLOCK 1, WHITEWING ADDITION UNIT No. 1 AS RECORDED IN VOLUME 17, PAGE 2, 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 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

THIS THE ______ ,2023 A.D.

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

CHAIRMAN, 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. DATE
REGISTERED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS COUNTY OF HIDALGO

TBPELS FIRM No. 10119600

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.Q. LAND SURVEYORS, LLC
517 BEAUMONT AVE.

McALLEN, TEXAS 78501
TEL. (956) 618–1551 DATE SURVEYED: MAY 12, 2022

DATE

04/28/2023 Page 1 of 4 SUB2022-0052



Reviewed On: 4/28/2023

SUBDIVISION NAME: SUAREZ SUBDIVISION	
REQUIREMENTS	
TREETS AND RIGHT-OF-WAYS	
N. 24th Street: 25 ft. from centerline for 50 ft. total ROW Paving: 32 ft. Curb & gutter: Both Sides **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are required prior to recording	Applied
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are required prior to recording	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Compliance
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
LLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties and multi-family properties. Revisions Needed: -Clarify "Prop, 24 Common Access easement", prior to recording. Alley or service drive easement cannot dead-end. If proposing a note deferring service drive in lieu of alley to site plan stage note wording Please provide plat note "A minimum 24 ft. private service drive easement will be established as part of the site plan and will be maintained by the lot owners and not the city of McAllen." Finalize Private Service Drive Easement requirements prior to recording. **Private Access Service Drive Easement must be minimum 24 ft. with 24 ft. of paving and in compliance with Fire and Public Works Department requirements ***Subdivision Ordinance: Section 134-106	Required
ETBACKS	
*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 note as shown above prior to recording. **Proposed: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater. ***Zoning Ordinance: Section 138-356	Required

04/28/2023 Page 2 of 4 SUB2022-0052

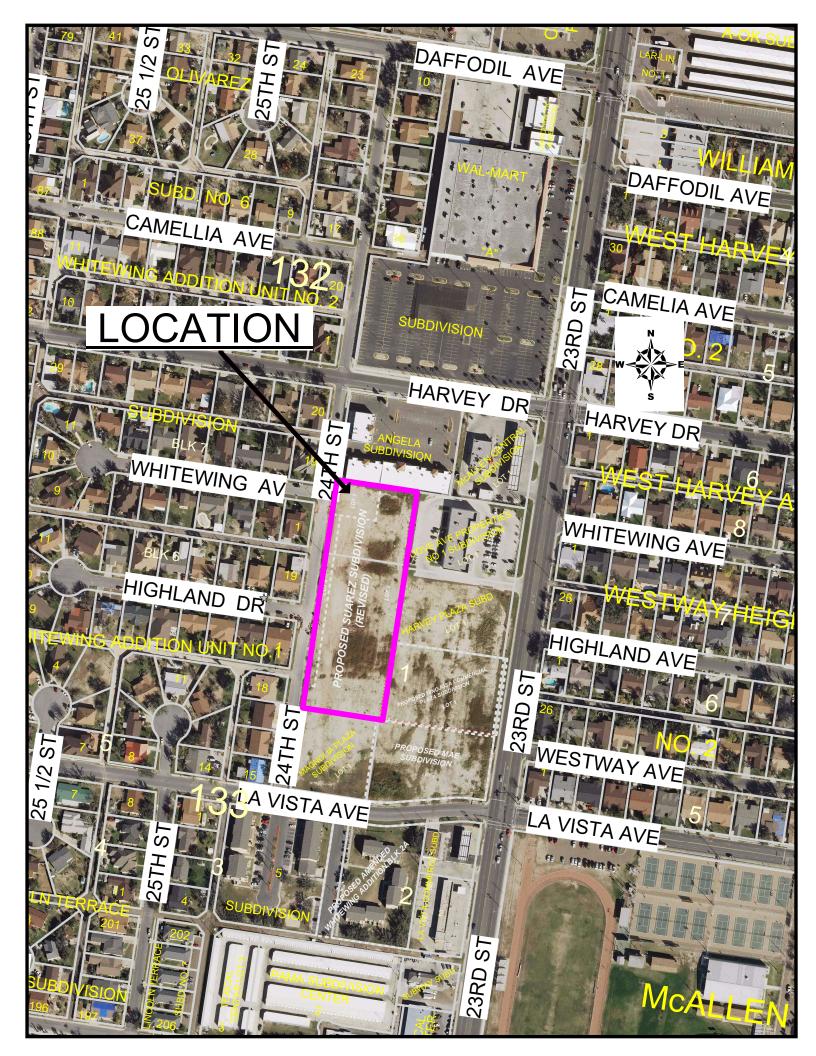
*Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Revise note as shown above prior to recording.	Required
Proposed: In accordance with zoning ordinance, or greater for easements or approved site plan *Zoning Ordinance: Section 138-356	
* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Revise note as shown above prior to recording. **Proposed: In accordance with zoning ordinance, or greater for easements or approved site plan.	Required
* Corner: Interior Lot **Zoning Ordinance: Section 138-35	NA
* Garage: Commercial Development. **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. 24th Street **Proposing: A 5' Sidewalk shall be required along the east side of N.24th Street. ***Sidewalk requirements may increase to 5 ft. prior to recording per Engineering Department requirements, finalize note wording prior to recording ****Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: -Revise plat note #8 as shown above prior to recording. **Landscaping Ordinance: Section 110-46	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
**Must comply with City Access Management Policy	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied

04/28/2023 Page 3 of 4 SUB2022-0052

* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
Lot 1: Existing:C-3 (General Business)District Proposed:C-3 (General Business) District *At the City Commission meeting of April 25,2022 the City Commission voted to approve the rezoning from R-3T to C-3. Lot 2:Existing: C-3 (General Business) District Proposed: C-3 (General Business) District **At the City Commission meeting of April 10,2023 the City Commission voted to approve the rezoning for the proposed lot 2 from R-3T to C-3. ***As per application dated March 13,2023 proposed land use is commercial, please review intended use as it may require a conditional use permit. ***Zoning Ordinance: Article V	Completed
* Rezoning Needed Before Final Approval **At the City Commission meeting of April 10,2023 the City Commission voted to approve the rezoning for the proposed lot 2 from R-3T to C-3. ***As per application dated March 13,2023 proposed land use is commercial, please review intended use as it may require a conditional use permit. ****Zoning Ordinance: Article V	Completed
PARKS	
* Land dedication in lieu of fee. As per application dated March 13th,2023, proposed use is C-3; commercial. Commercial developments do not apply to Parks.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application dated March 13th,2023, proposed use is C-3; commercial. Commercial developments do not apply to Parks.	NA
* Pending review by City Manager's Office. As per application dated March 13th,2023, proposed use is C-3; commercial. Commercial developments do not apply to Parks.	NA
RAFFIC	
* As per Traffic Department, Trip Generation Approved, No TIA required.	Complete
 * Traffic Impact Analysis (TIA) required prior to final plat. ** As per Traffic Department, Trip Generation Approved, No TIA required. 	NA

04/28/2023 Page 4 of 4 SUB2022-0052

COMMENTS	
Comments: *Must comply with City's Access Management Policy. *Any abandonments must be done by separate process, not by plat. *Remove "Prop" from dedications prior to recording, review and revise as applicable. *The Subdivision was previously approved in final form at the Planning and Zoning Commission meeting of May 17th,2022 as a 1-lot commercial subdivision, as per application date March 13th,2023 2-lot commercial subdivision proposed.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



SUB2023-0035

City of McAllen Planning Department

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

	Subdivision Name_Red Square Dental and	Orthodontic	s Plaza			
	Location 4909 Pecan Blvd.					
u	City Address or Block Number					
	Number of Lots 1 Gross Acres 1.9					
Project Information	Existing Zoning C-3 Proposed Zoning	<u>C-3</u> Re	zoning A	Applied for □Yes 回No Date		
ıforr	Existing Land Use Vacant Proposed	d Land Us	Se Plaza	Irrigation District # 1		
ct Ir		Replat □Yes □No Commercial _x Residential				
roje	Agricultural Exemption □Yes □No E			Tax Due		
۵ ا	Parcel # 281255 Tax Dept. Review					
	Water CCN		er			
	Legal Description 1.909 Acres out of Lot 24					
	Hidalgo County Map Records of Hidago Co			INISION, VOIGINE I, Fage II		
	Name Hors De Prix, LLC			956-381-0981		
Owner	Address <u>5712 North Cynthia Court</u>					
$^{\circ}$	City McAllen St					
	Name SAME AS OWNER		Phone _			
obei	Address		E-mail_			
Developer	City State		_ Zip _			
ا ۵	Contact Person					
eer	Name _Melden and Hunt Inc.		Phone 9	956-381-0981		
Jine	Address 115 W. McIntyre Street		E-mail_\	Mario@meldenandhunt.com		
Engin	City Edinburg S	tate <u>TX</u>		Zip <u>78541</u>		
_	Contact Person MARIO REYNA					
٥	Name <u>same as engineer</u>					
Surveyor	Address		E-mail_			
Su	City S	tate		Zip		
				CLUERTE		

(6)

APR 1 4 2023

Name: DM

Minimum Developer's Requirements Submitted with Application

Owners Signature

Proposed Plat Submittal

In Person Submittal Requirements

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

Email Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- Survey
- Location Map
- Plat & Reduced P
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable
- Documents must be submitted in PDF format. No scanned documents*
- *Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

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 _

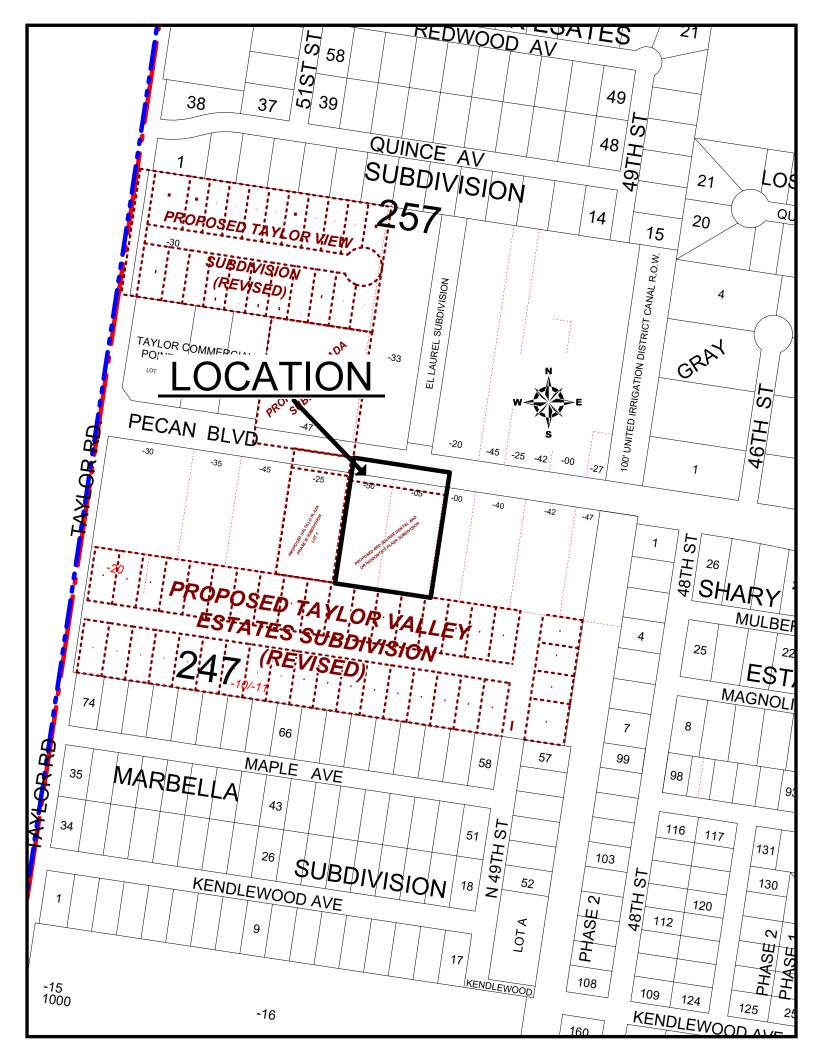
Date 4-14-23

Print Name M/V

Owner

Authorized Agent

The Planning Department is now accepting DocuSign signatures on application



CITY SECRETARY

I(WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE RED SQUARE DENTAL AND ORTHODONTICS PLAZA 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

VLADISLAV V. LOSHKAR, 5712 N. CYNTHIA COURT MISSION, TEXAS 78573		DATE	
STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, THE UNDE	§ RSIGNED AUTHORITY,	ON THIS DAY PERSONALLY API	PEARED VLADISLAV V. LOSHKARAV KNOWI
ME TO BE THE PERSON HE EXECUTED THE SAM OFFICE.	WHOSE NAME IS SUBS ME FOR THE PURPOS	SCRIBED TO THE FOREGOING IN SED AND CONSIDERATIONS THE	STRUMENT, AND ACKNOWLEDGED TO ME T EREIN GIVEN UNDER MY HAND AND SEAL
THIS THEI	DAY OF	, 20	
NOTARY PUBLIC, FOR TH MY COMMISSION EXPIRE			
THE STATE OF TEXAS COUNTY OF HIDALGO			
	· ·	ENSED PROFESSIONAL ENGINEE I HAS BEEN GIVEN TO THIS PLAT	R IN THE STATE OF TEXAS, DO HEREBY CE
DATED THIS THEDA	Y OF	, 20	MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435
MARIO A. REYNA, PROFE STATE OF TEXAS	ESSIONAL ENGINEER N	lo. 117368	MARIO A. REYNA 117368
DATE PREPARED: 02-22-2 ENGINEERING JOB No. 22			SS/ONAL ENG
THE STATE OF TEXAS	8		
COUNTY OF HIDALGO I, THE UNDERSIGNED, I HEREBY CERTIFY THAT	Š ROBERTO N. TAMEZ, A ſ THIS PLAT IS TRUE /		LAND SURVEYOR IN THE STATE OF TEX PREPARED FROM AN ACTUAL SURVEY NDER MY SUPERVISION.
DATED THIS THE	DAY OF	, 20	
			ROBERTO N. TAMEZ
ROBERTO N. TAMEZ R.P. STATE OF TEXAS	.L.S. # 6238	-	6238
DATE SURVEYED: 09-13- T-1156, PG. 72 SURVEYING JOB No. 226			SURVE
THIS PLAT IS HEREBY 20	APPROVED BY UNIT	ED IRRIGATION DISTRICT ON T	THIS THE DAY OF
NO IMPROVEMENTS OF	STRICT RIGHTS OF WA	AYS OR EASEMENTS. APPROVAL	ENCES AND BUILDINGS) SHALL BE PLACED OF THIS PLAT DOES NOT RELEASE ANY F

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



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

INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

04/27/2023 Page 1 of 4 SUB2023-0035



Reviewed On: 4/27/2023

SUBDIVISION NAME: RED SQUARE DENTAL AND ORTHODONTICS PLAZA			
REQUIREMENTS			
STREETS AND RIGHT-OF-WAYS			
Pecan Boulevard: dedication as required for 60 ft. from centerline for total 120 ft. ROW Paving: By the State Curb & gutter: By the State Revisions required: - Label centerline. Once the centerline is established, the dedication requirement must be finalized prior to final. - Label the existing ROW, reference the document number on the plat, and provide a copy of the document for staff review prior to final. - Verify the existing ROW along El Laurel Subdivision and revise as necessary. **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	Applied		
* 900 ft. Block Length for R-3T or R-3C Zone Districts -The existing and proposed zone for the property is C-3 **Subdivision Ordinance: Section 134-118	NA		
* 600 ft. Maximum Cul-de-Sac -An interior street is not proposed **Subdivision Ordinance: Section 134-105	NA		
ALLEYS			
ROW: 20 ft. Paving: 16 ft. *Alley/private service drive easement required for commercial properties - If a private service drive easement is proposed instead of an alley, it must have a minimum 24 ft. pavement width. - An alley/private service drive easement need to align and extend to the properties on the east and west as they develop. - Please clarify and show how the alley/private service drive easement may connect to the properties on the east and west as per plat note #11. - Coordinate with the proposed development to the west for alley/private service drive alignment. - Alley/service drive layout must be finalized prior to final. **Subdivision Ordinance: Section 134-106	Non-compliance		

04/27/2023 Page 2 of 4 SUB2023-0035

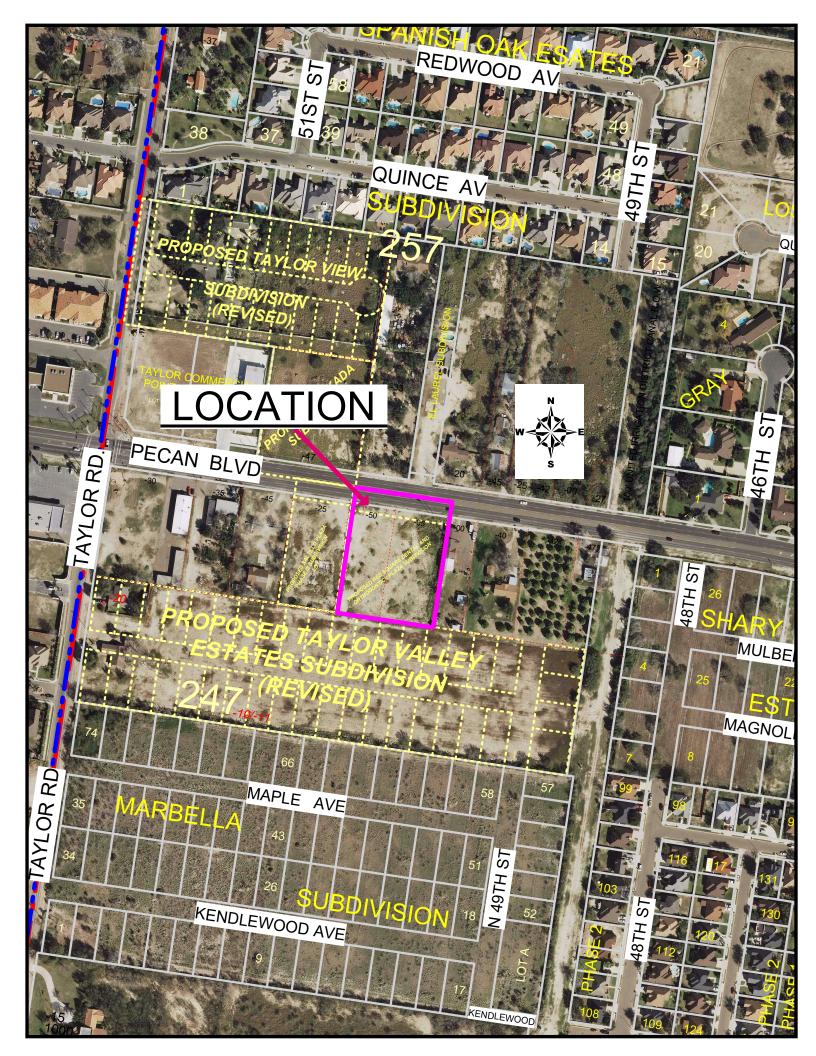
CETD A CIVE	
SETBACKS	
*Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. Revisions Needed: -Clarify/revise note as shown above prior to finalProposed: In accordance with the Zoning Ordinance or greater for approved site plan or easements **Zoning Ordinance: Section 138-356	Non-compliance
Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: - Clarify/revise note as shown above prior to final Proposed: East side: 5 ft. minimum and subject to compliance with Building Code requirements West side: 4 ft. minimum and subject to compliance with Building Code	Non-compliance
requirements proposed setback note, prior to final. **Zoning Ordinance: Section 138-356	
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
4 ft. wide minimum sidewalk required along Pecan Boulevard (F.M. 495). Sidewalk may increase to 5 ft. as per Engineering. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied

04/27/2023 Page 3 of 4 SUB2023-0035

* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. * As per the application submitted on April 14, 2023, the proposed land use is commercial. As per Parks Department, park fees do not apply to commercial developments.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording * As per the application submitted on April 14, 2023, the proposed land use is commercial. As per Parks Department, park fees do not apply to commercial developments.	NA
* Pending review by the City Management's Office. * As per the application submitted on April 14, 2023, the proposed land use is commercial. As per Parks Department, park fees do not apply to commercial developments.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Clarify plat note #13 and provide a copy of the referenced documents, prior to final Provide the legal description of all adjacent properties on all sides, including on the north side of Pecan Boulevard Ownership map of surrounding properties needed to assure no landlocked property exists, prior to final.	Required
*Must comply with City's Access Management Policy.	

04/27/2023 Page 4 of 4 SUB2023-0035

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied



SUB2023-0034

City of McAllen Planning Department

Planning Department

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

Project Information	Parcel # 585975, 162826 Tax Dept. Review				
	Water CCN MPU Sharyland Water SC Other A 8.876 ACRE [386,628.48 SQ.FT.]TRACT OF LAND, BEING PARTS OR PORTIONS OF LOTS 32 AND 33, Legal Description EBONY HEIGHTS CITRUS GROVES UNIT NO. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 6, PAGE 44, MAP RECORDS OF HIDALGO COUNTY, TEXAS				
Owner	Name Urban City Developers, LLC Jerry Box Phone (956) 358-1212 Address 4501 Expy 83 Suite 10 McAllen, TX 78503 PO BOX 3376 McAllen, TX 78502 E-mail mlopez@urbancitytx.com City State Zip				
Developer	Name Marco A, Lopez Phone (956) 358-1212 Address 601 Pecan Blvd E-mail mlopez@urbancitytx.com City McAllen State TX Zip 78501 Contact Person Marco A. Lopez				
Engineer	Name Roberto Salinas Phone (956) 598-2940 Address 1203 Erie Ave Suite F E-mail roberto@turboengineers.net City McAllen State TX Zip 78501 Contact Person Roberto Salinas				
Surveyor	Name Manuel Carrizales Phone (956) 567-2167 Address 4807 Gondola Ave E-mail mannyrpls@cls.land City Edinburg State TX Zip 78542				

Minimum Developer's Requirements Submitted with Application

Proposed Plat Submittal

- X \$225 Preliminary Review Fee and \$75 Final Approval Fee
- X 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
- X 6 Folded blueline prints of the proposed plat
- × 2 Warranty Deeds (identifying owner on application)
- X AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner, if applicable
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

PLAT TO SHOW:

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

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

Owners Signature

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

Signature 🗲

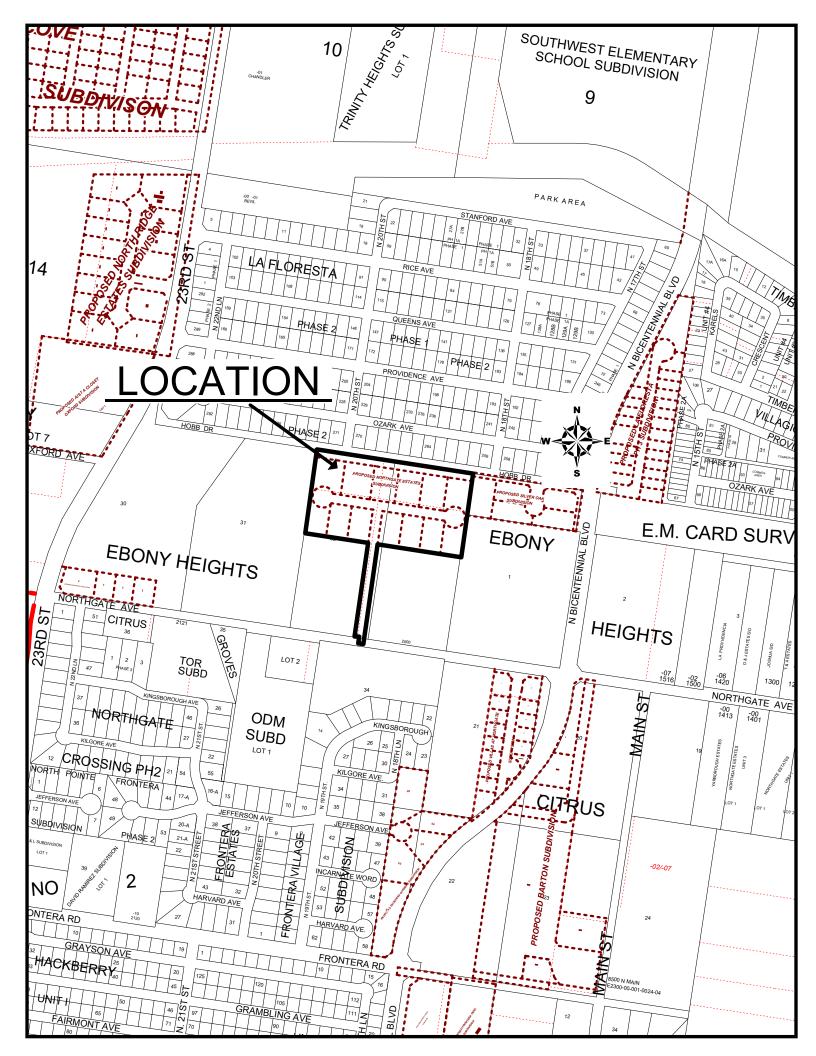
Date. 4/

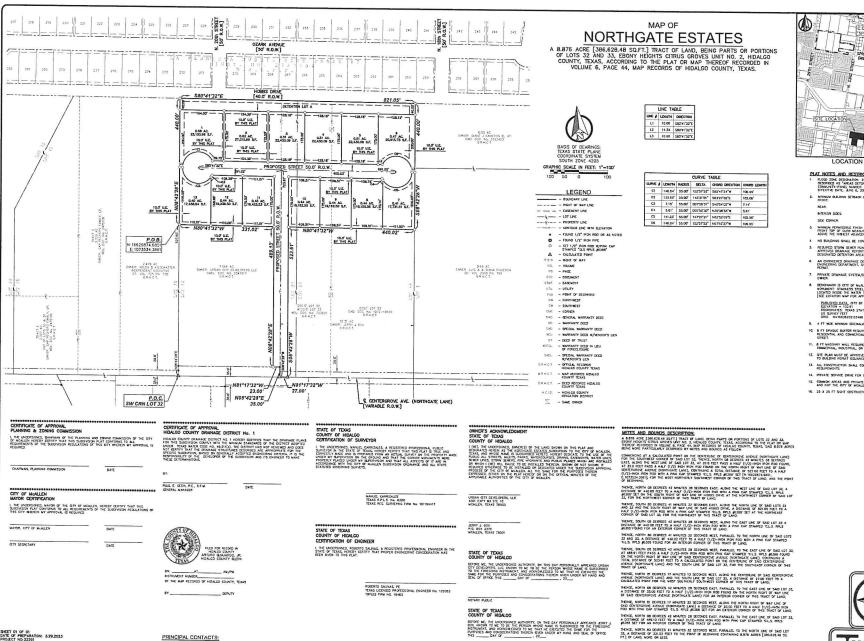
Print Name

/ PONANA LONEL

Owner M

Authorized Agent 🕅





ADDRESS

4807 GONDOLA AVENUE

7010 PUESTA DEL SOL AVENUE

CITY & ZIP

MISSION, TX 78572

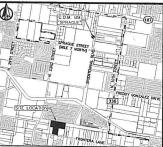
CONDURG, TX 7854

PHONE

936.598.2940

956 567.2167

NOTARY PUBLIC



LOCATION MAP 1" = 2,000"

PLAT NOTES AND RESTRICTIONS

RECOUNTED EXECUTION TO THE STADING STA

DITIONS DATE, JANK E, 2000

INMEAN BALLONS CITAGO LAST AFR DIT OF MALLEN DEDNANCE.

IRRATI

IR

- MINIOUM PERMISSIBLE FINSH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT OR 18 INCHES ABOVE THE HOMEST ADJACTION FORCE, MINIOUSER IS GREATED.
- NO BUILDINGS SHALL BE CONSTRUCTED EVER ANY EASEMENT OR LOT UNE.
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAWNAGE REPORT: _____CF. (_____ACFL) TO BE PROVIDED WITHIN DESCRIPTION AREAS.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MEALLEN ENGINEERING DEPARTMENT, SHALL BY REQUIRED PROR TO ISSUANCE OF BUILDING DEPARTMENT.
- 7. PRIVATE DRANAGE SISTEM/DETENTION AREAS TO BE NANTANED BY PROPERTY OWNER.
- BENOMARK IS OTY OF MOLLEN BENOMARK "SPRACE" MOMAINT: STANLESS STEEL, J/S', COMPRES WITH AN ALUMNUM LOCK CAP. LOCATED RISCE THE MATER TREATMENT PLANT [SEE LOCATION MAP FOR APPROXIMATE LOCATION]
 - PARIDED DATA, CITY OF MONLION BENCHMARK "SPRACE" ELEVATION 102 81 CONCENSTATE ELEMAS STATE PLANT SOUTH ZONE (4203), NAO BI, NAVO BI, US SUNKY TEXT ORD. NAVES-5222.03498 E-1070277.85322
- 2. 4 FT WOE MINIAUN SOCIALLY REQUIRED ON FRONTINA LANC
- 10. 8 FT CPADUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESOUNTAL AND COMMERCIAL AND INCUSTRIAL TONES/USES, AND ALONG N. 24TH STREET.
- 11. 8 IT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 12. SIE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING DEPARTMENT PRIOR TO BUILDING PERMIT ISSUANCE.
- 13. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN
- IA. PREVATE SERVICE DRIVE FOR CITY SERVICES PECURED AT TIME OF SITE PLAN REVEW
- 13. COMMON AREAS AND PRIVATE SERVICE DRIVES TO BE MAINTAINED BY LOT DWINERS AND NOT THE CITY OF MCALLEN.
- 16. 25 X 25 FT SIGHT DESTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTION







04/28/2023 Page 1 of 4 SUB2023-0034



Reviewed On: 4/28/2023

SUBDIVISION NAME: NORTHGATE ESTATES	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Northgate Lane - dedication as needed for 35 ft. from centerline for 70 ft. total ROW Paving: 44 ft. Curb & gutter: both sides Revisions needed: - Label the total existing ROW as well as on both sides sides of the center line, reference the document number on the plat for the existing ROW, and provide a copy of the document for staff review prior to final. - Provide how ROW width varies at different locations, instead of "Variable ROW" label, and the document number referencing the ROW width on the plat, and provide a copy of the document for staff review prior to final. - label and provide dimension for the ROW dedicated by this plat. - Provide total ROW width and the ROW to the centerline after the dedication on the plat. - All ROW 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	Non-compliance
Hobbs Drive: Dedication as needed for 40 ft. for 80 ft. total ROW. Paving: 52 ft. Curb & gutter: Both Sides Revisions as needed: - Show the ROW dedication along the north side of the property prior to final - Reference the document number for the existing ROW on the plat and provide a copy for staff review - Show the total ROW after the dedication All ROW requirements must be addressed prior to final approval. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Interior Street: 50 ft. for single-family residential development Paving: 32 ft.* Curb & gutter: both sides Revisions as needed: * The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested, paving width of the interior street would be 40 ft. - Show the ROW diameter at the Cul-de-Sacs and provide a paving layout to show compliance with minimum 96 ft. paving face to face according to Fire Department requirement and and 10 ft. ROW back of curb prior to final. - Coordinate with staff for names of the interior streets prior to final. - Clarify if the subdivision is proposed to be private or public and submit gate details if it will be private prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance

04/28/2023 Page 2 of 4 SUB2023-0034

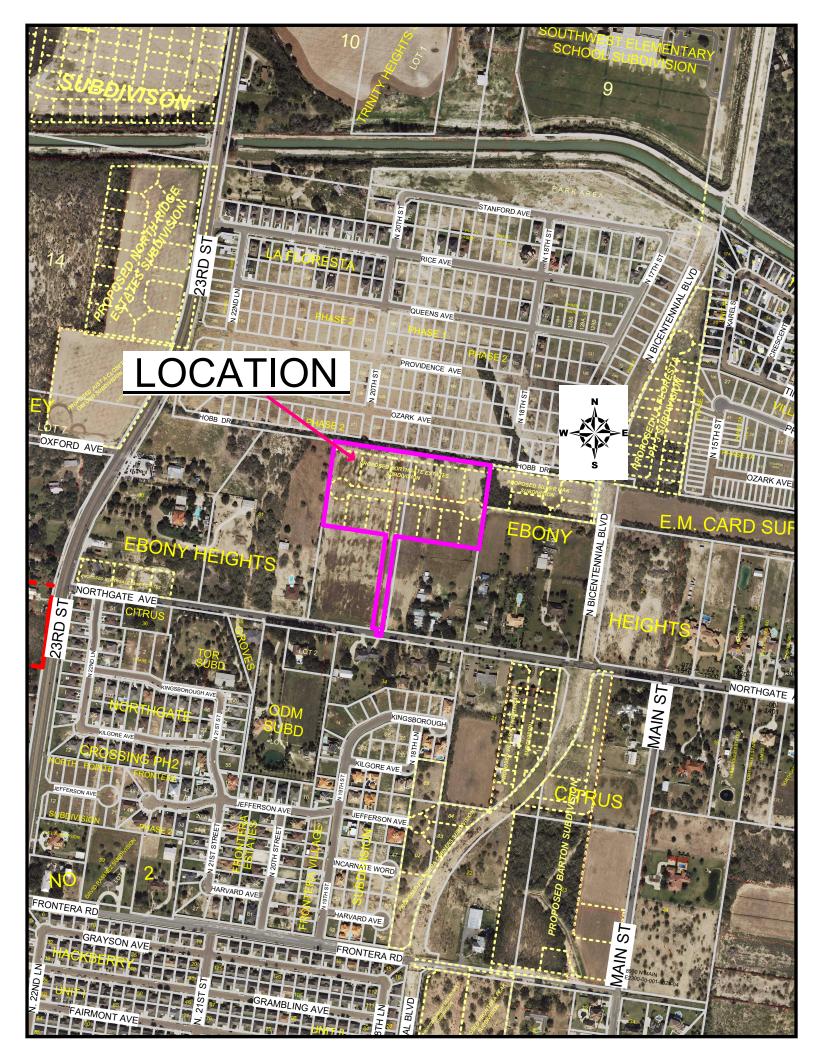
Paving Curb & gutter	Applied
**Subdivision Ordinance: Section 134-105	
**Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	
* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118	Applied
 * 900 ft. Block Length for R-3T and R-3C Zone Districts. - Property is zoned R-1 District. **Subdivision Ordinance: Section 134-118 	NA
 * 600 ft. Maximum Cul-de-Sac. - The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested, paving width of the interior street would be 40 ft. **Subdivision Ordinance: Section 134-105 	Non-compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ftAlleys are not proposed. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 25 ft. or greater for easements - Clarify/revised the plat note as shown above, prior to final Proposed: In accordance with the Zoning Ordinance or Greater for easement or site plan **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10 ft. or greater for easements - Clarify/revised the plat note as shown above, prior to final Proposed: In accordance with the Zoning Ordinance or Greater for easement or site plan **Zoning Ordinance: Section 138-356	Non-compliance
 * Interior Sides: 6 ft. or greater for easements - Clarify/revised the plat note as shown above, prior to final Proposed: In accordance with the Zoning Ordinance or Greater for easement or site plan **Zoning Ordinance: Section 138-356 	Non-compliance
* Corner: 10 ft. or greater for easements - Clarify/revised the plat note as shown above, prior to final Proposed:10 ft. or Greater for easement or site plan **Zoning Ordinance: Section 138-356	Non-compliance
 * Garage: 18 ft. except where greater setback is required, greater setback applies. - Add the setback note as shown above prior to final **Zoning Ordinance: Section 138-356 	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Northgate Lane, Hobbs Drive, and both sides of all interior streets - Revise the plat note as shown above prior to final - Minimum sidewalk width is subject to increase as per the Engineering Department Clarify the proposed plat note: 4 ft. minimum sidewalk required on Frontera Lane. **Subdivision Ordinance: Section 134-120	Non-compliance

04/28/2023 Page 3 of 4 SUB2023-0034

* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Hobbs Drive. - Clarify/revise plat note as shown above prior to final. Clarify the proposed plat note: 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses AND ALONG N. 24TH STREET. - Other buffers as may be applicable prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
 * No curb cut, access, or lot frontage permitted along Hobbs Drive. - Add the plat note as shown above for Hobbs Drive prior to final. Others as may be applicable prior to final. **Must comply with City Access Management Policy 	Required
 * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Subdivision proposed as single-family development which doesn't required site plan approval. Clarify/remove plat note number 12. 	Non-compliance
 Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Please clarify if the subdivision is proposed to be public or private. 	TBD
* 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 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 -Clarify if the subdivision is proposed to be private or public and add the plat note referencing the correct ordinance.	Required
* 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 - Clarify if the subdivision is proposed to be private or public - Submit a copy of the draft HOA covenant referencing the correct ordinance.	Required
LOT REQUIREMENTS	
* Lots fronting public streets Clarify if the subdivision is proposed to be private or public, **Subdivision Ordinance: Section 134-1	Required
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied

04/28/2023 Page 4 of 4 SUB2023-0034

ONING/CUP	
ONING/COP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
ARKS	
* Land dedication in lieu of fee Based on the application submitted on 4/13/2023, 13 single-family residential lots are proposed. A park fee of \$700 per dwelling unit (\$9,100 total) is required prior to recording. The park fee is subject to change, if the number of dwelling units changes.	Required
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording Based on the application submitted on 4/13/2023, 13 single-family residential lots are proposed. A park fee of \$700 per dwelling unit (\$9,100 total) is required prior to recording. The park fee is subject to change, if the number of dwelling units changes.	Required
* Pending review by the City Management's Office Based on the application submitted on 4/13/2023, 13 single-family residential lots are proposed. A park fee of \$700 per dwelling unit (\$9,100 total) is required prior to recording. The park fee is subject to change, if the number of dwelling units changes.	Applied
AFFIC	
* As per Traffic Department, Trip Generation waived for 13 single-family lot subdivision and a detention lot.	Applied
*Traffic Impact Analysis (TIA) not required as per Traffic Department.	NA
DMMENTS	
Comments: - There seem to be some discrepancies between the property dimensions as shown on the two submitted surveys and the plat. Please submit a new survey showing the boundaries of the subdivision and clarify any discrepancies prior to final. - Clarify if the subdivision is public or private and provide a gate detail if it is private. - If the subdivision is proposed to be public, clarify notes no. 7, 14 and 15. - Use a darker line for the original property boundary to distinguish between the original boundary and lot lines. - The detention lot requires a minimum of 25 ft. frontage along the interior street since no curb cut is allowed along Hobbs Drive. *Must comply with City's Access Management Policy.	Required
ECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied



SUB 2023 - 0036

City of McAllen Planning Department

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

	Subdivision NameMcAllen Near-Shoring Industrial Park								
	Location Ware Rd & Idela Ave.								
	City Address or Block Number 4/01 IDELA AVE								
Ē	Number of Lots <u>15</u> Gross Acres <u>117.72</u> Net Acres ETJ □Yes ≝No								
natic	Existing Zoning <u>I-2</u> Proposed Zoning <u>I-2</u> Rezoning Applied for □Yes □No Date								
ıforn	Existing Land Use Vacant Proposed Land Use Industrigation District # NA								
ct Ir	Replat □Yes □No Commercial Residential								
Project Information	Agricultural Exemption □Yes ☑No Estimated Rollback Tax Due R2150 ☑ 003 - 0005 - 00 Parcel # Tax Dept. Review Water CCN ☑MPU Sharyland Water SC Other								
	Water CCN ☑MPU Sharyland Water SC Other								
	Legal Description Being a 117.72 acre tract of land situated in Jose de la Cerda Survey, Abstract 29, Porcio 61, Hidalgo County Texas, and being all of Lot 6 and Lot 7 and being part of Lot 5 and East Half of Lot 8, Block 3, Rio Bravo Plan a Company's Subdivision, as recorded in Volume "W", Page 197, Deed Records, Hidalgo County, Texas	ation							
<u>.</u>	Name140 Ware Rd, LLC Phone956-605-4330								
Owner	Address 6800 S. International Pkwy E-mail								
	City McAllen State TX Zip 78503								
Į.	Name <u>140 Ware Rd, LLC</u> Phone <u>956-605-4330</u>								
lobe	Address 6800 S. International Pkwy E-mail								
Developer	City McAllen State TX Zip 78503								
_	Contact PersonJoaquin Spamer								
	Name South Texas Infrastructure Group Phone 956-424-3335								
Engineer	Address 900 S. Stewart Rd Ste 13 E-mail victor@southtexasig.com								
Eng	City Mission State TX Zip 78572								
	Contact Person Victor Trevino								
or	Name ROW Surveying Services Phone 956-424-3335								
Surveyor	Address 900 S. Stewart Rd Ste 13 E-mail_victor@southtexasig.com								
Sur	City Mission State TX Zip 78572 COMPLETED								
	APR 1 7 2023								

Name: AM

Proposed Plat Submittal

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

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

Signature

Date 4/17/

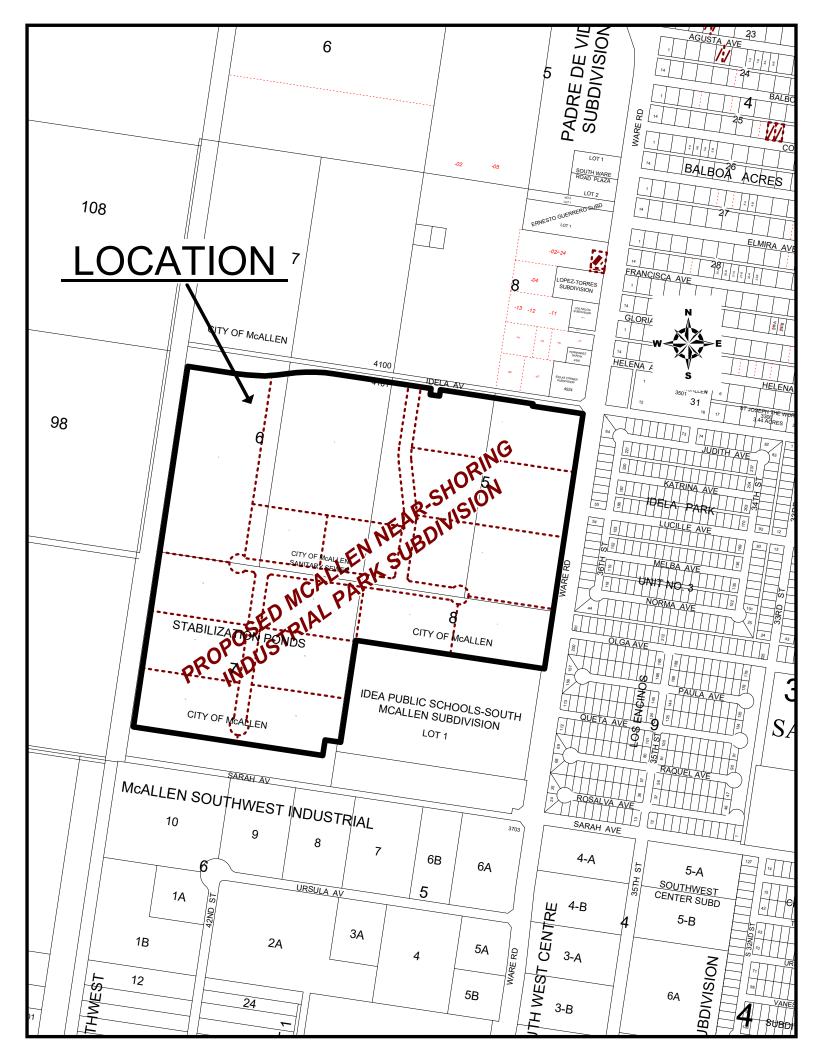
Print Name _

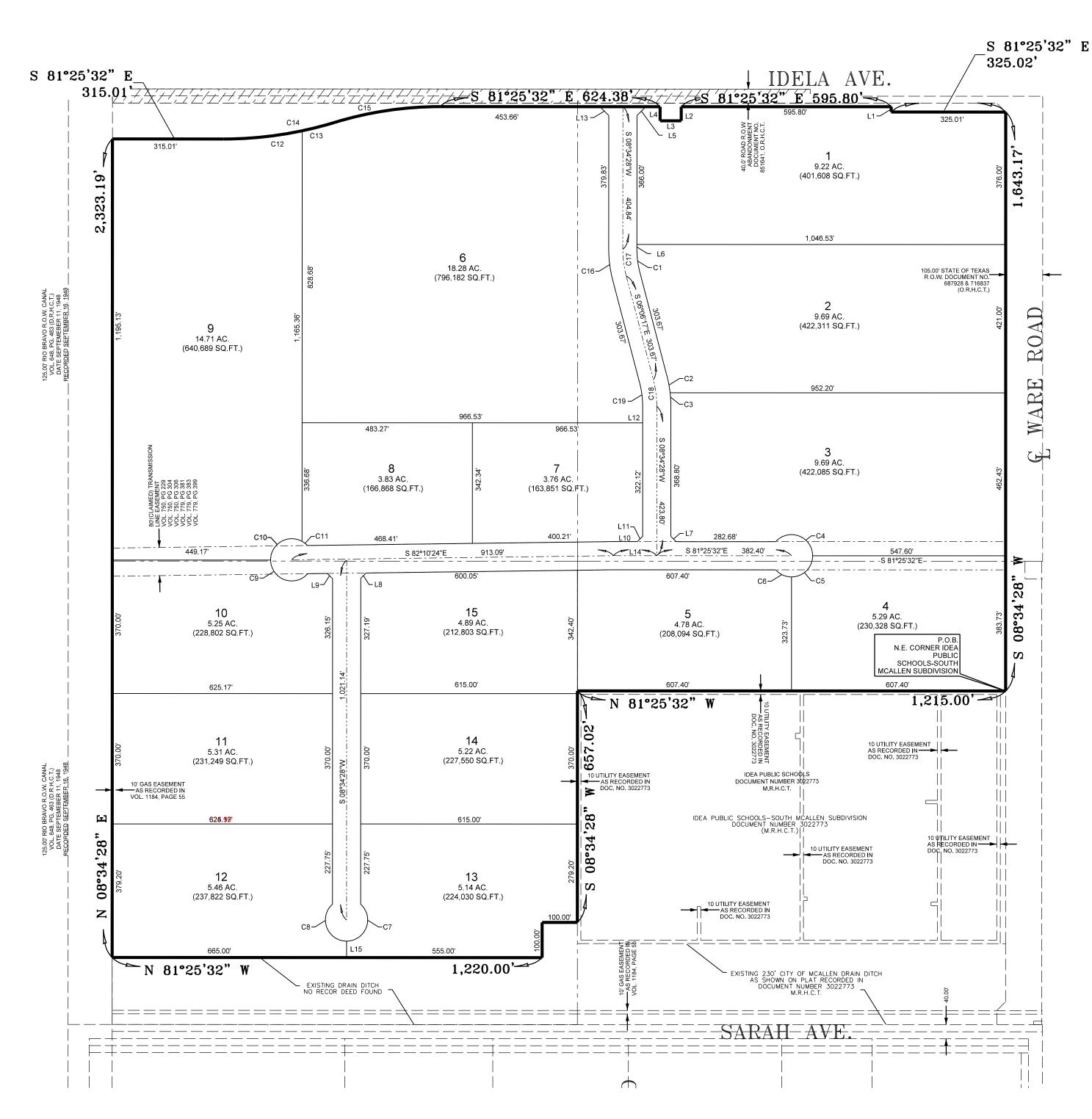
ctor Ireurc

Owner \square

Authorized Agent a

The Planning Department is now accepting DocuSign signatures on application





ENGINEER AND SURVEYOR CERTIFICATE

STATE OF TEXAS COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVINO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING

VICTOR H TREVINO P.E. LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

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

VICTOR H. TREVINO, R.P.L.S. REG. PROFESSIONAL LAND SURVEYOR # 6968 ROW SURVEYING SERVICES FIRM # 10193886

OWNER ACKNOWLEDGMENT

COUNTY OF HIDALGO

I(WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE MCALLEN NEAR-SHORIN INDUSTRIAL PARK SUBDIVISION OF THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCIRBED 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 REQURED 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.

140 WARE ROAD, LLC JOAQUIN SPAMER 6800 SOUTH INTERNATIONAL PKY, STE 10 McALLEN TX 78503

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GABRIEL KAMEL & JORGE KAMEL KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF ______ NOTARY PUBLIC

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

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

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

APPROVED BY DRAINAGE DISTRICT:

WRITTEN PERMISSION OF THE H.C.I.D. NO. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M. DATE

CITY OF MCALLEN

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION

I, THE UNDERSIGNED, CHARIMAN 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

CHAIRMAN, PLANNING AND ZONING COMMISSION

CERTIFICATION OF THE MAYOR OF THE CITY OF MCALLEN

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

MAYOR, CITY OF MCALLEN

INF I AR	LE	8				CURVE TABLE	5	
TANCE	BEARING	CUR	VE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
15.00'	N 08°34'28"E		C1	260.001	66.61'	14°40'44"	S 01°14'05"W	66.43'
10.00'	N 08°34'28"E		22	340.001	48.39'	08°09'15"	S 02°01'39"W	48.35'
50.00'	S 81°25'32"E	(23	340.00'	38.72'	06°31'30"	S 05°18'43"W	38.70'
10.00'	N 08°34'28"E	(24	60.00'	144.71'	138°11'23"	S 60°31'14"E	112. 1 0'
35.36'	S 53°34'28"W	(25	60.00'	94.25'	90°00'00"	N 53°34'28"E	84.85'
13.84'	S 08°34'28"W	(C6	60.00¹	50.46'	48°11'23"	N 57°19'51"W	48.99'
21.21'	S 36°25'32"E	(C 7	60.00¹	144.71'	138°11'23"	S 29°28'46"W	112.10'
21.35'	N 53°12'02"E	(28	60.00	144.71'	138°11'23"	S 12°19'51"E	112.10'
21.08'	S 36°47'58"E	(C9	60.00	144.71	138°11'23"	S 61°16'06"E	112.10'
58.09'	S 81°25'32"E	C	10	60.00 ^t	125.64'	119°58'45"	N 67°48'58"E	103.91'
21.21'	S 53°34'28"W	C	11	60.00'	19.07'	18°12'38"	N 43°05'21"W	18.99'
16.68'	S 08°34'28"W	C	12	1,080.04	225.08	11°56'25"	N 87°23'45"W	224.67
35.36'	S 36°25'32"E	C	13	1,080.041	95.80'	05°04'55"	N 84°05'35"E	95.77'
16.73'	S 08°34'28"W	(14	1,080.04	320.88'	17°01'21"	N 89°56'13"W	319.70'
			15	1,020.04	303.05'	17°01'21"	S 89°56'13" E	301.94'
			16	340.001	87.11'	14°40'44"	S 01°14'05" W	86.87'

METES & BOUNDS

BEING A 117.72 ACRE TRACT OF LAND SITUATED IN JOSE DE LA CERDA SURVEY ABSTRACT 29 PORCION 61 HIDALGO COUNTY, TEXAS, AND BEING ALL OF LOT 6 AND LOT 7 AND BEING PART OF LOT 5 AND EAST HALF OF LOT 8, BLOCK 3, RIO BRAVO PLANTATION COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME "W", PAGE 197, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID LOT 5 BLOCK 3 CONVEYED TO THE CITY OF CITY OF MCALLEN BY A WARRANTY DEED DATED MARCH 2, 1965, RECORDED IN MARCH 12, 1965, AS SHOWN IN VOLUME 1111, PAGE 125, OF THE DEED RECORDS, HIDALGO COUNTY TEXAS THE EAST 15 ACRES OF SAID LOT 6 BLOCK 3 CONVEYED TO THE CITY OF MCALLEN, A MUNICIPAL CORPORATION, BY A WARRANTY DEED DATED MARCH 24, 1966, RECORDED IN MARCH 31, 1966, AS SHOWN IN VOLUME 1143, PAGE 141, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS; A ONE ACRE TRACT OUT OF SAID LOT 6 BLOCK 3 CONVEYED TO THE CITY OF MCALLEN BY A WARRANTY DEED DATED JANUARY 12, 1967, RECORDED JANUARY 4, 1967 AS SHOWN IN VOLUME 1167, PAGE 822, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS; THE WEST HALF OF SAID LOT 8 BLOCK 3 CONVEYED TO THE CITY OF MCALLEN A MUNICIPAL CORPORATION BY A WARRANTY DEED DATED DECEMBER 16, 1966, RECORDED IN DECEMBER 21, 1966, AS SHOWN IN VOLUME 1166, PAGE 297, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, THE WEST HALF OF SAID LOT 8 BLOCK 3 AND ALL OF SAID LOT 6 BLOCK 3, CONVEYED TO THE CITY OF MCALLEN, A MUNICIPAL CORPORATION, BY A QUITCLAIM DEED DATED JULY 5, 1966, RECORDED IN MARCH 17, 1967, AS SHOWN IN VOLUME 1172, PAGE 543, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS; THE WEST HALF OF SAID LOT 8 BLOCK 3 AND ALL OF SAID LOT 6 BLOCK 3, CONVEYED TO THE CITY OF MCALLEN BY A QUITCLAIM DEED DATED JUNE 28, 1966, RECORDED IN MARCH 17, 1967, AS SHOWN IN VOLUME 1172, PAGE 547, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS; THE WEST HALF OF SAID LOT 8 BLOCK 3 AND ALL OF SAID LOT 6 BLOCK 3, CONVEYED TO THE CITY OF MCALLEN BY A QUITCLAIM DEED DATED JULY 8, 1966, RECORDED IN MARCH 17, 1967, AS SHOWN IN VOLUME 1172, PAGE 549, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS; THE WEST HALF OF SAID LOT 8 BLOCK 3 AND ALL OF SAID LOT 6 BLOCK 3 CONVEYED TO THE CITY OF MCALLEN BY A QUITCLAIM DEED DATED AUGUST 8 1966 RECORDED IN MARCH 1 1967, AS SHOWN IN VOLUME 1172, PAGE 551, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS; THE WEST HALF OF SAID LOT 8 BLOCK 3 AND ALL OF SAID LOT 6 BLOCK 3, CONVEYED TO THE CITY OF MCALLEN BY A QUITCLAIM DEED DATED JUNE 28 1966 RECORDED IN MARCH 17 1967 AS SHOWN IN VOLUME 1172 PAGE 555 OF THE DEED RECORDS HIDALGO TEXAS; THE WEST HALF OF SAID LOT 8 BLOCK 3 AND ALL OF SAID LOT 6 BLOCK 3, CONVEYED TO THE CITY OF MCALLEN BY A QUITCLAIM DEED DATED OCTOBER 11, 1966, RECORDED IN MARCH 17, 1967, AS SHOWN IN VOLUME 1172, PAGE 545, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS; SAID LOT 7, BLOCK 3 AND THE WEST 20 ACRES OF SAID LOT 8 BLOCK 3, CONVEYED TO THE CITY OF MCALLEN BY A DEED DATED JANUARY 15, 1965, RECORDED IN MARCH 12 1965, AS SHOWN IN VOLUME 1111, PAGE 122, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS; SAID LOT 5, LOT 7, AND LOT 8, BLOCK 3, CONVEYED TO THE CITY OF MCALLEN BY A QUITCLAIM DEED DATED MAY 20, 1967, RECORDED IN MAY 29, 1967, AS SHOWN IN VOLUME 1178, PAGE 48. OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS: SAID LOT 5, LOT 7, AND THE EAST HALF OF LOT 8, BLOCK 3, CONVEYED TO THE CITY OF MCALLEN BY A QUITCLAIM DEED DATED MAY 22, 1967, RECORDED IN MAY 29, 1967, AS SHOWN IN VOLUME 1178, PAGE 50, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS; SAID LOT 5 LOT 7 AND THE EAST HALF OF LOT 8 BLOCK 3 CONVEYED TO THE CITY OF MCALLEN BY A QUITCLAIM DEED. HIDALGO COUNTY, TEXAS; SAID LOT 5, LOT 7, AND THE EAST HALF OF LOT 8, BLOCK 3, CONVEYED TO THE CITY OF MCALLEN BY A QUITCLAIM DEED DATED MAY 22, 1967, RECORDED IN MAY 29, 1967, AS SHOWN IN VOLUME 1178, PAGE 54, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS; SAID LOT 5, LOT 7, AND LOT 8, BLOCK 3, CONVEYED TO THE CITY OF MCALLEN BY A QUITCLAIM DEED DATED MAY 23, 1967, RECORDED IN MAY 29, 1967, AS SHOWN IN VOLUME 1178, PAGE 56, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS; SAID LOT 5, LOT 7, AND THE EAST HALF OF LOT 8, BLOCK 3, CONVEYED TO THE CITY OF MCALLEN BY A QUITCLAIM DEED DATED MAY 23, 1967, RECORDED IN MAY 29, 1967, AS SHOWN IN VOLUME 1178, PAGE 58, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS; SAID LOT 5, LOT 6, LOT 7, AND LOT 8, BLOCK 3, CONVEYED TO THE CITY OF MCALLEN BY A QUITCLAIM DEED DATED MAY 26, 1967, RECORDED IN MAY 29, 1967, AS SHOWN IN VOLUME 1178, PAGE 60, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS; SAID LOT 5, LOT 6, LOT 7, AND OT 8, BLOCK 3, CONVEYED TO THE CITY OF MCALLEN BY A QUITCLAIM DEED DATED MAY 26, 1967, RECORDED IN JUNE 01 1967, AS SHOWN IN VOLUME 1178, PAGE 241, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS; SAID LOT 5, LOT 6, LOT 7 AND LOT 8, BLOCK 3, CONVEYED TO THE CITY OF MCALLEN BY A QUITCLAIM DEED DATED MAY 24, 1967, RECORDED IN JUNE 12, 1967, AS SHOWN IN VOLUME 1178, PAGE 891, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS; SAID LOT 5, OT 6, LOT 7, AND LOT 8, BLOCK 3, CONVEYED TO THE CITY OF MCALLEN BY A QUITCLAIM DEED DATED MAY 25, 1967. ECORDED IN JUNE 12, 1967, AS SHOWN IN VOLUME 1178, PAGE 893, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS; SAID LOT 5, LOT 7, AND THE EAST HALF OF LOT 8, BLOCK 3, CONVEYED TO THE CITY OF MCALLEN BY A QUITCLAIM DEED DATED JUNE 6, 1967, RECORDED IN JUNE 12, 1967, AS SHOWN IN VOLUME 1178, PAGE 895, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID LOT 5, LOT 6, LOT 7, AND LOT 8, BLOCK 3, CONVEYED TO THE CITY OF MCALLEN BY A QUITCLAIM DEED DATED MAY 23, 1967, RECORDED IN JUNE 12, 1967, AS SHOWN IN VOLUME 1178, PAGE 897, OF THE DEEL ORDS, HIDALGO COUNTY, TEXAS; SAID 117.72 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ROWSS PRODENGE ON THE WEST LINE OF A CALLED 6.401 ACRE TRACT OF LAND, CONVEYED TO THE STATE OF TEXAS, DATED OCTOBER 8, 1998, S DESCRIBED IN DOCUMENT NO. 716837, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID POINT BEING THE NORTHEAST CORNER OF SAID IDEA PUBLIC SCHOOLS-SOUTH MCALLEN SUBDIVISION, DOCUMENT 3022773, MAP RECORDS HIDALGO COUNTY, TEXAS, AND BEING THEOINT OF BEGINNINGOF THIS HEREIN DESCRIBED 126.92-ACRE

THENCE, NORTH 81°25'32" WEST, A DISTANCE OF 1,215.00 FEET WITH THE NORTH LINE OF SAID IDEA PUBLIC SCHOOLS-SOUTH MCALLEN SUBDIVISION TO A 1/2-INCH ROD FOUND FOR A COMMON CORNER OF SAID IDEA PUBLIC SCHOOLS-SOUTH MCALLEN SUBDIVISION AND THIS HEREIN DESCRIBED TRACT OF LAND; THENCE SOUTH 08°34'28" WEST A DISTANCE OF 657.02 FEET WITH THE EAST LINE OF SAID LOT 7 BLOCK 3 TO A 5/8-INCH

ROD WITH A YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR A CORNER OF THIS HEREIN DESCRIBED THENCE, NORTH 81°25'32" WEST, A DISTANCE OF 100.00 FEET INTO LOT 7, BLOCK 3, TO A 5/8-INCH ROD WITH A YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF

THENCE, SOUTH 08°34'28" WEST, A DISTANCE OF 100 FEET TO A 5/8-INCH ROD WITH A YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, THENCE, NORTH 81°25' 32" WEST, A DISTANCE OF 1220.00 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR A POINT ON THE WEST LINE OF SAID LOT 7 AND BEING THE SOUTHWEST CORNER

OF THIS HEREIN DESCRIBED TRACT OF LAND; THENCE NORTH 08°34' 28" EAST, A DISTANCE OF 1.125.19 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE COMMON CORNER OF SAID LOT 6 AND SAID LOT 7, AND A TOTAL DISTANCE OF 2,323.19 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED THENCE, SOUTH 81°25' 32" EAST, A DISTANCE OF 315.01 FEET INTO SAID LOT 6 TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR A POINT OF CURVATURE FOR A CURVE TO THE LEFT; THENCE, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 17°01'21", A RADIUS OF 1080.04 FEET, AN ARC LENGTH OF 320.88 FEET, AND A CHORD THAT BEARS SOUTH 89°56'13" EAST A DISTANCE OF 319.70 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR A POINT REVERSE CURVATURE; THENCE, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 17/01/21", A RADIUS OF 1020.04 FEET, AN ARC LENGTH OF 303.05 FEET, AND A CHORD THAT BEARS SOUTH 89°56'13" EAST A DISTANCE OF 301.94 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR A POINT OF TANGENCY; THENCE, SOUTH 81°25' 32" EAST, A DISTANCE OF 624.38 FEET, TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND; THENCE, SOUTH 08°34' 28" WEST, A DISTANCE OF 40.00 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND; THENCE, SOUTH 81°25' 32" EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, STAMPED "ROWSS PROP COR" SET FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND; THENCE, SOUTH 81°25' 32" EAST, A DISTANCE OF 595.80 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND: THENCE, SOUTH 08°34' 28" WEST, A DISTANCE OF 15.00 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND:

THENCE, SOUTH 08°34'28" WEST, A DISTANCE OF 1643.17 FEET ALONG WEST LINE OF SAID 6.401-ACRE TRACT OF LAND TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 117,72 ACRES OF LAND.

BEARINGS AND DISTANCES REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM

THENCE, SOUTH 81°25' 32" EAST, A DISTANCE OF 325.02 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE INTERIOR

CORNER OF SAID 6.401 ACRE TRACT OF LAND, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF

GENERAL NOTES

1. FLOOD ZONE STATEMENT:

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

ZONE "AH" AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO HAZARD FACTORS ARE DETERMINED. BASE FLOOD ELEVATION = 99 FEET

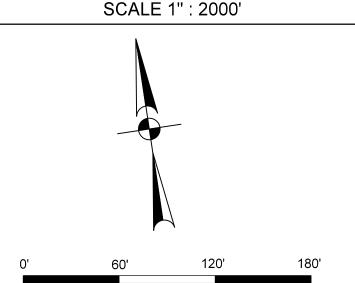
COMMUNITY PANEL NO. 480343 0010 C. REVISED NOVEMBER 2, 1982 2. SETBACK LINES TO BE AS PER CITY OF MCALLEN ZONING ORDINANCE ():

3 MINIMUM FINISH FLOOR NOTE MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT OR 120.30 WHICHEVER IS GREATER. 4. CITY OF McALLEN BENCHMARK: "MC 92" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN OFFICE, PEDRO ON OCTOBER 06, 1999. BEING LOCATED INSIDE IDELA PARK 50 FEET NORTH FROM THE BC OF IDELA ST AND 162 FEET FROM THE CL OF WARE RD. 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT ELEVATION = 98.55 FEET (NAVD88).

SQUARE CUT LOCATED ON THE SIDEWALK OF QUINCE AVE SOUTH RIGHT-OF-WAY. ELEV=118.02

5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 13,232 CFT OR 0.30 ACRE-FT OF STORM WATER RUNOFF, DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO.3).

FM 1016 LOCATION MAP



SCALE 1" = 60' (24" X 36")

SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR." FOUND IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR.", UNLESS OTHERWISE NOTED O.R.H.C.T.

OFFICIAL RECORDS HIDALGO COUNTY TEXAS MAP RECORDS HIDALGO COUNTY TEXAS M.R.H.C.T. DEED RECORDS HIDALGO COUNTY TEXAS D.R.H.C.T. RIGHT-OF-WAY R.O.W. H.C.D.D. DRAINAGE DISTRICT

DATE OF PREPARATION: 04/12/2023

LOT LAYOUT MCALLEN NEAR-SHORING INDUSTRIAL PARK

BEING A 117.72 ACRE TRACT OF LAND. SITUATED IN JOSE DE LA CERDA SURVEY, ABSTRACT 29, PORCION 61, HIDALGO COUNTY, TEXAS, AND BEING ALL OF LOT 6 AND LOT 7 AND BEING PART OF LOT 5 AND EAST HALF OF LOT 8, BLOCK 3, RIO BRAVO PLANTATION COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME "W", PAGE 197, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS.

PRINCIPAL CONTACTS:						
	NAME	ADRESS	CITY & ZIP	PHONE	FAX	
		6800 SOUTH INTERNATIONAL PKY,				
OWNER:	140 WARE ROAD, LLC	STE 10	McALLEN, TEXAS 78503	(956) 000-0000		
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132	
SURVEYOR:	VICTOR H. TREVINO, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132	

C17 300.00' 76.86' 14°40'44" S 01°14'05" W 76.65'

C19 260.00' 66.61' 14°40'44" S 01°14'05" W 66.43'

300.00' 76.86' 14°40'44" S 01°14'05" W

SOUTH TEXAS INFRASTRUCTURE GROUP 900 S. STEWART, SUITE 13 MISSION, TEXAS 78572 PH: (956) 424-3335 FAX: (956) 424-3132 TBPE REG. # 15000



PAGE

04/28/2023 Page 1 of 5 SUB2023-0036



Reviewed On: 4/28/2023

SUBDIVISION NAME: MCALLEN NEAR - SHORING INDUSTRIAL PARK				
REQUIREMENTS				
STREETS AND RIGHT-OF-WAYS				
N. Ware Road: Minimum 15 ft. additional ROW dedication for 150 total ROW Paving: By State Curb & gutter: By State Revisions as needed: - ROW dedication is required to align with the subdivision on the south side and accommodate existing improvements, including sidewalks along S. Ware Road. - Show the existing ROW on both sides of centerline and total ROW, reference the documents numbers for the existing ROW on both sides on the plat, and provide a copy of the documents for staff review - Show the ROW dedication as required inside the property, from centerline, and total ROW after dedication **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance			
Idela Avenue: Dedication for 60-100 ft. ROW Paving: 40-65 ft. Curb & gutter: both sides Revisions needed: - Provide a copy of the document referenced for abandoned ROW - Clarify the interior street access proposed through abandoned Idela Avenue - Finalize ROW and paving width prior to final **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	TBD			
Interior Streets: Dedication as required for 60 ft. ROW* Paving: 40 ft.* Curb & gutter: both sides Revisions needed: * The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested, ROW and paving width are subject to increase. - Show the width of ROW dedication on the plat for interior streets and the diameter of the cul-de-sac ROW. - Revise the Cul-de-sac to comply with 200 ft. diameter ROW and 180 ft. paving diameter for industrial development - Coordinate with staff for names of the interior streets 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	Compliance			

04/28/2023 Page 2 of 5 SUB2023-0036

* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac.	Non-compliance
Revisions Needed:	·
- The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply	
with the requirement prior to final; if a variance is requested, ROW and paving width are subject to increase.	
-Subdivision layout does not comply with Cul-de-Sac requirements which shall have a	
turnaround not less than 200 feet in diameter (right-of-way) with pavement diameter of 180	
feet in commercial and industrial areas, review and revise accordingly, prior to final.	
**Subdivision Ordinance: Section 134-105	
ALLEYS	
ROW: 20 ft. Paving: 16 ft.	Non-compliance
*Alley/service drive easement required for commercial, industrial, and multi-family properties.	
Revisions Needed:	
-Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end.	
**Subdivision Ordinance: Section 134-106	
SETBACKS	
o Libroito	
*Front and S. Ware Road: In accordance with the Zoning Ordinance or greater for approved	Non-compliance
site plan or easements or inline with existing structures, whichever is greater applies.	Tron compliance
Revisions Needed:	
-Include note as shown above prior to final.	
-Finalize setbacks prior to final.	
**Zoning Ordinance: Section 138-356	
* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site	Non-compliance
plan, whichever is greater applies. Revisions Needed:	
-Include note as shown above, prior to final.	
**Zoning Ordinance: Section 138-356	
* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site	Non-compliance
plan, whichever is greater applies.	Tron compliance
Revisions Needed:	
-Include note as shown above, prior to final.	
**Zoning Ordinance: Section 138-356	
* Corner: In accordance with the Zoning Ordinance or greater for easements or approved site	Non-compliance
plan, whichever is greater applies.	
Revisions Needed: -Include note as shown above, prior to final.	
**Zoning Ordinance: Section 138-356	
* Garage: Industrial Development.	NA
**Zoning Ordinance: Section 138-356	18/7
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE	Applied
PLAN	
1	

04/28/2023 Page 3 of 5 SUB2023-0036

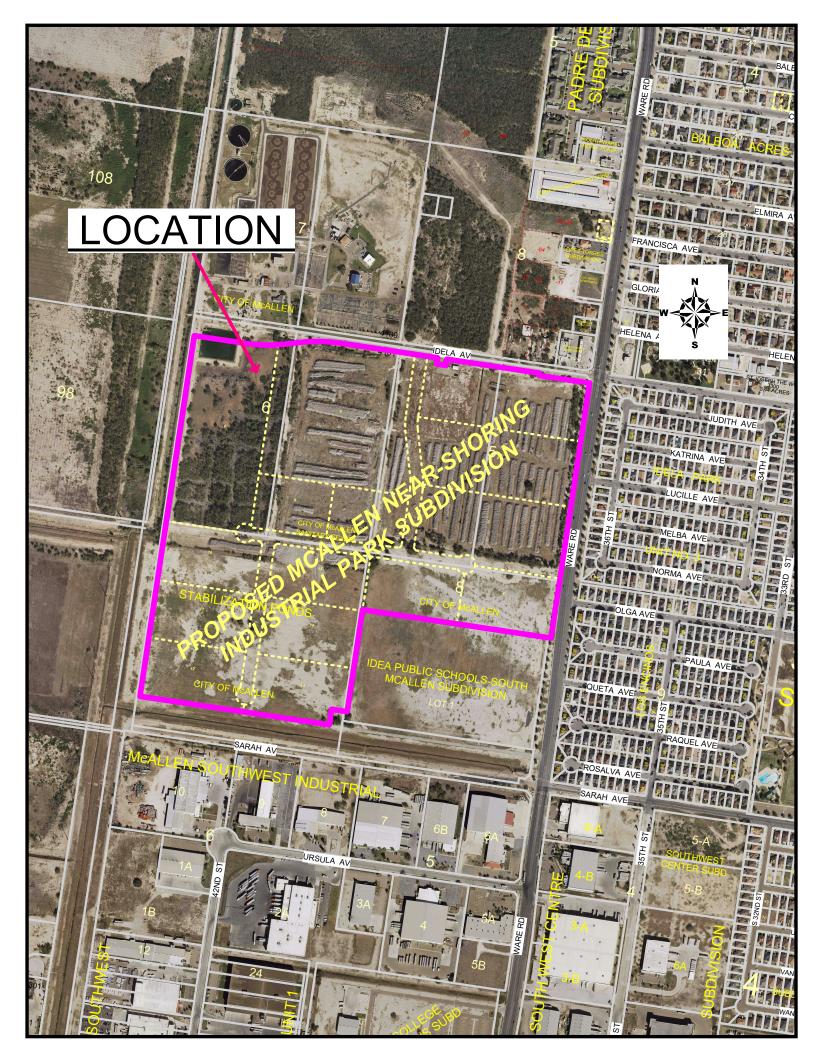
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N.Ware Road, Idela Avenue and both sides of all interior streets. Revisions needed: -Include note as shown above prior to final. **Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize prior to final. ***Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along S.Ware Road and Idela Avenue. Revisions needed: -Include note as shown above prior to final. Note wording subject to change once ROW requirements/curb cut locations have been established, finalize note wording prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: -Include note as shown prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Note requirements subject to change once ROW requirements have been establish, finalize note wording prior to final. ***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. Revisions Needed: -Include note as shown above, prior to final. **Note subject to change once subdivision requirements have been finalized. Finalize 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 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ***Landscaping Ordinance: Section 110-72 ****Subdivision Ordinance: Section 134-168	NA

04/28/2023 Page 4 of 5 SUB2023-0036

* Homeowner's Association Covenants must be recorded and submitted with document	NA
number on the plat, prior to recording.	
Homeowner's Association Covenants must be submitted for staff review, prior to recording. *Section 134-168 applies if private subdivision is proposed.	
****Section 110-72 applies if public subdivision is proposed.	
******Landscaping Ordinance: Section 110-72	
******Subdivision Ordinance: Section 134-168 LOT REQUIREMENTS	
LOT REGUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing:I-1 (Light Industrial)/I-2 (Heavy Industrial) District Proposed:/I-2 (Heavy Industrial)	Non-compliance
District **Rezoning process must be finalized before final plat approval.	
***Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt	
changes to plat and or rezoning process, review and finalize prior to final. ****Zoning Ordinance: Article V	
* Rezoning Needed Before Final Approval	Required
**Rezoning process must be finalized before final plat approval.	
***Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ***Zoning Ordinance: Article V	
PARKS	
* Land dedication in lieu of fee.	NA
**As per the application submitted on April 17, 2023, the proposed land use is industrial. As per Parks Department, park fees do not apply to industrial developments.	
 Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. **As per the application submitted on April 17, 2023, the proposed land use is industrial. As per Parks Department, park fees do not apply to industrial developments. 	NA
* Pending review by the City Management's Office.	NA
**As per the application submitted on April 17, 2023, the proposed land use is industrial. As per Parks Department, park fees do not apply to industrial developments.	
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments:	Required
*Must comply with City's Access Management Policy.	
*Must comply with any other conditions as applicable. Subdivision requirements are subject to change and will be finalized prior to final if any other conditions are applicable.	

04/28/2023 Page 5 of 5 SUB2023-0036

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied



City of McAllen Planning Department

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

	g ,
Project Information	Subdivision Name_RANCHO VALENCIA
	Location 840 FEET WEST OF JACKSON RD, SOUTH SIDE OF EL RANCHO RD
	City Address or Block Number 1200 E. EC ZANCHO RO
	Number of Lots 82 Gross Acres 9.18 Net Acres 8.87 ETJ □Yes No
	Existing Zoning <u>R-3T</u> Proposed Zoning <u>R-3T</u> Rezoning Applied for □Yes No Date
	Existing Land Use VACANT Proposed Land Use R-3T Irrigation District # 2
	Replat □Yes ⋈No Commercial ResidentialX_
Proj	Agricultural Exemption □Yes No Estimated Rollback Tax Due \$0 € MC
	√Parcel # <u>290257</u> √ Tax Dept. Review <u>M</u> / 15-10-2022
	Water CCN ⊠MPU □Sharyland Water SC Other
	9.18 AC. O/O LOT 1, BLK 17, STEELE & PERSHING SUBDIVISION (H.C.M.R. V 8 PGS 114-115) AND LOT 1, BLK 9, A.J. MCCOLL SUBDIVISION (H.C.M.R. V 21 PG
	598)
Owner	Name ESPONJAS DEVELOPMENT LTD Phone 956-454-7247
	Address 2912 S. JACKSON RD E-mail EDDIECANTU@ICLOUD.COM
	City MCALLEN State TEXAS Zip 78503
ll-s	Name FRANCISCO PONS BALLESTEROS Phone 52 55 5104 5367
odo	Address 505 WEST 15TH STREET E-mail_FRANCISCOPONS@SEDELPRADO.COM
Developer	City <u>AUSTIN</u> State <u>TEXAS</u> Zip <u>78701</u>
	Contact Person FRANCISCO PONS BALLESTEROS
	M CARCIA FNOINEFRING II O (050) 007 0000
Engineer	Name M GARCIA ENGINEERING, LLC Phone (956) 207-6036
	Address 1616 E. GRIFFIN PARKWAY #146 E-mailmariano@mgarciaengineering.com
	City MISSION State TEXAS Zip 78572
	Contact Person MARIANO GARCIA, P.E.
Surveyor	Name QUINTANILLA, HEADLEY & ASSOC., INC. Phone (956) 381-6480
	Address 124 E. STUBBS ST. E-mail_alfonsoq@qhaengineering.com City EDINBURG State TEXAS Zip 78539
ଉଁ	City LDINDONG State 12XAS Zip 76559 ENTERE

NOV 1 0 2022

Initial: Nm

Proposed Plat Submittal

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

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 FRANCISCO PONS BALLESTEROS

Owner

Authorized Agent p

The Planning Department is now accepting DocuSign signatures on application



City of McAllen

Planning Department VARIANCE TO SUBDIVISION **PROCESS APPLICATION**

311 North 15th Street McAllen, TX 78501 P. O. Box 220

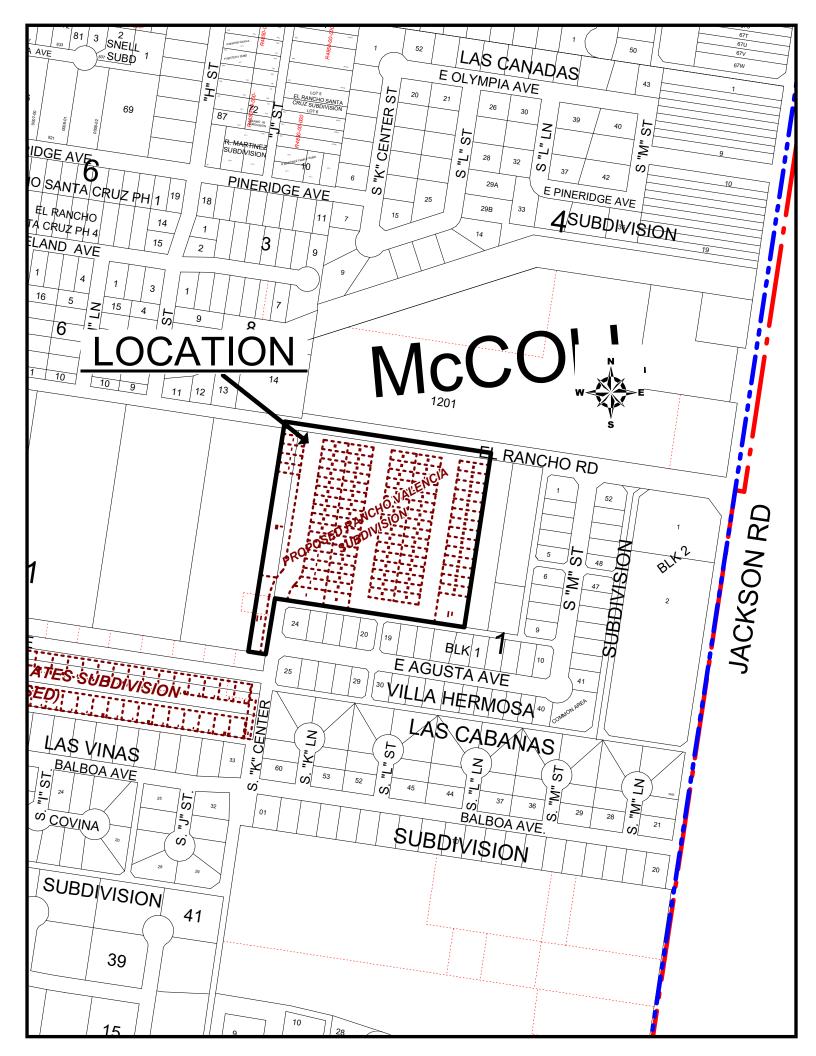
McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)

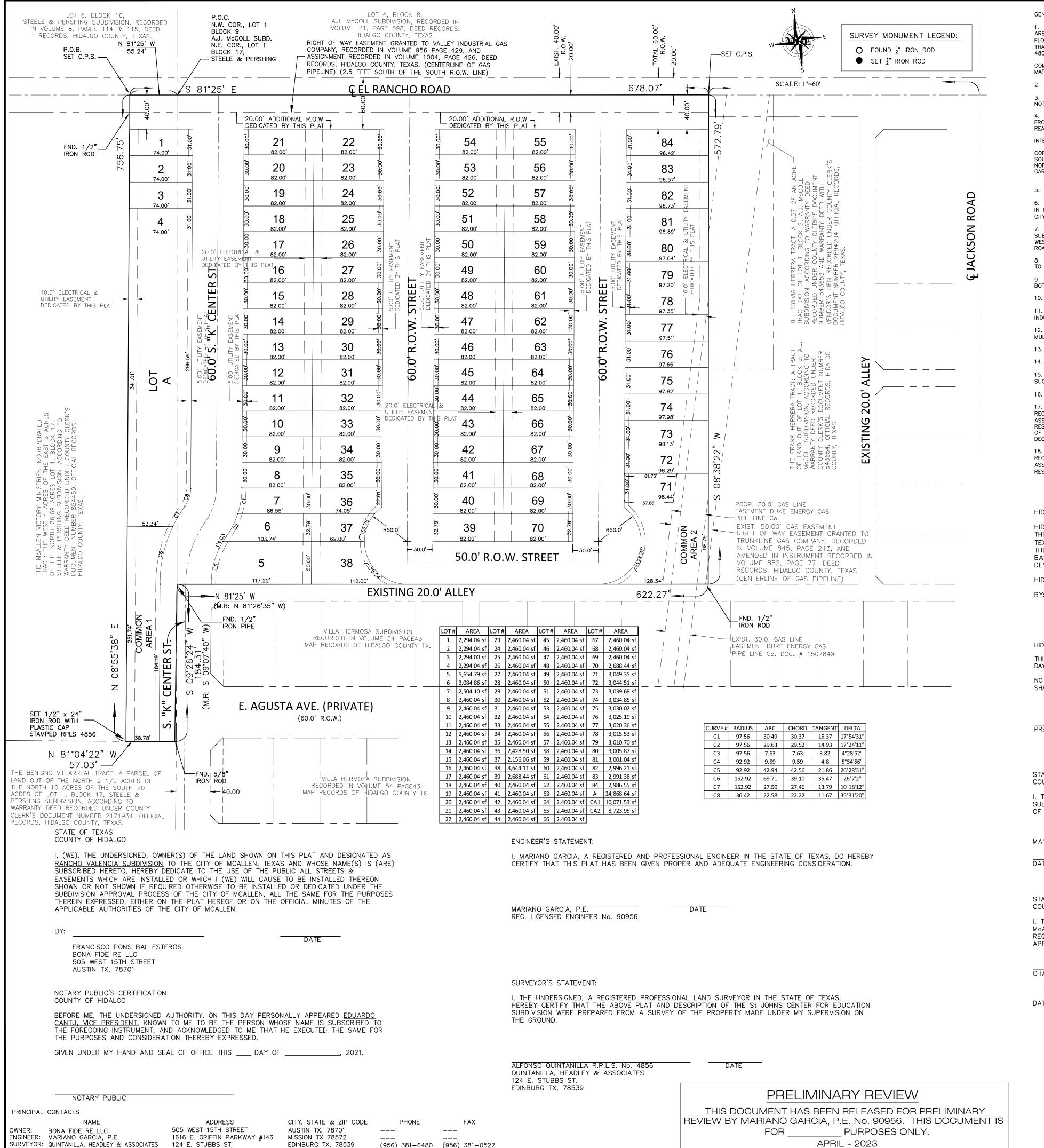
destroya a sale la	
÷.	Legal Description 9.18 AC. O/O LOT 1, BLK 17, STEELE & PERSHING SUBDIVISION (H.C.M.R. V 8 PGS 114-115) AND LOT 1, BLK 9, A.J. MCCOLL SUBDIVISION (H.C.M.R. V 21 PG – 598)
Project	Street Address 1100 E. EL RANCHO ROAD
20	Number of lots 84 Gross acres 9.18
L.	Existing Zoning R-3T Existing Land Use VACANT
	☑ Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required
) t	Name_FRANCISCO PONS BALLESTEROS Phone 52 55 5104 5367
Applicant	Address_505 WEST 15TH STREETE-mail_FRANCISCOPONS@SEDELPRADO.COM
Apr	City AUSTIN State TEXAS Zip 78701
_	Name_ESPONJAS DEVELOPMENT LTD Phone 956-454-7247
Owner	Address 2912 S. JACKSON RD E-mail EDDIECANTU@ICLOUD.COM
ó	City MCALLEN State TEXAS Zip 78503
	To the best of your knowledge are there any deed restrictions, restrictive covenants,
on	etc. which would prevent the utilization of the property in the manner indicated?
atio	I certify that I am the actual owner of the property described above and this
norization	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
ıth	attached written evidence of such authorization.
¥	Signature Date 4-12-23 Print Name Eddie Cantu
	Print Name_Eddie Cantu
	FOR OFFICE USE ONLY
Se	APPLICATION FILING FEE: \$250.00
Office	Accepted by Payment received by Date
ĭ	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)

	sho	build include all information they determine is relevant, but it is not required to provide responses to all sections
	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.
		In high density subdivisions like townhouse subdivisions, the city requires 60' of ROW because of the density, the amount of driveways and garages and probably because of the amount of cars on the street. The variance request is for a side
		street with no garages or driveways and thus, should have less cars on the street than the north-south roads where the driveways and garages are. Therefore, there
	L	should be no adverse public health or safety concern.
	2.	Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.
_		
pea		
Ap		
for		
<u> </u>		
Reason for Appeal	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.
8		
	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.





GENERAL NOTES:

1. FLOOD ZONE DESIGNATION: ZONE "B"
AREAS BETWEEN LIMITS OF THE 100-YEAR 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 (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER
480334 0425 C MAP REVISED: NOVEMBER 16, 1982

COMMUNITY-PANEL NUMBER 480343 0010 C MAP REVISED: NOVEMBER 2, 1982

MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB OF THE STREET AT MID POINT OF EACH LOT.
 LEGEND ● DENOTES 1/2"X 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS _____, UNLESS OTHERWISE

- 5. NO BUILDINGS OR DRAINAGE DETENTION AREAS SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- 6. REQUIRED DRAINAGE DETENTION IS: _____ C.F. (____ AC./FT.) TOTAL DETENTION IS BEING PROVIDED IN LOT "A". LOT "A" WILL BE MAINTAINED BY DEVELOPER'S/HOMEOWNERS'S ASSOCIATION/OWNERS AND NOT THE CITY OF McCALLEN."

REQUIRED, GREATER SETBACK APPLIES

7. BENCHMARK NO. 1= FOUND TOP OF INLET LOCATED ON THE NORTHEAST CORNER OF LOT OF THE SUBDIVISION. N.A.V.D. 88 DATUM CITY OF McCALLEN BENCHMARK-MC 90 = 96.41 30" ALUM. PIPE FOUND AT 87' WEST FROM EDGE OF PAVEMENT OF JACKSON ROAD AND 692 FEET NORTH OF THE CENTERLINE OF EL RANCHO

8. AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

9. 4.0 FT WIDE MINIMUM SIDEWALK REQUIRED ON S. "K" CENTER STREET, E. EL RANCHO BLANCO ROAD AND ON BOTH SIDES OF ALL INTERIOR STREETS.

10. LOTS 1 THROUGH 85 SHALL BE FOR RESIDENTIAL USE.

11. 6.00 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG EL RANCHO ROAD.

12. 8.00 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG E. EL RANCHO ROAD

14. A 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.

15. COMMON AREAS MUST BE MAINTAINED BY THE DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES AND NOT THE CITY OF McCALLEN.

16. NO BUILDING, STRUCTURES, ETC. TO BE CONSTRUCTED ON LOT "A" (DETENTION POND).

17. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR RANCHO VALENCIA SUBDIVISION, RECORDED AS DOCUMENT NUMBER, HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCE OF THE CITY OF McCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.

18. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR RANCHO VALENCIA SUBDIVISION, RECORDED AS DOCUMENT NUMBER , HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McCALLEN SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF LOT "A"(DETENTION AREA).

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 STRUCTURE DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY:

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

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

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

PRESIDENT ATTEST:______ SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

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

MAYOR CITY OF MCALLEN

ATTEST: CITY CLERK

DATE:

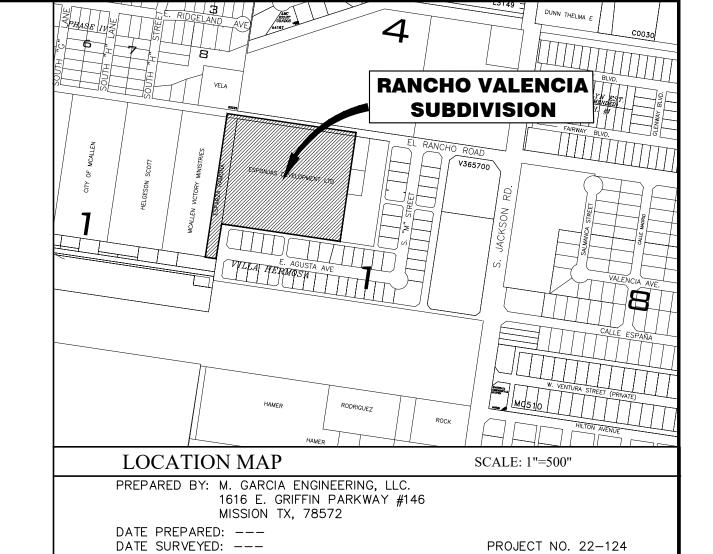
STATE OF TEXAS
COUNTY OF HIDALGO

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

CHAIRMAN PLANNING AND ZONING COMMISSION

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
		5551171



MAP OF RANCHO VALENCIA SUBDIVISION

A 9.18 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 17, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 114 AND 115, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND OUT OF LOT 1, BLOCK 9, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1952613 AND 1952614, OFFICIAL RECORDS, AND JUDGEMENT DECLARING HEIRSHI CAUSE NO. P 35,349, PROBATE RECORDS, HIDALGO COUNTY, TEXAS.

PLAT SHEET 1 OF 1

METES AND BOUNDS

A 9.18 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 17, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 114 AND 115, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND OUT OF LOT 1, BLOCK 9, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1952613 AND 1952614, OFFICIAL RECORDS, AND JUDGEMENT DECLARING HEIRSHIP CAUSE NO. P 35,349, PROBATE RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 1, BLOCK 17, STEELE AND PERSHING SUBDIVISION AND IN THE CENTERLINE OF EL RANCHO ROAD FOR THE NORTHEAST CORNER OF THE MCALLEN VICTORY MINISTRIES, INC. TRACT (THE WEST 4.00 ACRES OF THE EAST 5.00 ACRES OF THE NORTH 26.69 ACRES OF LOT 1, BLOCK 17, STEELE AND PERSHING SUBDIVISION, ACCORDING OT WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 854459, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 81°25' W, 55.24 FEET FROM THE NORTHEAST CORNER OF LOT 1, BLOCK 17, STEELE AND PERSHING SUBDIVISION.

THENCE; S 81°25' E, ALONG THE NORTH LINE OF LOT 1, BLOCK 17, STEELE AND PERSING SUBDIVISION, AND THE CENTERLINE OF EL RANCHO ROAD, PASSING AT 55.24 FEET THE NORTHEAST CORNER OF LOT 1, BLOCK 17, STEELE AND PERSHING SUBDIVISION, THE NORTHWEST CORNER OF LOT 1, BLOCK 9, A.J. MCCOLL SUBDIVISION, AND CONTINUING ALONG THE NORTH LINE OF LOT 1, BLOCK 9, A.J. MCCOLL ROAD AND THE CENTERLINE OF EL RANCHO ROAD, A TOTAL DISTANCE OF 678.07 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THE SYLVIA HERRERA TRACT (A 0.57 OF AN ACRE OUT OF LOT 1, BLOCK 9, A.J. MCCOLL SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 543653 AND WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2694204, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°38'22" W, ALONG THE WEST LINE OF THE SYLVIA HERRERA TRACT AND THE WEST LINE OF THE FRANK HERRERA TRACT (A TRACT OUT OF LOT 1, BLOCK 9, A.J. MCCOLL SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 543654, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF EL RANCHO ROAD, A TOTAL DISTANCE OF 572.79 FEET TO A 1/2" IRON ROD FOUND ON AN INTERIOR LINE OF VILLA HERMOSA SUBDIVISION (RECORDED IN VOLUME 54, PAGE 43, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHWEST CORNER OF THE FRANK HERRERA TRACT AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°25' W (MAP RECORD: N 81°26'35" W), ALONG THE INTERIOR LINE OF VILLA HERMOSA SUBDIVISION, A DISTANCE OF 622.27 FEET TO A 1/2" IRON PIPE FOUND ON THE EAST LINE OF LOT 1, BLOCK 17, STEELE AND PERSHING SUBDIVISION AND THE WEST LINE OF LOT 1, BLOCK 9, A.J. MCCOLL SUBDIVISION FOR AN EXTERIOR CORNER OF VILLA HERMOSA SUBDIVISION AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 09°26'24" W (MAP RECORD: S 09°07'40" W), ALONG THE EAST LINE OF LOT 1, BLOCK 17, STEELE AND PERSHING SUBDIVISION, THE WEST LINE OF LOT 1, BLCOOK 9, A.J. MCCOLL SUBDIVISION, THE WEST LINE OF VILLA HERMOSA SUBDIVISION AND THE WEST RIGHT OF WAY LINE OF SOUTH "K" STREET, A DISTANCE OF 184.31 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE BENIGNO VILLARREAL TRACT (A TRACT OUT OF THE NORTH 2.50 ACRES OF THE NORTH 10.00 ACRES OF THE SOUTH 20.00 ACRES OF LOT 1, BLOCK 17, STEELE AND PERSHING SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2171934, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE MOST EASTERLY SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 81°04'22" W, ALONG THE NORTH LINE OF THE BENIGNO VILLARREAL TRACT, A DISTANCE OF 57.03 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THE MCALLEN VICTORY MINISTRIES, INC. TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; S 08°55'38" E, ALONG THE EAST LINE OF THE MCALLEN VICTORY MINISTRIES, INC. TRACT, PASSING A 1/2" IRON ROD FOUND AT 736.75 FEET FOR THE SOUTH RIGHT OF WAY LINE OF EL RANCHO ROAD, A TOTAL DISTANCE OF 756.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.18 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH JACKSON MEADOWS SUBDIVISION, RECORDED IN VOLUME 52, PAGE 184, MAP RECORDS, HIDALGO COUNTY, TEXAS.

SUBDIVISION PLAT OF RANCHO VALENCIA SUBDIVISION

A 9.18 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 17, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 114 AND 115, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND OUT OF LOT 1, BLOCK 9, A.J. MCCOLL SUBDIVISION HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1952613 AND 1952614, OFFICIAL RECORDS, AND JUDGEMENT DECLARING HEIRSHIP CAUSE NO. P 35,349, PROBATE RECORDS, HIDALGO COUNTY, TEXAS.



1616 E. GRIFFIN PARKWAY #146 MISSION TX 78572 www.mgarciaengineering.com Firm Reg. No. F-9828 04/28/2023 Page 1 of 4 SUB2022-0140



Reviewed On: 4/28/2023

SUBDIVISION NAME: RANCHO VALENCIA		
REQUIREMENTS		
STREETS AND RIGHT-OF-WAYS		
 E. El Rancho Road: 20 ft. of additional dedication for 40 ft. from centerline for 80 ft. total ROW. Paving: 52 ft. Curb & gutter: Both Sides Revisions Needed: -Please provide how existing ROW was dedicated on plat and a copy of any referenced document for staff review, prior to final. -Revise street name references as shown above were applicable, prior to final. -Clarify dedication of ROW Easement granted to Valley Industrial Gas Company along street and ensure there are no issues with overlap, dedication, etc. provide a copy of any referenced document for staff review, finalize prior to final. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording. 	Non-compliance	
South "K" Center Street (N/S 1/4 Mile Collector): Dedication as needed for 60 ft. of total ROW. Paving 40 ft. Curb & gutter: Both Sides. Revisions Needed: -Include ROW labeling on plat, prior to finalClarify dedications along southwestern plat boundary, new and existing and provide centerline to ensure compliance with required ROW dedications and street alignment, prior to final. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.	Non-compliance	
Interior Streets: 60 ft. of total ROW dedication. Paving: 40 ft. Curb & gutter: Both Sides Pending Items: -Developer submitted a variance application on April 13, 2023 requesting that the ROW be reduced from 60 ft. to 50 ft. for the street ROW along the south side of lots 39 & 70, as per layout submitted on February 14,2023 the engineer has indicated that the 40 ft. paving width will remain as well as "Knuckle" along the SE and SW ends of the interior streets proposed. Development staff has reviewed the request and indicated that if approved that a 10 ft. U.E and Sidewalk Easement be dedicated along the lots as applicable as well as any no parking striping needed as necessaryStreet names to be established, finalize prior to final. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.	Non-compliance	
Paving Curb & gutter ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.	NA	
Paving Curb & gutter ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.	NA	
* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118	NA	

04/28/2023 Page 2 of 4 SUB2022-0140

* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118	Compliance
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties and multi-family properties. **Subdivision layout is being processed with public works centralized locations. ***Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 10.00 ft. or greater for easements. **Front setback under review in correlation with curb cut access requirements, finalize prior to final. **Zoning Ordinance: Section 138-356	Required
* Rear: In accordance with the Zoning Ordinance or greater for easements. **Zoning Ordinance: Section 138-356	Applied
*Proposing: Interior Sides: In accordance with the Zoning Ordinance or greater for easements. South Side of Lot 5,36,37 &68:10.00 ft. or greater for easements. North Side of Lot 1,20,21,52,53,&82: 10.00 ft. or greater for easements. Revisions Needed: -Clarify lot specific setbacks prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner:10.00 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
*Garage:18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required along E. El Rancho Road and on both sides of S. "K" Center Street and all interior streets. Revisions Needed: -Revise note#9 as shown above prior to final. **Proposing: 4.0 ft. wide minimum sidewalk required on S. K Center Street, E. El Rancho Blanco Road and on both sides of all interior streets. ***Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize note wording prior to final. ****Subdivision Ordinance: Section 134-120	Non-complianc
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along E. El Rancho Road. Revisions Needed: -Revise note #11 as shown above prior to final. **Proposing:6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along El Rancho Road. ***Landscaping Ordinance: Section 110-46	Non-complianc

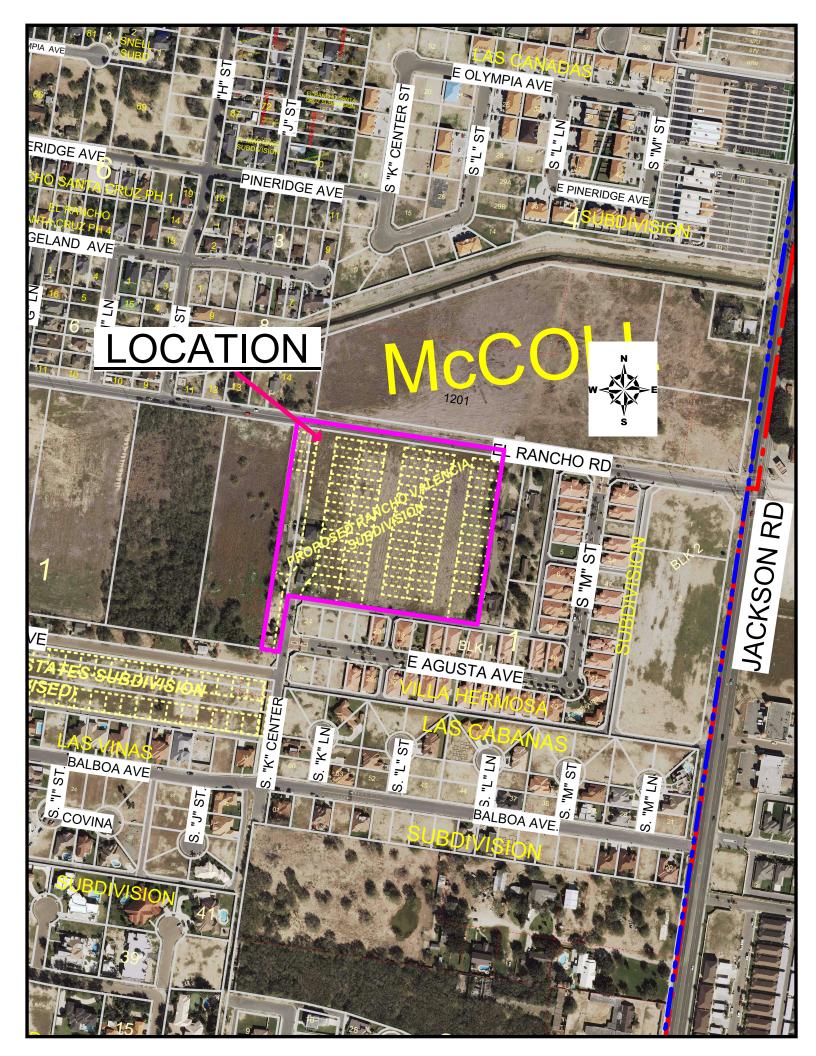
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

04/28/2023 Page 3 of 4 SUB2022-0140

* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along E. El Rancho Road. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. ***Zoning Ordinance: Section 138-210.	Applied
* Common Areas, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: -Revise note#15 as shown, note subject to change once subdivision requirements have been finalized. Finalize prior to final. **Proposing: Common areas must be maintained by the developer/ homeowner's association/owners, their successors and/or assignees and not the City of McAllen.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 ****Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: R3-T (Townhouse Residential) District Proposed:R3-T (Townhouse Residential) District ***Zoning Ordinance: Article V	Compliance

04/28/2023 Page 4 of 4 SUB2022-0140

* Rezoning Needed Before Final Approval **Proposed zoning is compliant with current zoning. ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. As per plat submitted on November 10th,2022, plat depicts 84 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office.	TBD
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on November 10th,2022, plat depicts 84 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office.	TBD
* Pending review by the City Managers Office. As per plat submitted on November 10th,2022, plat depicts 84 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office.	TBD
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. *Any abandonments must be done by separate process, not by plat. *As per Public Works department ,centralized dumpster areas must be shown on plat prior to final. *The subdivision was approved in Preliminary form at the Planning and Zoning Commission meeting of December 6, 2022.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS AND CLARIFICATION OF THE REQUESTED VARIANCE.	Applied



City of McAllen Planning Department

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

Project Information	Subdivision Name Silver Oak Subdivision Location Southwest corner Hobbs Avenue and Bicentennial Blvd. City Address or Block Number 9229 N BICENTENNIAL BLVD Number of Lots 5 Gross Acres 2.92 Net Acres 2.84 ETJ Yes No Existing Zoning R-1 Proposed Zoning R-1 Rezoning Applied for Yes No Date Single Family Existing Land Use Open Proposed Land Use Residential Irrigation District # 3 Replat Yes No Commercial Residential Agricultural Exemption Yes No Estimated Rollback Tax Due 1071. 12 Parcel # Tax Dept. Review Water CCN MPU Sharyland Water SC Other Legal Description 2.92 acres of land out of Lot Number Nine (9) of the E.M. Card Survey Number One (1) Subdivision as recorded in Volume 8, Page 1 Hidalgo County Map Records, Hidalgo County, Texas.
Developer Owner	Name Cameron Family Trust Phone Address 9301 N 10th Street E-mail City McAllen State TX Zip 78504 Name RD Silver Oak, LLC Phone (956) 451-6390 Address P.O. Box 6105 E-mail jason@wtcementers.com City McAllen State TX Zip 78502 Contact Person Jason E. Garza, President
Engineer	Name Javier Hinojosa Engineering Phone (956) 668-1588 Address 416 E. Dove Avenue E-mail_javier@javierhinojosaeng.com City McAllen State TX Zip 78504 Contact Person Javier Hinojosa, P.E.
Surveyor	Name Rios Surveying, LLC Address 221 S. Williams Road City San Benito Contact Person: Francisco Rios, R.P.L.S. Phone (956) 361-9179 E-mail rios_surveying@sbcglobal.net Zip 78586 TX Zip 78586
	MAR 2 2 2023

Minimum Developer's Requirements Submitted with Application

Owners Signature

Proposed Plat Submittal

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

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

Print Name Javier Hinojosa, P.E.

Authorized Agent

Owner

Signature

The Planning Department is now accepting DocuSign signatures on application

Var 2023 - 0008



City of McAllen

311 North 15th Street McAllen, TX 78501 P. O. Box 220

Planning Department VARIANCE TO SUBDIVISION DPOCESS ADDITION

McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)

	TROCESS AFFEICATION
	Prop. 5. Iver dates Subd, Legal Description 2.92 acres of land situated out of lot number nine (9) of the E.M. Card Survey
ct	Number One Subdivision as recorded in Vol. 8, Pg. 1, Hidalgo County Map Records.
Project	Number One Subdivision as recorded in Vol. 8, Pg. 1, Hidalgo County Map Records. Street Address 1700-Hobbs Drive 9229 N. Bicart and BIVD. Number of lots 5 Gross acres 2.92
Pr	Existing Zoning R-1 Existing Land Use R-1
	Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required
ınt	NameJason Garza / Carlos GarzaPhone(956) 451-6390
Applicant	Address_ P.O. Box 6105E-mail
Ap	CityMcAllenStateTXZip78502
er	Name Cameron Family Trust Phone
Owner	Address 9301 N. 10th Street E-mail
0	City McAllen State TX Zip 78504
_	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?
tior	☐ Yes
thorization	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 authorjzed by the actual owner to submit this application and have
hoi	attached written evidence of such authorization
Λut	Signature Date 4/5/23
	Print Name Tavier Hevoluse E. Owner Authorized Agent
	FOR OFFICE USE ONLY
ø	APPLICATION FILING FEE: \$250.00
Office	APPLICATION FILING FEE: \$250.00 Accepted by KF Payment received by Date
0	Rev 06/21
	Ву



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.

W		
	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 master thoroughfare calls for Bicentennial Blvd. to be a 150 foot right-of-way of which the City of McAllen bought
		100 foot of right-of-way and constructed a 56 foot back to back road. The city is asking for an additional 25' to be
		dedicated by the developer. This does not make sense because this would create a 25 foot jog with the right-of-way
		across the street.
	2.	Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.
		The variance requested is necessary to preserve the overall dynamics of the subdivision in which the developer
		has in mind. Currently, without additional right-of-way, the back of curb ranges from 28.7 feet to 48.7 feet to the
		west right-of-way line as Bicentennial approached the property from an angle.
	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.
		Bicentennial Blvd. currently operates with an 100 foot right-of-way. The variance would leave the right-of-way as is.
		This would not be detrimental to the public health, safety or welfare or impact the legal rights of adjacent land owners.
	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 current right-of-way of 100 feet is adequate for a 56 foot street with an average of 22 feet of parkway and should
		not deter other land developments in the area from occurring.

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.

listed below	
	 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.
	Hobbs Drive is currently has 40 foot right-of-way with a master thoroughfare plan of 80 feet of right-of-way.
	The developer is willing to dedicate an additional 20 feet but objects to having to dedicate the additional 40 feet.
	 Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.
<u>a</u>	In discussions with city's engineering staff in a pre-development meeting, they foresaw a 40 foot back to back in which
Reason for Appea	is perfectly suited to a 60' right-of-way.
for A	
son	 Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to
Reas	the legal rights other property owners enjoy in the area. This would not be detrimental to the public health, safety or welfare or impact the legal rights of
	the adjacent land owners,
-	 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.
	This will not impede an orderly development of future subdivisions along Hobbs Drive.
-	

JAVIER HINOJOSA ENGINEERING/Consulting Engineers

416 E. Dove Avenue • McAllen, Texas 78504
Tel: (956) 668-1588
javier@javierhinojosaeng.com
TBPELS FIRM NO. F-1295

April 5, 2023

Mr. Edgar I. Garcia, Director of Planning & Zoning City of McAllen 311 N. 15th Street McAllen, Texas 78501

Re: Silver Oak Subdivision

Dear Mr. Garcia,

On behalf of the Developer of the Silver Oak Subdivision, attached are two variance requests to the subdivision process application along with a copy of the survey and metes and bounds.

The first variance is to eliminate the requested 25' additional right-of-way along Bicentennial Blvd. As it stands today, Bicentennial Blvd. (56 feet back-to-back) is adjacent to the property at a curved angle within the right-of-way and measures 28.7 feet from the west right-of-way line to the back of curb at the north end of the subdivision and 48.7 feet from the west right-of-way line to the back of curb at the south end of the subdivision. An existing brick wall adjacent to our south property line is currently approximately 6' away from the back of curb or almost 43' east of our current west right-of-way line. We believe that the existing property behind the west curb line of Bicentennial Blvd. to the existing right of way is more than sufficient for any future expansion of utilities in the area.

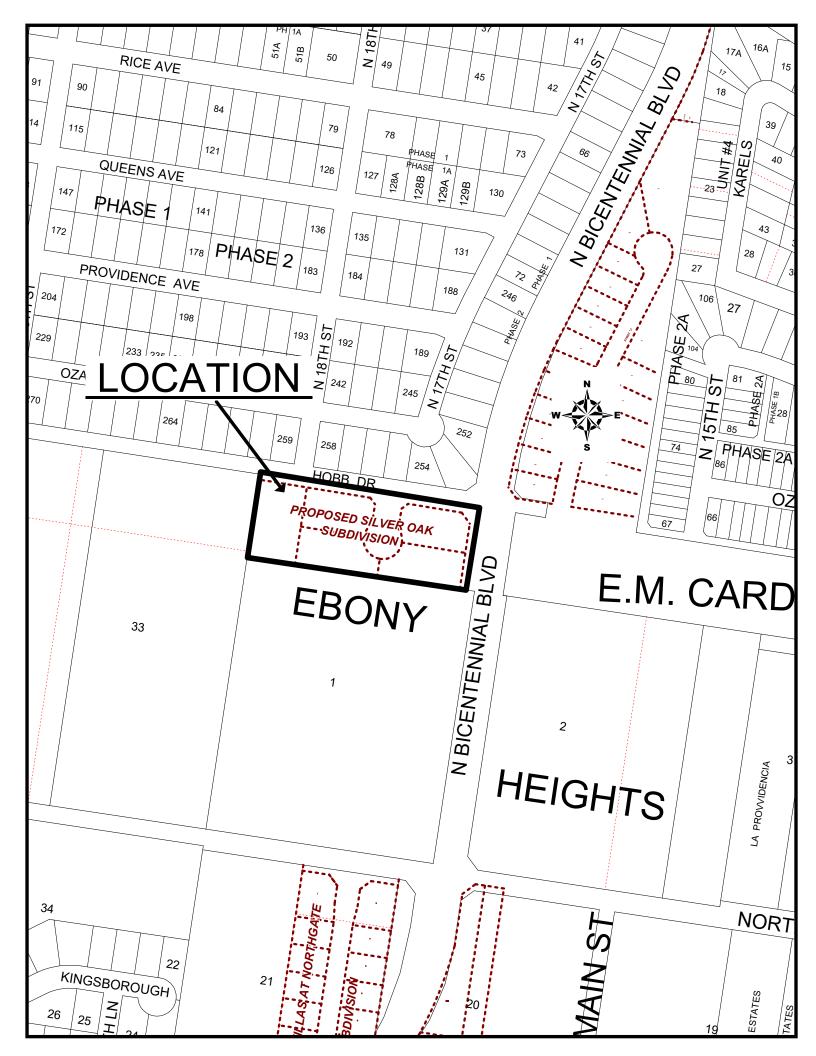
The second variance is regarding the right-of-way of Hobbs Drive. In pre-development meetings with the City's staff, they foresaw Hobbs Drive being a 40' back-to-back street within a 60' right-of-way. With this in mind, the Developer is willing to dedicate an additional 20' of right-of-way for a total of 60 feet in lieu of an additional 40' of right-of-way being requested by the City.

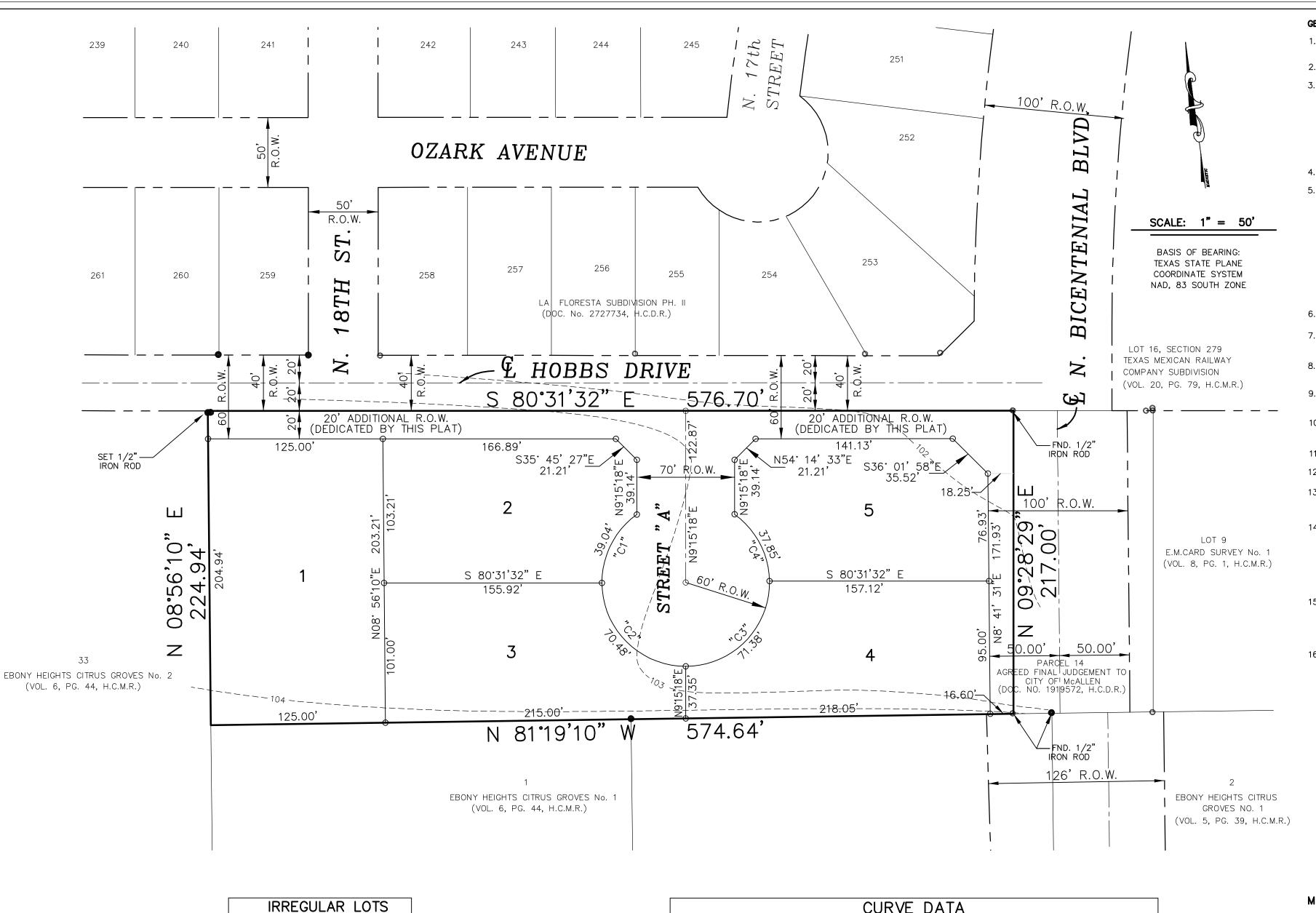
Your assistance in this matter is greatly appreciated. If you have any questions or require further information please feel free to contact me.

Sincerely,

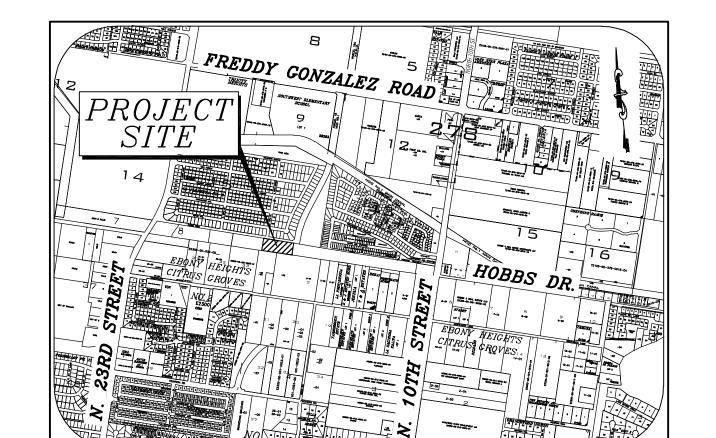
JAVIER HINOJOSA ENGINEERING

Javier Hinojosa, P.E.





			CURVE	DATA		
CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD
"C1"	54'37'56"	60.00'	30.99'	55.07'	S 08.55'29" W	57.21'
"C2"	89.40,56"	60.00'	56.67	84.62'	S 80°45'27" E	93.92'
"C3"	90.54,29"	60.00'	60.96'	85.52'	N 08'20'04" E	95.20'
"C4"	53°24'24"	60.00'	30.18	53.92'	N 45°04'20" W	55.93



LOT # SQ. FT. ACRES

17,748

18,175

18,417 0.42

LOCATION MAP

DATE OF PREPARATION: FEBRUARY, 2023 DRAWN BY: P. GONZALEZ



JAVIER HINOJOSA ENGINEERING

TBPELS FIRM NUMBER F-1295

CONSULTING ENGINEERS 416 E. DOVE AVENUE McALLEN, TEXAS 78504 PHONE (956) 668-1588 javier@javierhinojosaeng.com

	CURVE DATA											
CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD						
"C1"	54°37′56"	60.00'	30.99'	55.07	S 08.55'29" W	57.21						
"C2"	89°40'56"	60.00'	56.67	84.62'	S 80°45'27" E	93.92'						
"C3"	90'54'29"	60.00'	60.96'	85.52	N 08'20'04" E	95.20'						
"C4"	53'24'24"	60.00'	30.18'	53.92'	N 45°04'20" W	55.93'						



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

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

PRINCIPAL CONTACTS: CITY & ZIP PHONE # ADDRESS OWNER: JASON E. GARZA P.O. BOX 6105 (956) 451-6390 MCALLEN, TX 78502 416 E. DOVE AVENUE McALLEN, TX 78504 ENGINEER: JAVIER HINOJOSA (956) 668-1588 221 S. WILLIAMS ROAD SAN BENITO, TX 78586 SURVEYOR: FRANCISCO RIOS (956) 361-917

GENERAL NOTES

- 1. THE FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "X", WHICH IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN" AS PER F.E.M.A.s FLOOD INSURANCE RATE MAP PANEL No.: 480334 0325 D, REVISED JUNE 6, 2000.
- 2. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF THE LOT.
- 3. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:

. 45 FEET OR GREATER FOR EASEMENTS FRONT: 25 FEET OR GREATER FOR EASEMENTS 10 FEET OR GREATER FOR EASEMENTS INTERIOR SIDE 6 FEET OR GREATER FOR EASEMENTS

10 FEET OR GREATER FOR EASEMENTS CORNER SIDE: .. GARAGE . 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES

- 4. NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
- 5. A TOTAL OF 9,253 CUBIC FEET (0.212 ACRE FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. AN ENGINEERED DETENTION PLAN WILL BE REQUIRED FOR EACH LOT AT THE BUILDING PERMIT STAGE. EACH LOT WILL BE REQUIRED TO DETAIN THE FOLLOWING AMOUNT OF DETENTION: LOT 1: 2,412 C.F.

LOT 2: 1,640 C.F. LOT 3: 1,724 C.F. LOT 4: 1,801 C.F.

BENCHMARK: TOP OF STORM DRAIN MANHOLE LOCATED AT THE NORTH EAST CORNER OF THIS INTERSECTION OF N. 18th. STREET AND HOBBS DRIVE ELEVATION = 101.99. REFERENCE (MC 49 ELEVATION = 110.82 NORTHING: 16625729.24430 EASTING: 1071492.40907) TYPE OF MARK: 30" ALUMINUM PIPE WITH A 3 1/4" BRASS MONUMENT CAP ON TOP LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF 23rd STREET AND MILE 5 (AUBURN AVE.) (GRID ZONE - TEXAS SOUTH (4205),

LOT 5: 1,676 C.F.

- 6. HORIZ. DATUM: NAD 83, DATUM: NAVD 88. 7. A 4 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES ALL INTERIOR STREETS. A 4 FOOT WIDE SIDEWALK REQUIRED
- 8. A 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL,
- AND INDUSTRIAL ZONES/USES AND ALONG HOBBS DRIVE AND N. BICENTENNIAL BLVD. 9. 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY
- RESIDENTIAL ZONES/USES. 10. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG HOBBS DRIVE FOR LOTS 2 AND 5. NO CURB CUT, ACCESS, OR LOT
- FRONTAGE PERMITTED ALONG BICENTENNIAL BLVD. FOR LOTS 4 AND 5.
- 11. A 25 FOOT X 25 FOOT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

ALONG THE SOUTH SIDE OF HOBBS AVENUE AND WEST SIDE OF BICENTENNIAL BLDR.

- 12. ALL EASEMENTS SHOWN ARE DEDICATED BY THIS PLAT UNLESS OTHERWISE SHOWN AS DEDICATED BY SEPARATE INSTRUMENT.
- 13. NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAY OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED ON 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.
- 14. AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SILVER OAK SUBDIVISION, RECORDED AS DOCUMENT _HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCES OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO THE COMMON AREAS, ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.
- 15. DEVELOPER / SILVER OAK SUBDIVISION (H.O.A.) HOME OWNERS ASSOCIATION OR PROPERTY OWNERS, 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, ITS PRIVATE STREETS, MEDIANS, AND PRIVATE ACCESS EASEMENTS.
- 16. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC, MUST BE MAINTAINED BY THE LOT OWNERS/SILVER OAK SUBDIVISION H.O.A. AND NOT THE CITY OF McALLEN.

METES AND BOUNDS DESCRIPTION

BEING A TRACT CONTAINING 2.92 ACRES OF LAND SITUATED OUT OF LOT NUMBER NINE (9) OF THE E. M. CARD SURVEY NUMBER ONE (1) SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 1 OF THE HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS: SAID 2.92 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF SAID LOT 9 AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF HOBBS DRIVE (NOT IN USE), AS SHOWN ON THE PLAT OF LA FLORESTA SUBDIVISION, PHASE 2, AS RECORDED IN VOLUME O, PAGE 2721134 OF THE HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 80 DEGREES 31 MINUTES 32 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HOBBS DRIVE AND ALONG THE NORTH LINE OF SAID LOT 9 OF THE E. M. CARD SUBDIVISION, A DISTANCE OF 576.70 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF A CERTAIN 0.50 ACRE TRACT AS RECORDED IN DOCUMENT NUMBER 3392402 OF THE HIDALGO COUNTY OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF BICENTENNIAL

THENCE, DEPARTING THE NORTH LINE OF SAID LOT 9, SOUTH 09 DEGREES 28 MINUTES 29 SECONDS WEST, ALONG THE WEST LINE OF SAID 0.50 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID BICENTENNIAL BOULEVARD, A DISTANCE OF 217.00 FEET TO A 1/2 INCH IRON ROD FOUND (STAMPED CVQ) FOR THE SOUTHWEST CORNER OF SAID 0.50 ACRE TRACT, THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING ON THE NORTH LINE OF LOT NUMBER 1 OF THE EBONY HEIGHTS CITRUS GROVES SUBDIVISION, NUMBER 1, AS RECORDED IN VOLUME 5, PAGE 39 OF THE HIDALGO COUNTY MAP RECORDS, HIDALGO

THENCE, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID BICENTENNIAL BOULEVARD, NORTH 81 DEGREES 19 MINUTES 10 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 574.64 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1 FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING ON THE EAST LINE OF THE EBONY HEIGHTS CITRUS GROVES SUBDIVISION, UNIT NUMBER 2, AS RECORDED IN VOLUME 6, PAGE 44 OF THE HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS;

THENCE, NORTH 08 DEGREES 56 MINUTES 10 SECONDS EAST, ALONG THE EAST LINE OF SAID EBONY HEIGHTS CITRUS GROVES SUBDIVISION, NUMBER 2, A DISTANCE OF 224.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.92 ACRES OF LAND.

SUBDIVISION PLAT OF

SILVER OAK SUBDIVISION

(PRIVATE SUBDIVISION)

BEING A TRACT CONTAINING 2.92 ACRES OF LAND SITUATED OUT OF LOT NUMBER NINE (9) OF THE E. M. CARD SURVEY NUMBER ONE (1) SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 1 OF THE HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGN, OWNER OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS SILVER OAK SUBDIVISION AN ADDITION TO THE CITY OF MCALLEN AND WHOSE NAME IS SUBSCRIBED HERETO DO HEREBY GRANT AN EASEMENT TO SAID CITY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF McALLEN EMPLOYEES OF UTILITIES UNDER FRANCHISE TO SAID CITY AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. ADDITIONAL PUBLIC RIGHT OF WAY FOR HOBBS DRIVE IS BEING DEDICATED BY THIS PLAN.

DATE:

RD SILVER OAK, LLC. P.O. BOX 6105 MCALLEN, TEXAS 78502 BY: JASON E. GARZA, PRESIDENT

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY THE OWNER PERSONALLY APPEARED JASON E. GARZA 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

THIS THE _____ DAY OF ____

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

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 DATE REGISTERED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS COUNTY OF HIDALGO

I, FRANCISCO RIOS, 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 SUPER-VISION ON THE GROUND.

FRANCISCO RIOS, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4642 RIOS SURVEYING, LLC 221 S. WILLIAMS ROAD

SAN BENITO, TEXAS 78586

TEL. (956) 361-9179/1858 DATE SURVEYED: 2/21/2023

TBPELS FIRM No. 10117600

FAX (956) 361-9254

DATE

04/28/2023 Page 1 of 4 SUB2023-0028



Reviewed On: 4/28/2023

SUBDIVISION NAME: SILVER OAK SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. Bicentennial Blvd.: Dedication as needed for 75ft. from centerline for 150 ft. Total ROW. Paving:65-105 ft. Curb & gutter Both Sides. Revisions Needed: -Revise street name as shown above were applicable, prior to finalVerify alignment of existing N. Bicentennial Blvd to the North and South prior to finalLabel existing ROW dedications, from centerline, total, etc., prior to finalInclude document numbers on plat and provide any documents as applicable regarding any existing ROW dedications for N. Bicentennial BlvdCity of McAllen thoroughfare plan designates N. Bicentennial Blvd, as a Hi-Speed arterial with 150 ft. of ROW. Current subdivision layout does not comply with required ROW dedication requirements. Engineer submitted a variance request to allow existing 100 ft. ROW with no additional dedication. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.	Non-compliance
Hobbs Drive: Dedication as needed for 40 ft. from centerline for 80 ft. total ROW. Paving: 52 ft. Curb & gutter: Both Sides Revisions Needed: -Clarify centerline for Hobbs Drive, prior to finalLabel existing ROW dedications, from centerline, total, etc., prior to finalInclude document numbers on plat and provide any documents as applicable regarding any existing ROW dedications for Hobbs DriveCity of McAllen thoroughfare plan designates Hobbs Drive, as a collector with 80ft. of ROW. Current subdivision layout does not comply with required ROW dedication requirements. Engineer submitted a variance request to allow a 20 ft. dedication instead of the required 40 ft. from centerline for 60 ft. total ROW for Hobbs Drive. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.	Non-compliance
Interior Street: Dedication as needed for 50 ft. total ROW. Paving: 32 ft. Curb & gutter: Both Sides Revisions Needed: -Street names will be established prior to final and plat will need to revised accordingly As per plat submitted on April 6th,2023 subdivision proposed to be private, gate details are required. Submit gate details and ROW are subject to increase for gate areas, finalize prior to final *Plat proposes 70 ft. of total ROW dedication. **As per paving layout submitted on April 6th, 2023 boulevard/ island proposed with 21 ft. of paving on both sides. ***As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required, as per plat submitted on April 6th,2023 60 ft. total radius of ROW presented along Cul-de-Sac. ****Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ****Monies must be escrowed if improvements are not constructed prior to recording.	Non-compliance

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

04/28/2023 Page 2 of 4 SUB2023-0028

	NA
Paving Curb & gutter ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.	
* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118	Compliance
* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac. **As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required, as per plat submitted on April 6th,2023 60 ft. total radius of ROW presented along Cul-de-Sac. ***Subdivision Ordinance: Section 134-105	Applied
LLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
ETBACKS	
* Front :Lot 1: 45 FEET OR GREATER FOR EASEMENTS. Lots 2-5: 25 FEET OR GREATER FOR EASEMENTS. Revisions needed: Revise front setback note as shown above, prior to final.(Include reference for Lots 2-5) **Zoning Ordinance: Section 138-356	Non-compliance
* Rear:10 FEET OR GREATER FOR EASEMENTS. **Zoning Ordinance: Section 138-356	Applied
* Sides:6 FEET OR GREATER FOR EASEMENTS **Zoning Ordinance: Section 138-356	Applied
* Corner :10 FEET OR GREATER FOR EASEMENTS. **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on along N. Bicentennial Blvd, Hobbs Drive, and both sides of all interior streets. Revisions Needed: -Please revise plat note # 7 as shown above prior to final, **Proposing: A 4 foot wide minimum sidewalk required on both sides of al interior streets. A 4 foot wide sidewalk required along the south side of Hobbs Avenue and west side of Bicentennial Bldr. **Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize prior to final. ***Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required

04/28/2023 Page 3 of 4 SUB2023-0028

FFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Hobbs Drive and N. Bicentennial Blvd. **Note subject to change as applicable for lot specific requirements, finalize note wording prior to final.	Required
**Landscaping Ordinance: Section 110-46	
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
TES	
* Proposing: No curb cut, access, or lot frontage permitted along Hobbs Drive for Lots 2 and 5.No curb cut, access, or lot frontage permitted along N. Bicentennial Blvd. for lots 4 and 5. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
*Proposing: Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners/ Silver Oak Subdivision H.O.A and not the City of McAllen. **Note subject to change once subdivision requirements have been finalized. Finalize prior to final.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 ****Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	Required
T REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Complianc
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
NING/CUP	
* Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA

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

04/28/2023 Page 4 of 4 SUB2023-0028

PARKS	
* Land dedication in lieu of fee. Must comply with Parkland dedication ordinance requirements prior to recording.	Required
* Park Fee of \$3,500 (\$700 X 5 lot/dwelling unit) to be paid prior to recording. Fees are payable prior to recording and can go up or down; as they are dependent on the amount of lots/dwelling units. Must comply with Parkland dedication ordinance requirements prior to recording.	Required
* Pending review by the City Manger's Office. Must comply with Parkland dedication ordinance requirements prior to recording.	Required
TRAFFIC	
* As per Traffic Department, Trip Generation will be waived for 5 lot single family residential subdivision.	Completed
 * Traffic Impact Analysis (TIA) required prior to final plat. *** As per Traffic Department, Trip Generation will be waived for 5 lot single family residential subdivision. 	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy. *Any abandonments must be done by separate process, not by plat. *HOA's need to be reviewed and will be recorded simultaneously with the subdivision. *As per plat submitted on April 6th,2023 subdivision proposed to be private. *At the Planning and Zoning Commission meeting of April 4th,2023 the subdivision was approved in preliminary form subject to the conditions noted, drainage, and Utilities approvals. *Submit gate details for staff to review prior to final.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS AND CLARIFICATION OF THE REQUESTED VARIANCES FOR HOBBS DRIVE AND N. BICENTENNIAL BOULEVARD.	Applied



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Michael Fallek	Р	Р	Р																					
Gabriel Kamel	Р	Α	Р																					
Jose B. Saldana	Р	Α	Р																					
Marco Suarez	Α	Р	Р																					
Emilio Santos Jr.	Α	Р	Р																					
Erica de la Garza-Lopez	Р	Р	Р																					
Aaron D. Rivera	Р	Р	Р																					
2023 ATTENDA	2023 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION WORKSHOPS																							
Michael Fallek																								
Gabriel Kamel																								
Jose B. Saldana																								
Marco Suarez																								
Emilio Santos Jr.																								
Erica de la Garza-Lopez																								

Aaron D. Rivera



PLANNING DEPARTMENT



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

2023 CALENDAR

			Meetings:			Deadlines:									
_	City Commis			nning & Zo	-		D- Zoning/CUP Application N - Public Notification								
	ublic Utility		Zoni	ng Board o	f Adjustme	nt		I 0'''							
HPC - Hi	storic Preservati		UARY 2	000			* Holiday - Office is closed FEBRUARY 2028								
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28	HOLIDAY	30	31				25	26	27	28 N. 7/42 8 7/42	29 HPC	30			
Deadlin	Les and Meetin	g Dates are	subject to cha	nge at any ti	me. Please	contact the	e Plannin	A-7/12 & 713 g Department	at (956) 681-1	N-7/12 & 7/13 250 if you hav	L e any questi	ons.			
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PLANNING DEPARTMENT



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

2023 CALENDAR

A Pu	ity Commis iblic Utility I Historic Pre	ssion Board	Meetings:	•	& Zoning oard of Adju		Deadlines: D- Zoning/CUP Application N - Public Notification * Holiday - Office is closed								
			ILY 202	3			AUGUST 2023								
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9	10 A-7/26 & 7/27	11	12 N-7/26 & 7/27 D-8/8 & 8/9	13	14	15	13	14	15	16	17	18	19		
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17	18 A-10/3 & 10/4	19	20 D-10/18 & 10/19 N-10/3 & 10/4	21	22	23	22	23 A- 11/7 PZ	24	25 N- 11/7 PZ	26 HPC	27	28		
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			MBER							MBER 2					
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	6 A-11/21 PZ	7	8 N- 11/21 PZ	9	10	11	3	4 A-12/19 & 12/20	5	6 HPC D-TBA N-12/19 & 12/20	7	8	9		
12	13	14	15 D-12/19 & 12/20	16	17	18	10	11	12	13	14	15	16		
19	20 A-12/5&12/6	21	22 N-12/5 & 12/6	23 HOLIDAY	24	25	17	18 A- TBA	19	20 D- TBA N- TBA	21	22	23		
26	27	28	29	30			31	HOLIDAY	HOLIDAY	27	28	29	30		
Deadline	es and Meeting	g Dates are s	subject to cha	nge at any ti	me. Please o	contact the	e Plannin	g Department	at (956) 681-12	250 if you hav	e any questi	ons.			